

**FINDINGS OF CONFORMANCE
 MULTIPLE SPECIES CONSERVATION PROGRAM
 For Antonio Minor Subdivision
 TPM 21030; ER 06-14-036**

May 20, 2008

I. Introduction

The project is the minor subdivision and residential development of a 1.40 acre lot into three parcels. The parcels will range from 0.33 to 0.67 acres and access will be provided off Los Coches Road. The property is a vacant lot located along the west side of Los Coches Road in the Lakeside Community Planning Area within unincorporated San Diego County, APN 397-060-81.

Habitats onsite consist of 0.10 acre of coastal sage scrub, 0.24 acre of non native grassland, 0.02 acre disturbed habitat, and 1.03 acre of urban developed habitat. The minor subdivision would directly impact the entire project site through clearing, grading and construction for housing pads, fire-clearing, access roads and driveways. Impact acreages are listed in Table 1. Habitat mitigation will consist of off-site purchase of coastal sage scrub and non-native grassland. These mitigation measures are detailed in the Mitigation Negative Declaration (MND).

There were no County-sensitive plant species or wildlife species observed on site, and there are no known wildlife corridors or linkages through the site. No protocol California gnatcatcher surveys were performed, however, the project site has a low potential to support the gnatcatcher due to the small amount of coastal sage scrub and isolated habitat on site. The site is within the Metro-Lakeside-Jamul segment of the County Subarea Plan and is not considered a Biological Resource Core Area (BRCA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier	Existing On-site (ac.)	Proposed On-Site Impacts (ac.)	Proposed Off-Site Impacts (ac.)	Mitigation Ratio	Required Mitigation
Coastal Sage Scrub	II	0.10	0.10	0	1:1	0.10
Non-native grassland	IV	0.24	0.24	0	0.5:1	0.12
Disturbed	IV	0.02	0.02	0	N/A	N/A
Developed	IV	1.03	1.03	0	N/A	N/A
Total:	--	1.39	1.39	0	--	0.22

The findings contained within this document are based on County records, staff site visits and the Biological Resource Map prepared by Robin Church of RC Biological Consulting; March 24, 2008. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or

changes in circumstance shall require new findings based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Game and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Resource Core Area Determination

The impact area and the mitigation site shall be evaluated to determine if either or both sites qualify as a Biological Resource Core Area (BRCA) pursuant to the BMO, Section 86.506(a)(1).

A. Report the factual determination as to whether the proposed Impact Area qualifies as a BRCA. The Impact Area shall refer only to that area within which project-related disturbance is proposed, including any on and/or off-site impacts.

The Impact Area does not qualify as a BRCA since it does not meet any of the following BRCA criteria:

i. The land is shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The project site is not within a Pre-Approved Mitigation Area.

ii. The land is located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map.

The site is highly disturbed and is bordered by Los Coches Road to the east, dense residential development to the north and west, and a disturbed portion of Los Coches Creek to the south. The project site has little potential to support biological resources that would contribute to the long-term survival of any sensitive species. The project site is not adjacent or contiguous to preserved habitat within a Pre-Approved Mitigation Area.

- iii. The land is part of a regional linkage/corridor. A regional linkage/corridor is either:**
- a. Land that contains topography that serves to allow for the movement of all sizes of wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourage the use of the corridor by wildlife; or**
 - b. Land that has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I of the BMO.)**

The land is surrounded by existing residential development to the north and west, and Los Coches Road to the east. The project site is located south west of the Lakeside Archipelago PAMA, which is a series of habitat patches that form a north to south linkage within the MSCP. The land is not part of this regional linkage or corridor, nor does it contribute to it. The majority of the property is also flat and disturbed with little vegetation cover preventing ideal conditions for any type of movement.

- iv. The land is shown on the Habitat Evaluation Map (Attachment J to the BMO) as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as BRCA.**

The entire site is mapped as “developed” on the Habitat Evaluation Map and does not link any significant blocks of habitat due to existing residential development to the north, and west.

- v. The land consists of or is within a block of habitat greater than 500 acres in an area of diverse and undisturbed habitat that contributes to the conservation of sensitive species.**

The land does not consist, nor is it within a block of undisturbed habitat greater than 500-acres. The 1.40 acres site is surrounded on three sides by existing development. The nearest large block of diverse and undisturbed habitat within the MSCP is located just over one mile to the south east.

- vi. The land contains a high number of sensitive species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:**
- a. Gabbroic rock;**
 - b. Metavolcanic rock;**

- c. Clay;
- d. Coastal sandstone

No sensitive species were observed on the land. Although there is undeveloped land to the south along the disturbed portion of Los Coches creek, adjacent to that there is additional residential development. Soils on site consist of Grangeville fine sandy loam and Tujunga sand, which are not known to support sensitive species.

B. Report the factual determination as to whether the Mitigation Site qualifies as a BRCA.

Project impacts will be mitigated by off site preservation. Off site purchases will be for 0.12 acres of non-native grassland and 0.10 acres of coastal sage scrub. These purchases will be within a County-approved mitigation bank in a BRCA within the MSCP.

