

**MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For RIDGEWAY DR APARTMENTS
PDS2020-LDGRMJ-30273
APN(s) 564-040-02-00, 563-184-44-00, 564-040-21-00, 564-040-23-00**

August 4, 2023

I. Introduction

The project proposes the construction of multi-family dwelling units. The proposed project is located in the unincorporated community of Lincoln Acres, San Diego County, California. Primary access to the project site is via Ridgeway Drives, east of the intersection with Euclid Avenue. The approximately 3-acre project site is located within the Metro-Lakeside-Jamul segment of the County’s Multiple Species Conservation Program (MSCP). The site does not qualify as Biological Resource Core Area (BRCA) and is not located in proximity to any Pre-Approved Mitigation Areas (PAMA).

Biological resources on the site were evaluated in a Biological Resource Letter Report (Pacific Southwest Biological Services, Inc; August 2023). The site contains 1.145 acres of disturbed, 1.12 acres of urban/developed, 0.341 acre of Diegan coastal sage scrub, and 0.166 acre of maritime succulent scrub habitat. No special status plant or wildlife species were observed on the site. The project will impact 1.145 acres of disturbed, 1.12 acres of urban/developed, and 0.166 acre of maritime succulent scrub habitat. The Diegan coastal sage scrub will be protected with an open space easement.

Impacts to sensitive biological resources will require mitigation. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, in accordance with Board of Supervisor Policy I-138. An onsite open space easement will be dedicated over the Diegan coastal sage scrub habitat and the appropriate limited building zone easement, open space fencing, and open space signage will be implemented. Breeding season avoidance will also be implemented to ensure project consistency with the Migratory Bird Treaty Act (MBTA).

Table 1. Impacts to Habitat and Required Mitigation

Habitat Type	Tier Level	Existing On-site (ac.)	Proposed Impacts (ac.)	Mitigation Ratio	Required Mitigation
Disturbed	IV	1.145	1.145	--	N/A
Urban/Developed	IV	1.120	1.120	--	N/A
Maritime Succulent Scrub	I	0.166	0.166	1:1	0.166
Diegan Coastal Sage Scrub	II	0.341	0.00	--	N/A
Total:	--	2.772	2.431	--	0.166

The findings contained within this document are based on County records and the Biological Resource Letter Report (Pacific Southwest Biological Services, Inc; August

2023). 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 need to have new findings completed 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 Wildlife 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 land is not shown as Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation Area map. Therefore, it does not meet this criterion.

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.

While 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, it is not adjacent or contiguous to preserved habitat that is within the Pre-Approved Mitigation Area on the wildlife agencies' Pre-Approved Mitigation area map. Therefore, it does not meet this criterion.

- 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 not part of a regional/corridor and is surrounded by development. Therefore, it does not meet this criterion.

- 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 land is shown on the Habitat Evaluation Map as developed and moderate and does not link significant blocks of habitat. Therefore, it does not meet this criterion.

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

The land does not consist of or is within a block of habitat greater than 500 acres and is surrounded by development. Therefore, it does not meet this criterion.

- 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**

The land does not contain any special status plant or wildlife species and is not adjacent or contiguous to surrounding undisturbed habitats or contains soils that support sensitive species. Therefore, it does not meet this criterion.

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

The project will mitigate for impacts to maritime succulent scrub through purchase of habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, in accordance with Board of Supervisor Policy I-138.

The open space proposed on-site for this project is solely for purposes of avoiding a sensitive resource. This open space is not considered a Biological Resource Core Area and therefore, is not considered part of the regional MSCP preserve system. The requirements relating to the "Preserve" outlined in the County's Subarea Plan, the Implementation Agreement and the Final MSCP Plan will not apply to this open space.

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 would not impact 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. Therefore, the project design criteria does not apply.

B. Preserve Design Criteria (Attachment G)

In order to ensure the overall goals for the conservation of critical core and linkage areas are met, the findings contained within Attachment G shall be required for all projects located within Pre-Approved Mitigation Areas or areas designated as Preserved as identified on the Subarea Plan Map.

