

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
SWEETWATER DUPLEXES SITE PLAN
PDS2015-TM-5604; PDS2014-STP-14-021
APN 578-012-77**

June 8, 2017

Summary

The applicant's request is to construct three duplex units. Each duplex unit would consist of 4 bedrooms, 2.5 baths and two-stories consisting of 1,814 square feet with an attached 420 square foot garage. The total construction would equal 13,404 square feet. The project site is located at 2059 Sweetwater Road in the Spring Valley Community Planning area; within unincorporated San Diego County. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

There are no sensitive habitats or species within the proposed project area. The site is entirely urban/ developed and does not support native vegetation. As a Tier IV habitat, no on-site preservation is required and impacts do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.