III. Biological Mitigation Ordinance Findings

A. Project Design Criteria (Section 86.505(a))

The following findings in support of Project Design Criteria, including Attachments G and H (if applicable), must be completed for all projects that propose impacts to Critical Populations of Sensitive Plant Species (Attachment C), Significant Populations of Narrow Endemic Animal Species (Attachment D), Narrow Endemic Plant Species (Attachment E) or Sensitive Plants (San Diego County Rare Plant List) or proposes impacts within a Biological Resource Core Area.

The project will not impact any of these types of resources. Project design criteria, including attachments G and H of the BMO, are not required.

IV. Subarea Plan Findings

Conformance with the objectives of the County Subarea Plan is demonstrated by the following findings:

1. The project will not conflict with the no-net-loss-of-wetlands standard in satisfying State and Federal wetland goals and policies.

No wetlands or wetland habitats are associated with the project site. Therefore, the project will not conflict with state and federal wetland goals or policies.

- 2. The project includes measures to maximize the habitat structural diversity of conserved habitat areas including conservation of unique habitats and habitat features.**

Only two sensitive vegetation types exist on the property: non-native grassland and coastal sage scrub and comprise 0.34 acres of the site. Thus, the site does not support a highly diverse range of habitat types. The off site mitigation within a BRCA for impacts to non-native grassland and coastal sage scrub will be effective in maximizing diversity and preserving unique resources than trying to accommodate preservation on site.

- 3. The project provides for conservation of spatially representative examples of extensive patches of Coastal sage scrub and other habitat types that were ranked as having high and very high biological values by the MSCP habitat evaluation model.**

There is an isolated patch of Coastal Sage Scrub on the site consisting of 0.10 acres. The MSCP habitat evaluation model ranks the site as developed habitat value. Therefore impacts to coastal sage scrub will be mitigated off site within a BRCA.

- 4. The project provides for the creation of significant blocks of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitats.**

Due to existing development surrounding the property and small size of the property 1.40 acre, it is not possible or desirable to create a significant block of habitat on the site.

- 5. The project provides for the development of the least sensitive habitat areas.**

The project will impact all habitats on the 1.40 acres site, consisting of 0.10 acres of coastal sage scrub and 0.24 acres of non-native grassland. Coastal sage scrub and non-native grassland habitats are typically considered sensitive within the MSCP. The project site is surrounded by indirect impacts from residential development to the north, west and south, and adjacent Los Coches Road to the east. The habitat has minimal value for long-term conservation of sensitive plants or wildlife. Therefore, the development of this site will preserve higher quality habitat through off-site mitigation.

- 6. The project provides for the conservation of key regional populations of covered species, and representations of sensitive habitats and their geographic sub-associations in biologically functioning units.**

No sensitive plant species or animal species were observed on-site. Off site mitigation purchases within MSCP will be for 0.12 acres of non-native grassland

and 0.10 acres of coastal sage scrub. The mitigation will effectively conserve this habitat. Therefore, the project will not impact key regional populations of covered species.

- 7. Conserves large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule deer, Golden eagle, and predators as appropriate. Special emphasis will be placed on conserving adequate foraging habitat near Golden eagle nest sites.**

The site is not located adjacent to any known golden eagle nest sites or within known eagle foraging areas. Therefore, the project will not affect any large interconnecting blocks of habitat that contribute to the preservation of wide-ranging species such as Mule Deer, Golden Eagles and large predators.

- 8. All projects within the San Diego County Subarea Plan shall conserve identified critical populations and narrow endemics to the levels specified in the Subarea Plan. These levels are generally no impact to the critical populations and no more than 20 percent loss of narrow endemics and specified rare and endangered plants.**

No critical or narrow endemic species were detected on the site. The site is unlikely to contain any critical populations due to lack of vegetative diversity and existing development adjacent to the site.

- 9. No project shall be approved which will jeopardize the possible or probable assembly of a preserve system within the Subarea Plan.**

The land is not designated as preserve or Pre-Approved Mitigation Area (PAMA) within the Subarea Plan. Development of the project site will not jeopardize the assembly of a preserve system, as the site does not support key regional populations of sensitive species, does not contain high or very high quality habitat, and does not serve as a corridor or linkage for wildlife. In addition, existing development adjacent to three sides of the site contributes to its low value for preservation. The proposed off-site mitigation will contribute to the development of a preserve system through the purchase and preservation of high biological value areas within the Subarea Plan.

- 10. All projects that propose to count on-site preservation toward their mitigation responsibility must include provisions to reduce edge effects.**

The project is not proposing any onsite open space.

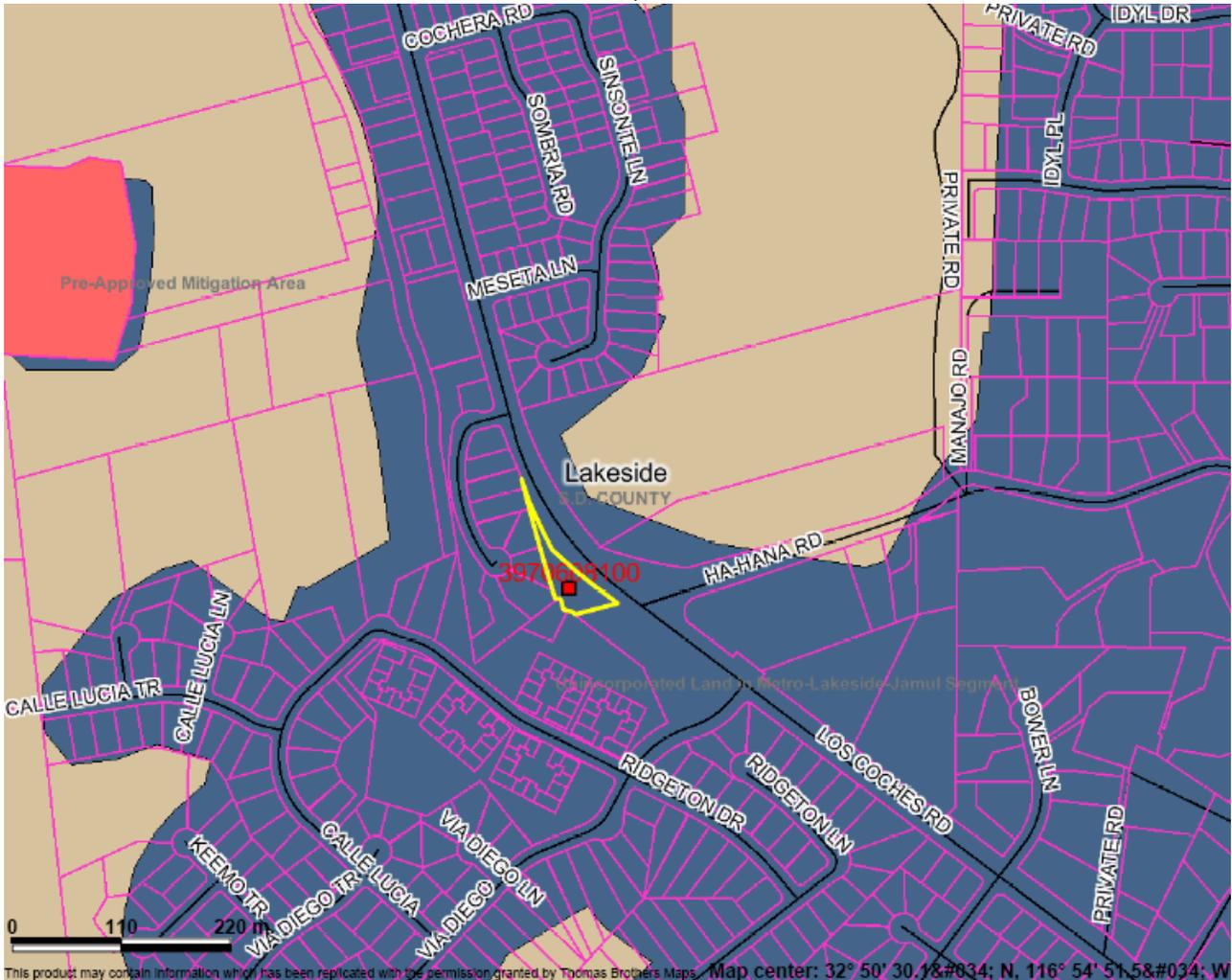
- 11. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined in the BMO.**

The project site is not within a Biological Resource Core Area. The two habitats found on-site (coastal sage scrub and non-native grassland) are considered moderately sensitive. However, the habitat on site is adjacent to existing residential development and does not present a viable location for long-term preservation. In addition, there were no threatened, endangered or narrow endemic species detected on-site during biological surveys conducted by RC Biological Consulting. No significant populations of sensitive species are expected to reside on the property due to its small size and surrounding residential development. Developing the entire 1.40 acres is not considered a significant impact to sensitive habitat. The project site as a whole is not considered sensitive, nor are there any particularly sensitive resources present. Avoidance is not necessary, and project-related impacts are not considered significant once mitigation pursuant to BMO requirements is incorporated. This mitigation will consist of off-site habitat purchases of non native grassland and coastal sage scrub.

Monica Bilodeau, Department of Planning and Land Use
May 20, 2008

MSCP Designation for

Antonio Minor Subdivision
 TPM 21030; ER 06-14-036



<ul style="list-style-type: none"> Parcels Highways Freeways Streets Water Bodies MSCP_Designations - South Hardline Preserve Pre-Approved Mitigation Area (PAMA) Major Amendment Area Minor Amendment Area Minor Amendment Area Subject to Special Considerations 	<ul style="list-style-type: none"> Conserved Subject to Agreement with Wildlife Agencies Santa Fe Valley Open Space II Santa Fe Valley 'D' Designator Otay Ranch Areas Where No Take Permits will be Issued Take Authorized Area Unincorporated Land in Metro-Lakeside-Jamul Segment Other Community Planning Area
--	--