The project is not located within a Pre-Approved Mitigation Area (PAMA) or areas designated as Preserve land. Therefore, the Preserve Design Criteria from Attachment G does not apply.

C. Design Criteria for Linkages and Corridors (Attachment H)

For project sites located within a regional linkage and/or that support one or more potential local corridors, the following findings shall be required to protect the biological value of these resources:

The project site is not located within a regional linkage or corridor. Therefore, the Design Criteria for Linkages and Corridors from Attachment H does not apply.

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.

The project site does not contain any wetlands under federal, state, or county jurisdiction. Therefore, this criterion does not apply.

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

While the project site does support coastal sage scrub and maritime succulent scrub habitat, it is surrounded by development and is not suitable for conservation. However, the onsite coastal sage scrub will be placed in an open space easement for avoidance purposes. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, in accordance with Board of Supervisor Policy I-138. This measure will contribute towards maximizing diversity by preserving habitat in areas known to have unique habitats and habitat features.

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.

The project site does not include extensive patches of coastal sage scrub or habitat types that are considered as having high or very high biological value by the habitat evaluation model. However, the Diegan coastal sage scrub onsite will be protected within an open space easement.

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.

The project site does not have the ability to provide for the creation of significant blocks of habitat as it is surrounded by residential development. The onsite preservation is for avoidance of coastal sage scrub habitat. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or

other location deemed acceptable by the County and Wildlife Agencies, where edge effects are minimal and the land is protected in perpetuity.

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

The project site was determined to not be appropriate for onsite preservation due to the lack of adjacent open space and the existing development surrounding the site. The onsite preservation is for the avoidance of the coastal sage scrub onsite. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, in accordance with Board of Supervisor Policy I-138.

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 threatened, endangered, narrow endemic species were detected on the project site. Developing the site will not eliminate highly sensitive habitat or impact key 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.

No wide-ranging species are expected to occur onsite due to adjacent development and surrounding land uses. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, which will contribute to the development of large interconnecting blocks of habitat that support wide ranging species.

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 identified on the site. Therefore, this criterion does not apply.

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

The project site is not within an area of regional significance with regard to conservation of sensitive species and habitats. The site is not part of or adjacent to large interconnecting blocks of habitat, lands identified as PAMA or Preserve, or other sensitive resources. The surrounding development does not aid in conservation or wildlife dispersal. Therefore, developing the site will not hinder possible preserve systems.

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

The onsite open space easement will not count towards the project's mitigation and is only for avoidance of coastal sage scrub habitat. Therefore, this criterion does not apply.

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 does not qualify as a BRCA. No threatened, endangered, or narrow endemic species were detected on the project site. Due to the surrounding development, the project site is suitable for development with the incorporation of mitigation measures. The Diegan coastal sage scrub onsite will be protected within an open space easement. Mitigation for project impacts to maritime succulent scrub habitat will occur through purchase of 0.166 acres of maritime succulent scrub habitat at the Furby North County Preserve, or other location deemed acceptable by the County and Wildlife Agencies, in accordance with Board of Supervisor Policy I-138. Every effort has been made to avoid impacts to BRCAs, to sensitive resources, and to specific sensitive species as defined by the BMO.

Kendalyn White, Planning & Development Services
August 4, 2023

MSCP Designation



- Legend**
- Parcels
 - Multiple Species Conservation County)
 - State and Federal Pre-Approved M
 - Hardline Preserve
 - Take Authorized Area
 - Conserved Subject to Agreement w
 - Otay Ranch Areas Where no Take
 - Major Amendment Area
 - Minor Amendment Area
 - Minor Amendment Area Subject to
 - Santa Fe Valley Sensitive Biological Areas
 - Golf Course Related Development / Open Space II Areas
 - Unincorporated Land in Metro-Lake

1: 9,028

0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes