RECON

Biological Survey Report for the College View Project San Diego, California

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- 1: Preliminary Construction Staging Area Exhibit
- 2: Plant Species Observed on the College View Project Site
- 3: Wildlife Species Observed/Detected on the College View Project Site
- 4: Sensitive Plant Species Observed or with Potential for Occurrence on the College View Project Site
- 5: Sensitive Wildlife Species Occurring or with the Potential to Occur on the College View Project Site
- 6: Grading and Utility Plan
- 7: Brush Management Exhibit

Acronyms

BCME Biological Construction Mitigation/Monitoring Exhi	bit
BMPs Best Management Practices	
BMZ Brush Management Zone	
CDFW California Department of Fish and Wildlife	
CEQA California Environmental Quality Act	
City City of San Diego	
CNDDB California Natural Diversity Database	
CNPS California Native Plant Society	
COE Covenant of Easement	
CSVR Consultant Site Visit Record	
ESA Endangered Species Act	
ESL Environmentally Sensitive Lands	
MBTA Migratory Bird Treaty Act	
MHPA Multi-Habitat Planning Area	
MMC Mitigation Monitoring Coordination	
MSCP Multiple Species Conservation Program	
USACE U.S. Army Corps of Engineers	
USFWS U.S. Fish and Wildlife Service	
USGS U.S. Geological Survey	

1.0 Summary

The College View project would have impacts to one sensitive vegetation community that totals 0.25 acre comprised of southern mixed chaparral. The project would also have a minor encroachment into the current Multi-Habitat Planning Area (MHPA). The project proposes an MHPA Boundary Line Adjustment (BLA) that would remove this minor encroachment area and transfer undisturbed on-site habitat not currently in the MHPA into the MHPA preserve. Once approved, the MHPA BLA would preserve enough native habitat (0.95 acre) on the site to mitigate for impacts to sensitive vegetation communities from the project. Compliance with the MHPA Land Use Guidelines would avoid and/or minimize potential significant indirect impacts to biological resources in the adjacent MHPA lands.

2.0 Introduction

This biological survey report was prepared for the College View project as a requirement of the City of San Diego approval process. The project location and brief project description are provided below.

2.1 **Project Location**

Regionally, the College View project is located in the city of San Diego, east of Interstate 15 and south of Interstate 8 (Figure 1). The project site occurs in an unsectioned portion of Township 16 South, Range 2 West of the U.S. Geological Survey (USGS) 7.5-minute La Mesa quadrangle topographic map (Figure 2). The project location is also shown on the city 800-scale map (Figure 3). Specifically, the College View Apartment project site occurs at 5420-22 55th Street, San Diego, California, on assessor parcel number 462-220-0400. The site is adjacent to the San Diego State University campus to the west of 55th Street just northwest of Canyon Crest Drive (Figure 4). Existing development occurs to the east and south of the site (see Figure 4). A local canyon occurs to the west of the site along with scattered smaller developments on the ridgelines.

2.2 **Project Description**

The College View project involves the demolition of the existing buildings and improvements on the site. The project proposes the construction of a 6-story podium apartment building. The 5-story wood-construction residential building would consist of approximately 90 units of multi-family housing, which will sit atop a 48-space parking garage with an amenity deck. A new leasing office, fitness center, a podium deck with outdoor pool, and other amenities (e.g., storage units, bike parking) would be included in the site improvements. All construction staging areas would be located on-site and within the proposed impact area as shown on the exhibit provided in Attachment 1.





RECON \\serverfs01\gis\JOBS5\9459\common_gis\fig1.mxd 8/13/2019 bma FIGURE 1 Regional Location





Project Boundary

FIGURE 2 Project Location on USGS Map



Project Boundary

RECON M:IJOBS5\9459\common_gis\fig3_city800.mxd 3/12/2020 fmm FIGURE 3 Project Location on City 800' Map



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Project Boundary



FIGURE 4 Project Location on Aerial Photograph

3.0 Methods and Survey Limitations

RECON biologist Gerry Scheid conducted a general biological resources survey of the approximately 2.4-acre project area on May 2, 2019, between the hours of 10:00 a.m. and 12:00 p.m. Weather conditions on the day of the survey were 75 percent cloud cover, light winds (4 miles per hour), and 62 degrees Fahrenheit at the start, and clear skies, light winds (6 miles per hour), and 68 degrees Fahrenheit at the end of the survey period. The survey area was covered on foot. Vegetation communities were mapped on a color aerial photograph of the site flown in February of 2019. Wildlife species observed directly or detected from calls, tracks, scat, nests, or other signs were noted. Plant species observed on-site were noted, and plants that could not be identified in the field were collected for identification in the office using taxonomic keys.

Limitations to the compilation of a comprehensive floral checklist were imposed by seasonal factors, such as blooming period and emergence of some early spring annual species. Since surveys were performed during the day, nocturnal animals were detected by sign.

Floral nomenclature for common plants follows the Jepson Online Herbarium (University of California 2019), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2019). Vegetation community classifications follow Oberbauer et al. (2008), which is based on Holland's 1986 Preliminary Descriptions of the Terrestrial Natural Communities of California. Zoological nomenclature for birds is in accordance with the American Ornithological Society Checklist (Chesser et al. 2018) and Unitt (2004); for mammals with Baker et al. (2003); and for reptiles with Crother et al. (2008). Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (Jennings and Hayes 1994; Unitt 2004; CNPS 2019; Reiser 2001), and species occurrence records from the California Natural Diversity Database (CNDDB; State of California 2019a).

4.0 Regulatory Compliance

4.1 Nesting Birds

The project would be required to comply with restrictions associated with nesting bird species per Section 3503 of the California Fish and Game Code and the Migratory Bird Treaty Act of 1918 (MBTA). Under Section 3503 of the California Department of Wildlife (CDFW) Code, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.3 of the California Fish and Game Code prohibits take, possession, or destruction of any birds in the orders Falconiformes (raptors) or Strigiformes (owls), or of their nests and eggs (State of California 1991). The MBTA was established to provide protection to the breeding activities of migratory birds throughout the United States. The MBTA protects migratory birds and their breeding activities from take and harassment.

4.2 Multi-Habitat Planning Area

MHPA lands are those that have been included within the City of San Diego's (City) Multiple Species Conservation Program (MSCP) Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. MHPA lands are considered by the City to be a sensitive biological resource.

MHPA lands occur on the western portion of the site within the undeveloped canyon adjacent to the existing development (Figure 5). MHPA lands extend to the west and north along this local canyon system, and to the east past the developed ridgeline in another narrow canyon bordered by development.

Projects with encroachments into the current MHPA boundary require an MHPA BLA to remove the areas proposed to be impacted and transfer other portions of the project site into the MHPA to compensate for the areas lost to impact. The proposed College View Apartment project would have a minor encroachment into MHPA lands as detailed in Section 6.0 below and shown on Figures 6a and 6b.

5.0 Existing Conditions

5.1 Topography and Soils

The project site can be characterized as a flat, developed part on the eastern portion of the site and an undeveloped steep sloped canyon on the west portion. Site elevations range from 409 feet on the flatter portion of the site, 350 feet at the lowest part of the adjacent canyon, and 400 feet at the highest part of the adjacent canyon ridgeline.

One soil series occurs on the site in two sub-series: Olivenhain cobbly loam and Olivenhain Urban Land Complex. Olivenhain soils are comprised of well drained deep cobbly loams that have a cobbly clay subsoil. Formed from old gravelly and cobbly alluvium this soil series occurs on dissected marine terraces.

5.2 Vegetation Communities and Land Cover Types

Two upland habitat types occur on the property: mixed chaparral and disturbed land. The acreage of these habitat types are summarized in Table 1 and their distribution on the project site shown on Figure 7. A total of 53 plant species were observed on the site of which 35 are native plant species and 18 are non-native plant species (Attachment 2).





FIGURE 5 Project Location in Relation to Existing MHPA

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Project Boundary Existing MHPA Boundary

Vegetation Community

Southern Mixed Chaparral **Disturbed Land** Urban / Developed Land

> FIGURE 6a **Existing MHPA Boundary**

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Project Boundary
 Limit of Disturbance
 Existing MHPA Boundary
 Proposed MHPA Addition
 Proposed MHPA Deletion

Vegetation Community

- Southern Mixed Chaparral
- Disturbed Land
 - Urban / Developed Land

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FIGURE 6b Proposed MHPA Boundary Line Adjustment

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Project Boundary

Vegetation Community

- Southern Mixed Chaparral
- Disturbed Land
 - Urban / Developed Land

RECON M:\JOBS5\9459\common_gis\fig7_biotec.mxd 3/12/2020 fmm FIGURE 7 Existing Biological Resources

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Table 1Vegetation Communities/Land Cover Types within the Survey Area							
Acres							
	City of San Diego	Inside	Outside				
Upland Habitat Type	Tier	MHPA	MHPA	Total			
Mixed Chaparral	IIIA	0.66	0.54	1.2			
Disturbed Land*	IV	0	1.19	1.19			
TOTAL		0.66	1.73	2.39			
*Includes developed areas.							

Mixed chaparral habitat occurs primarily on the slopes of the adjacent canyon to the west of the site (Photographs 1 and 2). This habitat type was also planted on the manufactured slope created when the existing apartment complex was built in the past. Dominant shrub species in the mixed chaparral habitat include chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), bush monkey-flower (*Diplacus aurantiacus*), lemonadeberry (*Rhus integrifolia*), scrub oak (*Quercus berberidifolia*), and mission manzanita (*Xylococcus bicolor*). The mixed chaparral that occurs on the manufactured slope below the existing apartment complex also has small patches of California sagebrush (*Artemisia californica*), vanilla-scented wattle (*Acacia redolens*), and feathertop grass (*Pennisetum villosum*) mixed amongst the other chaparral shrubs species mentioned above.

Disturbed land on the site includes the developed and landscaped areas of the existing apartment complex and the upper portion of the manufactured slope below the development (Photographs 3 and 4). The landscape around the existing apartment complex includes ornamental trees and shrubs such as eucalyptus (*Eucalyptus* spp.), weeping bottlebrush (*Melaleuca viminalis*), Mexican fan palm (*Washingtonia robusta*), date palm (*Phoenix dactylifera*), and oleander (*Nerium oleander*). The disturbed portions of the upper portion of the manufactured slope support non-native species that include freeway iceplant (*Carpobrotus edulis*), slender-leaved iceplant (*Mesembryanthemum nodiflorum*), American agave (*Agave Americana*), feathertop grass, and vanilla-scented wattle.

5.3 Wildlife

The wildlife species observed on-site are typical of urban areas in coastal San Diego County. A list of the species detected during surveys is provided in Attachment 3. Three insect species, three reptile species, and eleven bird species were observed during the survey.

5.4 Wildlife Movement Corridor

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



PHOTOGRAPH 1 View of Southern Mixed Chaparral On Manufactured Slope Beneath Existing Development Looking East



PHOTOGRAPH 2 View of Southern Mixed Chaparral in Canyon Adjacent to Existing Development Looking East





PHOTOGRAPH 3 View of Disturbed Land West of the Parking Lot of Existing Development Looking North



PHOTOGRAPH 4 View of Disturbed Land Showing Landscaped Areas and Development on East Side of Existing Apartment Complex



The canyon in the survey area is not part of, nor does it function as part of, a major wildlife corridor. The canyon is isolated from significant connections to large blocks of habitat by Interstate 8 to the north and development to the west, east, and south. Locally, the relatively small canyon is one of a series of similar canyons to the south of Interstate 8 and west of the site. Local wildlife movement likely occurs between these urban canyons as some native vegetation remains on the steep slopes.

6.0 MHPA BLA Analysis

The current MHPA boundary in the vicinity of the project site is shown on Figure 6a. A minor encroachment into the current MHPA boundary on the eastern part adjacent to the existing development would occur under the project (see Figure 6b). This encroachment would impact a total of 0.102 acre comprised of 0.10 acre of southern mixed chaparral and 0.002 acre of disturbed land. Under the proposed MHPA BLA, these impact areas would be removed from the current MHPA and on-site land not currently within the MHPA would be added into the preserve. Land added into the MHPA with the BLA would include 0.40 acre comprised southern mixed chaparral (Table 2).

Table 2 Summary of Proposed MHPA Boundary Line Adjustment							
		Deletions		Proposed MHPA			
Vegetation Communities/	Existing	(Impact)	Added	with BLA			
Land Cover Types	MHPA Acres	Acres	Acres	(Net Change)			
Southern Mixed Chaparral	0.66	0.10	0.40	0.96 (+0.30)			
Disturbed Land	0.002	0.002		0 (0)			
TOTAL	0.662	0.102	0.40	0.96(+0.30)			

6.1 Boundary Adjustment Criteria

The overall MSCP policy for BLAs requires that they must transfer equal or higher biological values of impacted species and habitats into the preserve. A comparison of the biological values of the impacted areas and land to be transferred into the preserve is presented below. This comparison is based on the six biological factors required by the MSCP for a MHPA BLA.

6.1.1 Effects on Significantly and Sufficiently Conserved Habitats

The amount and distribution of habitats considered significantly and sufficiently conserved within the preserve areas would be functionally equivalent to the impacted areas. The BLA would also result in an increase in total area due to an increase in acreage of southern mixed chaparral. The area of southern mixed chaparral conserved on-site within the adjusted MHPA would add approximately 0.40 acre of native habitat in excess of the amount of native habitat deleted, resulting in increases in the area of significantly conserved Tier IIIA habitat within the MSCP subarea. The habitat value would be functionally higher relative to the current MHPA as there would be a net gain of undisturbed native habitat to the MHPA. Thus, the proposed habitat exchange would maintain and slightly improve the conservation, configuration, and area of significantly or sufficiently conserved habitats within this portion of the MHPA.

6.1.2 Effects to Covered Species

The approved land exchange in this portion of the MHPA would maintain the overall conservation of covered species, as no covered species occur within the area to be deleted from the MHPA. The addition of southern mixed chaparral to the MHPA may increase habitat for covered species that may occur in the vicinity of the project (e.g., coastal California gnatcatcher [*Polioptila californica californica*]).

6.1.3 Effects on Habitat Linkages and the Function of Preserve Areas

The project site is adjacent to an existing open space area. Although it is reasonable to assume that wildlife may currently move locally through the adjacent open space within the project area, the open space area is restricted by existing residential development and paved roads to the west, east, and south. Currently, local wildlife movement may occur on the open space area to the north and east as the majority of the off-site open space in this area is part of MHPA lands (see Figure 4).

The College View project would not have any effects to the existing habitat linkages to the north through the minor loss of habitat as the MHPA boundary adjustment would offset this effect through the preservation of habitat along the north side of the open space within the project boundary where newly added MHPA area would occur. The addition of this conserved land would enhance the upper limit of the local habitat.

Thus, effects of the approved changes to the MHPA boundary would be negligible with respect to the function of the preserve area and habitat linkages. All of the changes approved are adjacent to a restricted wildlife corridor and associated linkages that would remain intact with linkages present.

6.1.4 Effects on Preserve Configuration and Management

The proposed modifications to the MHPA boundary do not change the proportions or decrease the total area of the MHPA. The minor changes in shape or length of edges of the MHPA boundary are due to a relatively small encroachment by the project. This minor encroachment into the MHPA would be offset by gains in native habitat acreage on the northern portion of the open space area within the project boundary. The resulting MHPA preserve area configuration would be similar to the pre-construction condition and include the addition of land to the MHPA. The approved changes to the MHPA boundary would not conflict with any of the previously identified conservation or management needs for the subarea or cause the need for additional measures.

6.1.5 Effects on Ecotones or Other Conditions Affecting Species Diversity

The proposed changes to the MHPA boundary at this location would improve the extent of open space and local habitat linkage to the surrounding MHPA preserve lands. These modifications to the MHPA would maintain the local topographic and structural diversity of the preserve while slightly improving the habitat interfaces along the northern project border over the current preserve design at this portion of the MHPA.

6.1.6 Effects to Species of Concern Not Covered under the MSCP

The proposed MHPA BLA at this location would not significantly increase the likelihood that any uncovered species would be listed under either the federal or state Endangered Species Act.

6.2 MHPA BLA Summary

The proposed MHPA BLA would be beneficial to the overall MHPA preserve at this location due to an increase in Tier IIIA habitat and acreage of preserved land. The minor losses of southern mixed chaparral and disturbed land habitats from encroachment into the current MHPA total 0.102 acre and would be offset by the addition of southern mixed chaparral habitat into the MHPA currently located within the northern portion of the project site totaling 0.40 acre. This proposed land exchange complies with the overall MSCP policy for BLAs, as the approved BLA would transfer equal or higher biological values of impacted species and habitats into the preserve. This conclusion is based on the comparison of biological value provided by the evaluation of the six biological factors required by the MSCP for a MHPA BLA as discussed above.

6.3 MHPA and Urban Interface

The preserved habitat on-site would have long-term biological values as it is connected to a larger area of MHPA land to the north and east. The southern boundary of the preserved habitat abuts existing development that is part of the university property. However, edge effects are expected to be minimal as the southern mixed chaparral habitat is separated from the development by a high wall (approximately 20 feet high) that restricts encroachment by humans, domestic pets, vehicles, and invasive plants (Photograph 5). Noise and nighttime lighting from the development to the south would be well above the habitat and not expected to result in significant edge effects.



PHOTOGRAPH 5 View of Urban Interface with Southern Mixed Chaparral in the MHPA Looking West along Existing High Retaining Wall



7.0 Sensitive Biological Resources

7.1 Sensitivity Criteria/Regulatory Setting

For purposes of this report, species will be considered sensitive if they are (1) covered species under the City's MSCP Subarea Plan; (2) listed by state or federal agencies as threatened or endangered or are proposed for listing (State of California 2019b, 2019c, 2019d, 2019e); (3) on California Rare Plant Rank 1B (considered endangered throughout its range) or California Rare Plant Rank 2 (considered endangered in California but more common elsewhere) of the CNPS Inventory of Rare and Endangered Vascular Plants of California (2019); or (4) designated by the City as a narrow endemic species (City of San Diego 2018). Noteworthy plant species are considered to be those that are on California Rare Plant Rank 3 (more information about the plant's distribution and rarity needed) and California Rare Plant Rank 4 (plants of limited distribution) of the CNPS Inventory (2019). Sensitive vegetation communities are those identified by the City of San Diego (2018). The project is expected to comply with all the following state, federal, and local regulations.

All wetland areas and non-wetland waters of the U.S. are considered sensitive. Wetlands and non-wetland waters are under the jurisdiction of the U.S. Army Corps of Engineers (USACE). Streambeds and associated vegetation are under the jurisdiction of CDFW. The City defines wetlands as:

- 1. All areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation;
- 2. Areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation; and
- 3. Areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands (City of San Diego 2018).

Assessments for the potential occurrence of sensitive species are based upon known ranges, habitat preferences for the species, species occurrence records from the CNDDB, and species occurrence records from other sites in the vicinity of the project site.

7.2 Sensitive Vegetation Communities

The mixed chaparral that occurs on the site is considered a sensitive upland vegetation community according to the MSCP (City of San Diego 1997) and City of San Diego Biology Guidelines (City of San Diego 2018). It is ranked as a Tier IIIA habitat type. Mixed chaparral occurs on the slopes of the adjacent canyon to the west of the existing development and was planted on the manufactured slope below the existing apartment complex.

7.3 Sensitive Plants

No sensitive plant species were observed on the project site. No sensitive plant species are expected to occur given that the survey was conducted in the springtime which is best for observing most sensitive plant species. A list of sensitive plant species with the potential for occurrence on the site based on habitat present and geographic location is provided as Attachment 4.

7.4 Sensitive Wildlife Species

No sensitive wildlife species were detected during surveys. A search of the CNDDB revealed known past occurrences of the coastal California gnatcatcher north of Interstate 8 in coastal sage scrub habitat, but there were no other sensitive wildlife species occurrences within the vicinity of the project. No coastal sage scrub habitat occurs in the survey area.

Two reptile species have a moderate potential to occur on the site. Belding's orangethroated whiptail (*Aspidoscelis hyperythra beldingi*) is a CDFW species of special concern and an MSCP covered species. This species has the potential to occur in low numbers in the chaparral habitat. Coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a CDFW species of special concern. This lizard species has the potential to occur in low numbers in the chaparral habitat.

Two bird species have a moderate potential to occur on the site. Southern California rufouscrowned sparrow (*Aimophila ruficeps canescens*) is currently on the CDFW watch list and is an MSCP covered species. This sparrow species has the potential to occur in low numbers in the chaparral habitat. Bell's sage sparrow (*Artemisiospiza* [=*Amphispiza*] *belli belli*) is on the CDFW watch list. This sparrow species has the potential to occur in low numbers in the chaparral habitat.

No raptor species were observed, and only a few suitable trees for raptor nesting occur in the landscaped areas of the site. However, the site does support shrubs that could potentially be used for nesting by other bird species. A list of sensitive wildlife species with the potential to occur on the site given the habitat type present is provided in Attachment 5.

7.4.1 Area Specific Management Directives

Measures to protect the MHPA are outlined in the MSCP and include general and specific guidelines for development within and adjacent to the MHPA, and management and monitoring goals for specific areas, habitat, and species. These guidelines are intended to preclude impacts, particularly those related to urban edge effects which include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species (i.e., parasitism or predation from invasive animal species and habitat degradation from introduction of non-native plant species), predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997). The MSCP, Appendix A (City of San Diego 1997), also outlines species specific conditions of coverage for all covered species. These conditions of coverage are outlined in below.

Belding's Orange-throated Whiptail

The area-specific management directives for Belding's orange-throated whiptail must address edge effects.

• To address edge effects, the entire development footprint shall be located outside of the MHPA. Manufactured slopes adjacent to the MHPA would be steep and relatively high to minimize potential edge effects and prevent encroachment into the MHPA. These slopes would be re-vegetated with native species.

Southern California Rufous-crowned Sparrow

For this species, the management directive includes maintenance of dynamic processes, such a fire, to perpetuate some open phases of coastal sage scrub with herbaceous components.

• The project would not alter the current dynamic processes, such as fire, as a buffer (i.e., fuel management zones) is provided between the development footprint and the MHPA which should assist in protecting the adjacent habitat from accidental fires spreading into the MHPA from the proposed project. The fuel management zones reduce the fuel load through the management of vegetation, for example, Zone 1 contains little to no flammable vegetation while Zone 2 is planted at a lower density to reduce flammable vegetation and slow the spread of an accidental fire.

7.5 MHPA Land Use Adjacency Guidelines

The project has the potential for indirect impacts to the adjacent MHPA along the western, boundary. 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 guidelines listed in Section 1.4.3 of the MSCP (City of San Diego 1997) are outlined below with corresponding project action. Implementation of the MHPA Land Use Adjacency Guidelines will become conditions of project approval.

Drainage. All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales, or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic

plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.

• The project proposes to construct an outlet to a storm drain that would be located within the development area, but drain into the existing MHPA. However, acceptance of the MHPA boundary line adjustment would change the location of the drainage outlet to no longer be in the MHPA. Pollutant control and retention of water prior to release would be met through proprietary bio-filtration units and under ground detention vaults constructed within the development area (Attachment 6). Energy dissipation in the form of riprap would be provided at the outlet location.

Toxins. Land uses, such as recreation and agriculture, that use chemicals or generate byproducts such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly-owned property as leases come up for renewal.

• The project would incorporate measures to reduce impacts caused by the application and/or drainage of chemicals or project generated by-products such as pesticides, herbicides, animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) into the MHPA. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owner's Representative or Resident Engineer to ensure there is no impact to 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 (BMPs).

Construction BMPs, 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 adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.

• Lighting for the project would be shielded and/or directed away from the MHPA. Understanding that some species rely on darkness for shelter, feeding patterns, migrating, etc., the areas adjacent to any MHPA would be especially sensitive to light exposure in order to retain native characteristics. Placement and use of lighting associated with the project would be designed to be shielded and directed downward to minimize light pollution of adjacent MHPA lands and accommodate the habits of nocturnal species that prefer to move and forage in darkness.

Noise. Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.

- Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 to August 15). If construction is proposed during the above breeding season for the species, U.S. Fish and Wildlife Service (USFWS) protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.
- When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting till fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.
- No Diegan coastal sage scrub habitat occurs within the MHPA on the site and no coastal California gnatcatchers are anticipated to use the southern mixed chaparral habitat in the adjacent MHPA.

Brush Management. New residential development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 3 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones (BMZ) will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.

For existing project and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.

Brush management consists of BMZ-1 and BMZ-2, which are shown on the • landscape plans (Attachment 7). BMZ-1 will consist of a 35-foot-wide area planted with primarily low-growing plants that are low-fuel and fire-resistive. BMZ-1 would contain permanent irrigation for most planting areas. BMZ-2 will be a 65-foot-wide area adjacent to the outer edge of BMZ-1. Within BMZ-2, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches. Per the MHPA Land Use Adjacency Guidelines for Brush Management, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. With the MHPA BLA, all BMZ 1 areas will be outside of the MHPA. Vegetation clearing will be done consistent with City standards and will avoid/minimize impacts to covered species to the maximum extent possible. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan. Additional detail regarding brush management requirements, management, and maintenance is provided in Attachment 7.

Invasives. No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.

• The planting pallet depicted on the landscape plans for the project do not include any invasive or non-native plant species adjacent to the MHPA area. Additionally, according to City standards for brush management, BMZ 2 will include only native plants.

Grading/Land Development. Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.

• The proposed manufactured slopes for the project are within the development footprint and do not encroach into the MHPA.

Barriers/Access. New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.

• The project would include a steel enclosure fence along the top of the slope to delineate residential use areas from adjacent MHPA open space areas and to prevent any public access down into the slope/canyon area. Signs should be posted

along perimeter fencing to inform residents of the restricted adjacent MHPA open space preserve areas.

8.0 Project Impact Analysis

The project would develop approximately 1.45 acres of the project site for multi-family housing units along with associated amenities and infrastructure. The limits of work and impact are shown on Figure 8.

8.1 Direct Impacts

Direct impacts to biological resources occurring on the project site would result from the construction activities within the proposed development area. These direct impacts are discussed below.

8.1.1 Vegetation Communities

The proposed College View project would impact southern mixed chaparral and disturbed land habitats outside of the adjusted MHPA. Impacts to habitats are summarized in Table 3. Impacts to southern mixed chaparral would be considered significant and require mitigation.

Table 3Impacts to Vegetation Communities and Land Cover Types(acres)								
		F	ermanent Impac	t	_			
Vegetation Communities/		Inside	Outside M	IHPA	Total			
Land Cover Types	Existing	MHPA ¹	Development	BMZ-1	Impacts ²			
Southern Mixed Chaparral	1.2	0	0.08	0.17	0.25			
Disturbed Land	1.19	0	1.14	0.04	1.18			
TOTAL	2.39	0	1.22	0.21	1.43			
¹ Assumes MHPA BLA approved. ² Does not include 0.18-acre BMZ-2 impact to southern mixed chaparral which is "impact neutral".								

8.1.2 Sensitive Plants

No sensitive plant species were observed on the project site and none are expected to occur due to lack of appropriate habitat and/or soil conditions. No impacts to sensitive plant species would occur.



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Location of Project Impacts

8.1.3 Sensitive Wildlife

No sensitive wildlife species were observed on the project site and none are expected to occur within the impact area due to the proximity to existing development.

Potential impacts to two reptile species with a moderate potential to occur on the site (Belding's orange-throated whiptail and coastal whiptail) and two bird species with moderate potential to occur (Southern California rufous-crowned sparrow and Bell's sage sparrow) are not expected to affect a large number of individuals; therefore, any impacts to these species are not considered significant. The site does not contain the preferred habitat for the coastal California gnatcatcher and, thus, there is a low potential for impacts to occur to this species.

8.1.3.1 General Wildlife

Direct impacts are anticipated to occur to small mammals and reptiles with low mobility during the grading of the project site. A biological monitor would be required to be present on-site during grading to preclude any avoidable/known impacts. Birds which are not nesting are expected to be able to avoid being impacted. The construction of a multi-story building creates a local barrier that could result in bird strikes against the building structure. This would likely be a rare event and the number of potential bird strikes is not anticipated to be detrimental to any sensitive or general bird species populations. Impacts to general wildlife are, therefore, considered less than significant.

8.1.3.2 Nesting Birds

Direct impacts could occur to southern California rufous-crowned sparrow or Bell's sage sparrow that have a moderate potential to occur within the project area due to construction activities and vegetation removal. Impacts to these species identified as listed, candidate, sensitive, or special status in the MSCP are considered significant and require biological monitoring and avoidance of typical nesting periods (see Section 9.2).

8.2 Indirect Impacts

As the project site is adjacent to the MHPA, it has the potential to inadvertently indirectly impact sensitive native habitats that may be occupied by sensitive bird sensitive species. Indirect impacts are anticipated to occur to sensitive nesting birds (i.e., southern California rufous-crowned sparrow, Bell's sage sparrow), if present, due to grading, drainage, use of toxins, increase access of the area by humans and their pets, excessive noise and lighting generated by project construction and implementation. Potential indirect impacts to these two sensitive bird species, if present, could occur from construction and implementation of the project within or adjacent to the MHPA. Any indirect impacts to these two sensitive bird species within the MHPA can be avoided by compliance with the MHPA Land Use Adjacency Guidelines covered in Section 7.5 above. Therefore, no significant indirect impacts are anticipated to occur.

9.0 Mitigation

Impacts to biological resources were evaluated through review of the project's consistency with the City's Environmentally Sensitive Lands (ESL) Regulations and Biology Guidelines, as well as the MSCP Subarea Plan. As such, mitigation is required for project impacts that are considered significant under the California Environmental Quality Act (CEQA; City of San Diego 2018), including impacts to sensitive or listed species and sensitive vegetation communities. All impacts to sensitive biological resources should be avoided to the maximum extent feasible and minimized when possible. Mitigation measures typically employed include resource avoidance, dedication/acquisition of habitat, or habitat restoration.

9.1 Upland Vegetation Communities

Mitigation for impacts to southern mixed chaparral (Tier IIIA) would be achieved through the preservation of habitat on the site located outside of the development area and BMZ-1. Impacts to a total of 0.25 acre of sensitive vegetation would be mitigated by the on-site preservation of 0.78 acre of sensitive vegetation as summarized by habitat type in Table 4. The preserved habitat areas on the site would all be within the boundaries of the adjusted MHPA.

The preserved habitat on-site would have long-term biological values as it is connected to a larger area of MHPA land to the north and east. The southern boundary of the preserved habitat abuts existing development that is part of the university property. However, edge effects are expected to be minimal as the habitat is separated from the development by a high wall (approximately 20 feet high) that restricts encroachment by humans, domestic pets, vehicles, and invasive plants. Noise and nighttime lighting from the development to the south would be well above the habitat and not expected to result in significant edge effects.

9.1.1 Protection and Notice Element

The preserved habitat is located within the MHPA and would either be dedicated in fee title to the City of San Diego upon acceptance by the City of San Diego Parks and Recreation Open Space Division or as open space under a Covenant of Easement (COE).

9.1.2 Management Element

If dedicated to the City of San Diego, management of the MHPA would be conducted by the City of San Diego consistent with Section 1.5, Management Framework Plan of the MSCP Subarea Plan (City of San Diego 1997). If placed under a COE, the property owner would need to identify a third-party long-term habitat manager that would be responsible for the management of the COE and a funding mechanism to pay for management of the open space in perpetuity.

Table 4										
	Mitigation Requirement for Sensitive Vegetation Communities									
		Mitigation Ratio for			Mitigation Ratio for					
		Impacts Inside the			Impacts Outside the			On-site		
	Impact	MHPA with		Impact	MHPA with		Total	Preservation		
Vegetation	Inside	Preservation	Sub-	Outside	Preservation	Sub-	Mitigation	Inside	Remaining	
Community	MHPA	Located Inside	Total	MHPA	Located Inside	Total	Requirement	MHPA ¹	Mitigation	
(Tier)	(acres)	MHPA	(acres)	(acres)	MHPA	(acres)	(acres)	(acres)	Requirement	
Southern Mixed										
Chaparral	0.10	1:1	0.10 ²	0.15	0.5:1	0.075^{2}	0.175^{2}	0.78	0	
(Tier IIIA)										
Total	0.10		0.10	0.15		0.075	0.175	0.78	0	

 $^1\text{Does}$ not include 0.18-acre within BMZ-2 which is "impact neutral"

²Mitigation to be located in the MHPA

9.2 Standard City Construction Measures

Mitigation for general impacts to biological resources would be incorporated via standard measures including general mitigation measures, biological protections during construction, (includes monitoring, preconstruction meetings, and development of a Biological Condition Monitoring Exhibit, etc.) as described below.

Mitigation During Construction – The following City standard mitigation measures would be included in the environmental document:

Biological Resource Protection During Construction

I. Prior to Construction

- A. **Biologist Verification** The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per the City's Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. Biological Construction Mitigation/Monitoring Exhibit (BCME) The Qualified Biologist shall present a BCME, which includes the biological documents in "C" above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including U.S. Fish and Wildlife Service protocol), timing of surveys, wetland buffers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

- E. Avian Protection Requirements To avoid any direct impacts to coastal California gnatcatcher and any species identified as listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a preconstruction survey to determine the presence or absence of nesting for these three sensitive bird species on the proposed area of disturbance. The preconstruction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City's Development Services Department for review and approval prior to initiating any construction activities. If nesting coastal California gnatcatchers, sensitive, or MSCP-covered birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.
- F. **Resource Delineation** Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting Cooper's hawk, rufous-crowned sparrow, and coastal California gnatcatcher) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. Education Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring** – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall

monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the preconstruction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to the MMC on the first day of monitoring, the first week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests for Cooper's hawk, rufous-crowned sparrow, and coastal California gnatcatcher, or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

10.0 Conclusion

The project would not require any off-site mitigation as mitigation for impacts to sensitive vegetation communities would be achieved on-site through the preservation of habitat in either a 0.96-acre COE or dedication of 0.96-acre in fee title to the City of San Diego. The project would be required to comply with all MHPA land use adjacency guidelines as a condition of project approval.

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ATTACHMENTS

ATTACHMENT 1

Preliminary Construction Staging Area Exhibit



ATTACHMENT 2

Plant Species Observed on the College View Project Site

Attachment 2 Plant Species Observed					
Scientific Name	Common Name	Habitat	Origin		
IVO	ODODS		- 0		
SELAGINELLACEAE	SPIKE-MOSS FAMILY	MO	N		
Selaginella bigelovii Underw.	Bigelow's spike-moss	MC	N		
FF	RNS	1			
PTERIDACEAE	BRAKE FAMILY				
Pentagramma triangularis (Kaulf.) Yatsk. Windham & E. Wollenw.	sticky silverback fern	MC	Ν		
ssp. viscosa (D.C. Eaton) Yatsk., Windham & E. Wollenw.					
ANGIOSPER	MS: MONOCOTS				
AGAVACEAE	AGAVE FAMILY				
Agave americana L.	American century plant	DL	Ι		
ALLIACEAE	ONION FAMILY				
Allium praecox Brandegee	early onion	MC	N		
ARECACEAE	PALM FAMILY				
Phoenix dactylifera L.	date palm	DL	Ι		
Washingtonia robusta H. Wendl.	Mexican fan palm	DL	Ι		
IRIDACEAE	IRIS FAMILY				
Sisyrinchium bellum S. Watson	western blue-eyed grass	MC	N		
POACEAE (GRAMINEAE)	GRASS FAMILY				
Bromus diandrus Roth	ripgut grass	MC, DL	Ι		
Bromus madritensis L. ssp. rubens (L.) Husn.	red brome	MC, DL	Ι		
Festuca [=Vulpia] myuros L.	rattail sixweeks grass	DL	Ι		
Gastridium phleoides [=ventricosum] (Nees & Meyen) C. E. Hubb.	nit grass	MC	Ι		
Pennisetum villosum R. Br. ex Fresen.	feathertop	DL	Ι		
Stipa [=Nassella] lepida Hitchc.	foothill needle grass	MC	N		
ANGIOSPE	RMS: DICOTS				
AIZOACEAE	FIG-MARIGOLD FAMILY				
Carpobrotus edulis (L.) N.E. Br.	freeway iceplant	DL	Ι		
Mesembryanthemum nodiflorum L.	slender-leaved iceplant	DL	Ι		
ANACARDIACEAE	SUMAC OR CASHEW FAMILY				
Rhus integrifolia (Nutt.) Benth. & Hook. f. ex Rothr.	lemonade berry	MC	N		
APIACEAE (UMBELLIFERAE)	CARROT FAMILY				
Sanicula bipinnatifida Hook.	purple sanicle, shoe buttons	MC	N		

Attachment 2 Disect Section Observation						
Scientific Name	Common Name	Habitat	Origin			
APOCYNACEAE	DOGBANE FAMILY		- 0			
Nerium oleander L	common oleander	DL	I			
			-			
ASTERACEAE	California accobruch	MC	N			
Artemista catifornica Less.	chanarral broom, cousto brush	MC DI	N			
Circium accidentale (Nutt.) Jone var californicum (A. Gray)	California thistle	MC, DL	N			
D.J. Keil & C.E. Turner		MO	11			
Deinandra [=Hemizonia] fasciculata (DC.) Greene	fascicled tarweed	MC	N			
Helminthotheca [=Picris] echioides (L.) Holub	bristly ox-tongue	DL	I			
Pseudognaphalium beneolens [=Gnaphalium canescens	fragrant everlasting	MC	N			
ssp. <i>beneolens</i>] (Davidson) Anderb.						
Pseudognaphalium biolettii Anderb. [=Gnaphalium bicolor]	bicolor cudweed	MC	N			
Pseudognaphalium [=Gnaphalium] californicum (DC.) Anderb.	California everlasting, green everlasting	MC	N			
Sonchus oleraceus L.	common sow thistle	DL	Ι			
Stylocline gnaphaloides Nutt.	everlasting neststraw	MC	Ν			
BORAGINACEAE	BORAGE FAMILY					
Cryptantha intermedia (A. Gray) Greene	nievitas cryptantha	MC	Ν			
Eucrypta chrysanthemifolia (Benth.) Greene	eucrypta	MC	N			
Phacelia cicutaria Greene var. hispida (A. Gray) J.T. Howell	caterpillar phacelia	MC	N			
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY					
Brassica nigra (L.) W.D.J. Koch	black mustard	DL	Ι			
CACTACEAE	CACTUS FAMILY					
Opuntia littoralis (Engelm.) Cockerell.	coast prickly-pear, shore cactus	MC	N			
CUCURBITACEAE	Gourd Family					
Marah macrocarpa (Greene) Greene	wild cucumber	MC	Ν			
ERICACEAE	HEATH FAMILY					
Xylococcus bicolor Nutt.	mission manzanita	MC	N			
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY					
Acacia redolens Maslin	vanilla-scented wattle	DL	Ι			
Acmispon glaber (Vogel) Brouillet var. glaber [=Lotus scoparius var. scoparius]	coastal deerweed	MC	N			
FAGACEAE	Oak Family					
Quercus berberidifolia Liebm.	scrub oak	MC	Ν			

Attachment 2 Plant Species Observed					
Scientific Name	Common Name	Habitat	Origin		
LAMIACEAE	MINT FAMILY				
Salvia mellifera Greene	black sage	MC	N		
Montiaceae	Montia Family				
Claytonia perfoliata Donn ex Willd.	miner's lettuce	MC	N		
Myrtaceae	Myrtle Family				
<i>Eucalyptus</i> sp.	gum tree	DL	Ι		
Melaleuca viminalis (Sol. ex Gaertn.) Bymes	weeping bottlebrush	DL	Ι		
Myrsinaceae	Myrsine Family				
Lysimachia [=Anagallis] arvensis (L.) U. Manns & Anderb.	scarlet pimpernel	DL	Ι		
Phrymaceae [=Scrophulariaceae]	HOPSEED FAMILY				
Diplacus [=Mimulus] aurantiacus (Curt.) Jeps.	bush monkey-flower	MC	N		
PLANTAGINACEAE	Plantain Family				
Antirrhinum nuttallianum Benth. ex A. DC.	Nuttall's snapdragon	MC	N		
POLEMONIACEAE	Phlox Family				
Navarretia hamata Greene	hooked navarretia	MC	N		
POLYGONACEAE	BUCKWHEAT FAMILY				
Eriogonum fasciculatum Benth.	California buckwheat	MC	N		
Pterostegia drymarioides Fisch. & C.A. Mey.	California thread-stem, granny's hairnet	MC	N		
ROSACEAE	Rose Family				
Adenostoma fasciculatum Hook. & Arn.	chamise, greasewood	MC	N		
Heteromeles arbutifolia (Lindl.) M. Roem.	toyon, Christmas berry	MC	N		
RUBIACEAE	MADDER FAMILY				
Galium angustifolium Nutt. ex A. Gray ssp. angustifolium	narrow-leaf bedstraw	MC	N		
Galium nuttallii A. Gray	San Diego bedstraw	MC	N		
SOLANACEAE	NIGHTSHADE FAMILY				
Solanum xanti [=Solanum tenuilobatum] A. Gray	chaparral nightshade	MC	N		
<i>Notes</i> : Scientific and common names were primarily derived from the Jeps common names were not provided in this resource, common names were of	son Online Interchange (University of California 2019). otained from Rebman and Simpson (2014). Additional c	In instances whe ommon names we	re ere		

common names were not provided in this resource, common names were obtained from Rebman and Simpson (2014). Additional common names were obtained from the USDA maintained database (USDA 2013) or the *Sunset Western Garden Book* (Brenzel 2001) for ornamental/horticultural plants. Common names denoted with * are from County of San Diego 2010.

HABITATS	ORIGIN
MC = Southern mixed chaparral	N = Native to locality
DL = Disturbed land	I = Introduced species from outside locality

ATTACHMENT 3

Wildlife Species Observed/Detected on the College View Project Site

Attachment 3 Wildlife Species Observed									
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence					
INVERTEBRATES (Nomenclature for	spiders and insects from Evans 2008; for	butterflies from San Diego Nate	ural History Museum	2002)					
APIDAE	HONEY BEES								
Apis mellifera	honey bee (I)	CMC / U		0					
FORMICIDAE	ANTS								
Linepithema humile	Argentine ant (I)	U		0					
PIERIDAE	WHITES & SULPHURS								
Pieris rapae	cabbage white (I)	U		0					
REPTILES (Nomenclature from Crothe	er et al. 2008)								
PHRYNOSOMATIDAE	SPINY LIZARDS								
Sceloporus occidentalis	western fence lizard	CMC		0					
Uta stansburiana	common side-blotched lizard	CMC		0					
ANGUIDAE	ALLIGATOR LIZARDS								
Elgaria multicarinata webbii	San Diego alligator lizard	CMC / U		0					
BIRDS (Nomenclature from Chesser et	al. 2018 and Unitt 2004)								
COLUMBIDAE	PIGEONS & DOVES								
Zenaida macroura marginella	mourning dove	CMC / U	C / Y	0					
TROCHILIDAE	HUMMINGBIRDS								
Calypte anna	Anna's hummingbird	CMC / U	C / Y	0					
Tyrannidae	TYRANT FLYCATCHERS								
Sayornis nigricans semiatra	black phoebe	CMC	C / Y	0					
Tyrannus verticalis	western kingbird	CMC	F/S	0					
CORVIDAE	CROWS, JAYS, & MAGPIES								
Corvus brachyrhynchos hesperis	American crow	CMC / U	C / Y	0					
AEGITHALIDAE	BUSHTIT								
Psaltriparus minimus melanurus	bushtit	CMC	F / Y	0					
TIMALIIDAE	BABBLERS								
Chamaea fasciata henshawi	wrentit	CMC	F / Y	0					

Attachment 3 Wildlife Species Observed									
Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence					
MIMIDAE	MOCKINGBIRDS & THRASHERS								
Mimus polyglottos polyglottos	northern mockingbird	CMC / U	C / Y	0					
Emberizidae	EMBERIZIDS								
Melospiza melodia	song sparrow	CMC / U	C / Y	0					
Melozone [=Pipilo] crissalis	California towhee	CMC	F / Y	0					
FRINGILLIDAE	FINCHES								
Haemorhous [=Carpodacus] mexicanus frontalis	house finch	U	C / Y	0					
(I) = Introduced species									

HABITATS

CMC = Coastal mixed, mixed, or chamise chaparral U = Urban

EVIDENCE OF OCCURRENCE

O = Observed

ABUNDANCE (birds only; based on Garrett and Dunn 1981)

- C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers
- F = Fairly common; usually encountered in proper habitat, generally not in large numbers
- U = Uncommon; occurs in small numbers or only locally

SEASONALITY (birds only)

- S = Spring/summer resident; probable breeder on-site or in vicinity
- Y = Year-round resident; probable breeder on-site or in vicinity

ATTACHMENT 4

Sensitive Plant Species Observed or with Potential for Occurrence on the College View Project Site

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential		
				LYCOPODS				
SELAGINELLACEAE SPIKE-N	Ioss Family							
Selaginella cinerascens ashy spike-moss	_/_	4.1	_	Perennial rhizomatous herb; chaparral, coastal scrub; elevation 65–2,100 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
ANGIOSPERMS: DICOTS								
CHENOPODIACEAE GOOSEI	TOOT FAMILY							
Aphanisma blitoides aphanisma	_/_	1B.2	NE, MSCP	Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet.	No	Low potential for occurrence due to lack of appropriate habitat and soils.		
APIACEAE CARROT	FAMILY							
Eryngium aristulatum var. parishii 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.	No	Low potential for occurrence due to lack of appropriate habitat and soils.		
ASTERACEAE SUNFLO	WER FAMILY							
<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.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential		
Baccharis vanessae Encinitas baccharis [=Encinitas coyote brush]	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.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
Bahiopsis [=Viguiera] laciniata San Diego viguiera [=San Diego County viguiera]	_/_	4.3	_	Perennial shrub; chaparral, coastal sage scrub; blooms February–June; elevation less than 2,500 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
Deinandra [=Hemizonia] conjugens 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.	No	Low due to lack of clay soils.		
Ericameria palmeri var. palmeri [=E. palmeri ssp. palmeri] 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.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
Isocoma menziesii var. decumbens decumbent goldenbush	_/_	1B.2	_	Perennial shrub; chaparral, coastal sage scrub; sandy soils, often in disturbed areas; blooms April– November; elevation less than 500 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
Species' Scientific Name	State/Federal	CNPS	City of	Habitat/Preference/Requirements/	Observed?	Basis for Determination of		
Common Name	Status	Капк	San Diego	Blooming Period		Occurrence Potential		
BERBERIDACEAE BARBER	RY FAMILY	T	1	1				
Berberis nevinii Nevin's barberry	CE/FE	1B.1	MSCP	Perennial evergreen shrub; chaparral, cismontane woodland, coastal sage scrub, riparian scrub; sandy or gravelly soils; blooms March–April; elevation 900–2,700 feet. California endemic. Known from San Diego, Riverside, Los	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
				Angeles, and San Bernardino counties.				
CACTACEAE CACTUS FAMILY								
Cylindropuntia californica var. californica [=Opuntia parryi var. serpentina] snake cholla	_/_	1B.1	NE, MSCP	Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
<i>Ferocactus viridescens</i> San Diego barrel cactus	_/_	2B.1	MSCP	Perennial stem succulent; chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools; blooms May– June; elevation less than 1,500 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
CONVOLVULACEAE MORNIN	G-GLORY FAMI	LY						
Convolvulus simulans small-flowered morning glory	_/_	4.2	_	Annual herb; openings in chaparral, coastal sage scrub, valley and foothill grasslands; clay substrate; blooms March–July; elevation less than 2,300 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
Dichondra occidentalis western dichondra	_/_	4.2	_	Perennial herb (rhizomatous); chaparral, cismontane woodland, coastal sage scrub, valley and foothill grasslands; blooms March–July; elevation less than 200–1,650 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/Preference/Requirements/ Blooming Period	Observed?	Basis for Determination of Occurrence Potential		
CRASSULACEAE STONEC!	ROP FAMILY							
Dudleya brevifolia [=D. blochmaniae ssp. brevifolia] 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.	No	Low due to lack of appropriate substrate and habitat.		
Dudleya variegata 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.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
ERICACEAE HEATH H	JAMILY							
Comarostaphylis diversifolia ssp. diversifolia summer holly	_/_	1B.2	_	Perennial evergreen shrub; chaparral; blooms April–June; elevation 100–2,600 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		
FABACEAE LEGUME	FAMILY							
Astragalus tener var. titi 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.	No	Low due to lack of suitable habitat and sandy coastal soils.		
Lathyrus splendens pride-of-California	_/_	4.3	_	Perennial herb; chaparral; blooms April–June; elevation 600–5,000 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
Species' Scientific Name	State/Federal	CNPS	City of	Habitat/Preference/Requirements/	Obsorwod?	Basis for Determination of		
Common Name	Status	Rank	San Diego	Blooming Period	Observeu:	Occurrence Potential		
FAGACEAE OAK FAN	AILY							
<i>Quercus dumosa</i> Nuttall's scrub oak	_/_	1B.1	_	Perennial evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub; sandy and clay loam soils; blooms February–March; elevation less than 1,300 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey. Scrub oak present on the site was identified as a different species.		
LAMIACEAE MINT FAMILY								
Acanthomintha ilicifolia 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.	No	Low due to lack of suitable clay soils.		
Pogogyne abramsii 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.	No	Low due to lack of vernal pool habitat and clay soils.		
Pogogyne nudiuscula 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.	No	Low due to lack of vernal pool habitat and clay soils.		
POLEMONIACEAE PHLOX H	AMILY							
Navarretia fossalis 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.	No	Low due to lack of vernal pool habitat and clay soils.		
RHAMNACEAE BUCKTH	ORN FAMILY							
<i>Adolphia californica</i> California adolphia	_/_	2B.1	_	Perennial deciduous shrub; Diegan coastal sage scrub and chaparral; clay soils; blooms December–May; elevation 100–2,500 feet.	No	Low potential for occurrence as species would have easily been observable at the time of the survey.		

Attachment 4									
Sensitive Plant Species									
Species' Scientific Name	State/Federal	CNPS	City of	Habitat/Preference/Requirements/		Basis for Determination of			
Common Name	Status	Rank	San Diego	Blooming Period	Observed?	Occurrence Potential			
Ceanothus verrucosus	_/_	2B.2	MSCP	Perennial evergreen shrub; chaparral;	No	Low potential for			
wart-stemmed ceanothus				blooms December–April; elevation less		occurrence as species would			
				than 1,300 feet.		have easily been observable			
						at the time of the survey.			
			ANGIO	SPERMS: MONOCOTS					
AGAVACEAE AGAVE I	FAMILY								
Agave shawii var. shawii	_/_	2B.1	NE,	Perennial leaf succulent; coastal bluff	No	Low potential for			
Shaw's agave			MSCP	scrub, coastal sage scrub, maritime		occurrence as species would			
				succulent scrub; blooms September–		have easily been observable			
				May; elevation less than 400 feet.		at the time of the survey.			
POACEAE GRASS F	AMILY								
Orcuttia californica	CE/FE	1B.1	NE,	Annual herb; vernal pools; blooms	No	Low due to lack of vernal			
California Orcutt grass			MSCP	April–August; elevation 50–2,200 feet.		pool habitat and clay soils.			
Stipa diegoensis	_/_	4.2	_	Perennial herb; rocky soils, chaparral,	No	Low potential for			
[=Achnatherum diegoense]				coastal sage scrub, often near streams;		occurrence as species would			
San Diego needle grass				blooms February–June; elevation less		have easily been observable			
				than 2,600 feet.		at the time of the survey.			
THEMIDACEAE BRODIA	EA FAMILY								
Bloomeria [=Muilla]	_/_	1B.1	MSCP	Perennial herb (bulbiferous); chaparral,	No	Low potential for			
clevelandii				coastal sage scrub, valley and foothill		occurrence as species would			
San Diego goldenstar				grassland, vernal pools; clay soils;		have easily been observable			
				blooms May; elevation 170–1,500 feet.		at the time of the survey.			

Attachment 4 Sensitive Plant Species Observed or with the Potential for Occurrence								
FEDERAL CANDIDATES AND LISTED PLANTSSTFE=Federally listed endangeredCIFT=Federally listed threatened	CATE LISTED PLANTS E = State listed endangered							
CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT I1A= Species presumed extinct.1B= Species rare, threatened, or endangered in California and elsewhere. These s2A= Plants presumed extirpated in California, but more common elsewhere.2B= Species rare, threatened, or endangered in California but more common elsewhere.3= Species for which more information is needed. Distribution, endangerment, a4= A watch list of species of limited distribution. These species need to be monit.1= Species seriously threatened in California (over 80% of occurrences threatened; mode.2= Species fairly threatened in California (20-80% occurrences threatened; mode.3= Species not very threatened in California (<20% of occurrences threatened; loc	CANKS (CRPR) species are eligible for state listing. where. These species are eligible for state listing. und/or taxonomic information is needed. ored for changes in the status of their populations. ed; high degree and immediacy of threat). erate degree and immediacy of threat). bw degree and immediacy of threat or no current threats known).							

CITY OF SAN DIEGO

NE = Narrow endemic

MSCP = Multiple Species Conservation Program covered species

ATTACHMENT 5

Sensitive Wildlife Species Occurring or with the Potential to Occur on the College View Project Site

Sonsiti	Attachment 5 Songitivo Wildlife Species Occurring or with the Potential to Occur								
Sensiti	Potential to								
Species' Common Name/	Listing	Habitat Preference/	Detected	Occur	Basis for Determination of				
Scientific Name	Status	Requirements	On-Site?	On-Site?	Occurrence Potential				
LYCAENIDAE BLUES, COPPERS, &	HAIRSTREAD	KS							
Hermes copper	FC, *	Chaparral and coastal	No	Low	Habitat lacks the host shrub				
Lycaena hermes		sage scrub where host			species for this butterfly.				
		plant Rhamnus crocea							
		occurs. Adult emergence							
		late May to July.							
REPTILES (Nomenclature from Crother et al. 2008)									
IGUANIDAE IGUANID LIZARDS									
Coast horned lizard	CSC,	Chaparral, coastal sage	No	Low	Site lacks appropriate				
Phrynosoma blainvillii [= P. coronatum	MSCP, *	scrub with fine, loose soil.			substrate and no harvester				
coastal population]		Partially dependent on			ant colonies were observed.				
		harvester ants for forage.							
TEIIDAE WHIPTAIL LIZARDS									
Belding's orange-throated whiptail	CSC,	Chaparral, coastal sage	No	Moderate	Not observed, but suitable				
Aspidoscelis hyperythra beldingi	MSCP	scrub with coarse sandy			habitat occurs in the				
		soils and scattered brush.			chaparral within the				
					adjacent canyon.				
Coastal whiptail	CSC	Coastal sage scrub,	No	Moderate	Not observed, but suitable				
Aspidoscelis tigris stejnegeri		chaparral, woodlands, and			habitat occurs in the				
		streamsides where plants			chaparral within the				
		are sparsely distributed.			adjacent canyon.				
CROTALIDAE RATTLESNAKES									
Red diamond rattlesnake	CSC	Desert scrub and riparian,	No	Low	Not expected to occur on the				
Crotalus ruber		coastal sage scrub, open			property due to close				
		chaparral, grassland, and			proximity to development.				
		agricultural fields.							

Attachment 5 Sensitive Wildlife Species Occurring or with the Potential to Occur									
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential				
BI	RDS (Nomeno	clature from Chesser et al. 20	18 and Unitt 2	2004)					
LANIIDAE SHRIKES									
Loggerhead shrike Lanius ludovicianus	CSC	Open foraging areas near scattered bushes and low trees.	No	Low	Site lack open foraging areas appropriate for the species.				
Sylviidae Gnatcatchers									
Coastal California gnatcatcher Polioptila californica californica	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Low	Site lacks coastal sage scrub. Habitat in close proximity to existing development.				
EMBERIZIDAE EMBERIZIDS									
Southern California rufous-crowned sparrow Aimophila ruficeps canescens	WL, MSCP	Coastal sage scrub, chaparral, grassland. Resident.	No	Moderate	Not observed, but suitable habitat occurs in the chaparral within the adjacent canyon.				
Bell's sage sparrow Artemisiospiza [=Amphispiza] belli belli	WL	Chaparral, coastal sage scrub. Localized resident.	No	Moderate	Not observed, but suitable habitat occurs in the chaparral within the adjacent canyon.				
MA	MMALS (Nor	nenclature from Jones et al. 1	1997 and Hall	1981)					
MURIDAE OLD WORLD MICE &	& RATS (I)								
San Diego desert woodrat Neotoma lepida intermedia	CSC	Coastal sage scrub and chaparral.	No	Low	No woodrat nests were observed on the site.				
CERVIDAE DEER									
Southern mule deer Odocoileus hemionus fuliginata	MSCP	Many habitats.	No	Low	Property located in upper part of small urban canyon in close proximity to development.				

Attachment 5 Sonsitive Wildlife Species Occurring or with the Detential to Occur								
Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential			
(I) = Introduced species								
STATUS CODESListed/ProposedFEFEListed as endangered by the federal governmentFPEFPTFederally proposed endangeredFTTFTFederally proposed threatenedFTFTListed as threatened by the federal governmentCECEListed as endangered by the state of CaliforniaCTCTElisted as threatened by the state of California								
Other BEPA = Bald and Golden Eagle Protection Act CFP = California fully protected species CSC = California Department of Fish and Wildlife species of special concern FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated) WL = California Department of Fish and Wildlife watch list species MSCP = City and County of San Diego Multiple Species Conservation Program covered species PSE = Proposed as endangered by the state of California * = Taxa listed with an asterisk fall into one or more of the following categories: • Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines • Taxa that are biologically rare, very restricted in distribution, or declining throughout their range • Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California • Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems paciung on the steendendee on therest.								

ATTACHMENT 6

Grading and Utility Plan

I EGEND

EXISTING IMPROVEMEN	TS
WATER	w
SEWER	ss
PROPOSED IMPROVEM	<u>ENTS</u>
WATER SERVICE	w
SEWER LATERAL	ss
STORM DRAIN	
FIRE SERVICE	
ROOF DRAIN BY OTHE	RS — Ro — -
BACKFLOW PREVENTER	R 🗖
STORMWATER BMP	
GRASSCRETE	1323233
RETAINING WALL	
CURB AND GUTTER	
STREET TREE	$\overline{\cdot}$
AREA DRAIN	\bigcirc
GATE VALVE	\otimes

NOTES

- 2.



2.38 AC 1.24 AC ± 650 CY± 8 FT ± 1,800 CY± 1.5 FT ±





- 4 % wide easement shown or dedicated for unnamed and incidental purposes on the map filed or recorded november 19, 1954 as map no. 3157 of tract maps







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COLLEGE VIEW APARTMENTS SAN DIEGO, CALIFORNIA # 2018-0195

SCHEMATIC DESIGN

ORIGINAL DRAWING PREPARATION DATE: 8/22/2019 REVISION DATE(S): 11/01/2019 3/27/2020 7/02/2020 10/12/2020

GRADING & UTILITY PLAN

C2

ATTACHMENT 7

Brush Management Exhibit



(g) Zone One Requirements: 1. The required Zone One width shall be provided betw

exterior of the structure to the vegetation. attacher to nanotate su ducties, of other controlation consultation in a provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction

as defined in the California Building Code. 3. Plants within Zone One shall be primarily low-growing and less than 4 feet

Development Manual.

5. Permanent irrigation is required for all planting areas within Zone One except as follows:

24 inches in height, or

7. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems

edge of undisturbed vegetation.

2. No structures shall be constructed in Zone Two. cut and cleared to a height of 6 inches.

5. The following standards shall be used where Zone Two is in an area be planted with new plant material instead of clearing existing native or naturalized vegetation:

areas containing sensitive biological resources.

ladder fueling.

not allowed in Zone Two.

existing plant material in Zone Two.

6. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weed

ORIGINAL DRAWING PREPARATION DATE 8/22/2019

REVISION DATE(S): 11/01/2019 03/30/2020 07/02/2020 10/06/2020



San Diego Municipal Code 142.0412 - Brush Management



The Zone Two width may be decreased by $1\frac{1}{2}$ feet for each 1 foot of increase in Zone One Width

- naturalized vegetation and any structure and shall be measured from the
- 2. Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that
- in height with the exception of trees. Plants shall be low-fuel and
- 4. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land
- A. When planting areas contain only species that do not grow taller than
- B. When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
- Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the
- 3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be
- 4. Within Zone Two, all plants remaining after 50 percent are reduced in Within Zone Wo, an plants remaining area so percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- previously graded as part of legal development activity and is proposed to
- A. All new plant material for Zone Two shall be native, low-fuel, and either inside the MHPA or in the Coastal Overlay Zone, adjacent to
- B. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the Sinds may exceed this limitation in they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the highlight of the structures and the top of adjacent plants are three times the highlight of the structures and the top of adjacent plants are three times the highlight of the structures and the top of adjacent plants are three times the highlight of the structure structure and the structure height of the adjacent plants to reduce the spread of fire through
- C. All new Zone Two plantings shall irrigated temporarily until established All new Zone I wo plantings shall irrigate temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallon spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved satablishment of the plantings. Permanent irrigation is
- D. Where Zone Two is being revegetated as a requirement of Section A mele zolie i wo zanaj prezestava as a requirement of section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for
- Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foor for each foot of required Zone One width that cannot be provided.

San Diego Landscape Standards Section III - Brush Management

3-1 Brush Management - Description

1 Brush Management - Description Fire Safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning native and naturalized vegetation, revegetation with low fuel volume planting or a combination of the two. Implementing brush management in an environment appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such transition will minimize the visual, biological and erosion impacts while reducing the risk of wildlife fires.

3-2 Brush Management - Requirements

- 3.2-1 Basic Requirements All Zones 3.2-1.01 For Zone Two, plants shall not be cut below six inches. 3.2-1.02 Debris and Trimmings produce by thinning and pruning shall be removed from the site or it left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to kimum depth of 6 inches.
- 3.2-1.03 Trees and large tree from shrubs (e.g., Oak, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

Figure 3-1

Pruning Trees to Provide Cleareance for Brush Management



- 3.2-1.04 All plants or groupings except cacti, succulents, trees and tree form shrubs shall be separated by distance three time the height of the tallest adjacent plants (Figure 3-1).
- 3.2-1.05 Maximum coverage and area limitation as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Ouercus.PLatanus, Salix and Populus).
- 3.2-2 Zone 1 Requirements All Structures
- 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix 'B')
- 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the trees mature spread.
 3.2-2.03 Maintain all plantings in a succulent condition.
- 3.2-2.04 Non- irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area
- 3.2-3 Zone 2 Requirements All Structures
 - 3.2-3.01 Individual non-irrigated plant groupings over 24 inces in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

- 1. General Maintenance Regular inspections and landscape maintenance are General Maintenance - Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush provide the provide maintenance according to each brush provide the provide maintenance according to each brush provide according to be a schedule to the provide maintenance are a schedule to be a schedule to be a schedule to be according to the provide maintenance according to each brush provide the provide maintenance according to be a schedule to be according to be a schedule to be according to be a schedule to be according to be ac management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal Maintenance. Brush Management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparal habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well-watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly, and all leaves should remove traininge pipes situation be cleaned requisity, and an heaves should removie from the rood before the fire season begins. All planting, particularly non-irrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plans and structures.
- Brush Management Zone 2 Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared, and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs are not typically recommended as this may stimulate excessive
- 4. Long-term Maintenance Responsibility All landscaping / Brus Long-term wanterhance responsionly - An landscaping / brush Management within the Brush Management Zones(s) as shown on these plans shall be responsibility of the <u>Property Owner</u>. The Brush Management Zones areas shall be maintained free of debris and litter and all plant materials shall be maintained in a health growing condition.
- Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, Except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City pf San Diego's MSCP Subarea Plan.

L0.3

Brush Management Diagram

San Diego Municipal Code 142.0412 -Brush Management

	Standard Width	Provided Width
Zone One	35 - Feet	Varies: 35 – 53 Feet
Zone Two	65 - Feet	Varies: 38 – 65 Feet



(f) The Zone Two width may be decreased by 1 1/2 feet for each 1 foot of increase in Zone One Width.

(g) Zone One Requirements:

- 1. The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation
- 2. Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated Type IV or heavy timber construction as defined in the California Building Code.
- 3. Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistive.
- 4. Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
- 5. Permanent irrigation is required for all planting areas within Zone One except as follows:
 - A. When planting areas contain only species that do not grow taller than 24 inches in height, or
 - B. When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches
- 6. Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
- 7. Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements:

- 1. The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
- 2. No structures shall be constructed in Zone Two.
- 3. Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
- 4. Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
- 5. The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 - A. All new plant material for Zone Two shall be native, low-fuel, and fire-resistive. No nonnative plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 - B. New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistive native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 - C. All new Zone Two plantings shall be irrigated temporarily until established to the satisfaction of the City Manager. Only low-flow, low-gallon spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 - D. Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
- 6. Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
- 7. Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

San Diego Landscape Standards Section III – Brush Management

3-1 Brush Management - Description

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3-2 Brush Management - Requirements

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 - 3.2-1.01 For Zone Two, plants shall not be cut below six inches.
 - 3.2-1.02 Debris and Trimmings produce by thinning and pruning shall be removed from the site or it left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to maximum depth of 6 inches.
 - 3.2-1.03 Trees and Large tree from shrubs (e.g., Oak, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.



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- 3.2-1.05 Maximum coverage and area limitation as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus)
- 3.2-2 Zone 1 Requirements All Structures
 - 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix 'B')
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 - 3.2-2.04 Non- irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 Area.
- 3.2-3 Zone 2 Requirements All Structures
 - 3.2-2.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

Brush Management Maintenance Notes

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- 4. Long-term Maintenance Responsibility All landscaping / Brush Management within the Brush Management Zones(s) as shown on these plans shall be responsibility of the <u>Property Owner</u>. The Brush Management Zones areas shall be maintained free of debris and litter and all plant materials shall be maintained in a health growing condition.
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