MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT

Spring Valley Shopping Center
PDS2019-STP-97-050W3, PDS2020-AD-20-002, PDS2020-BC-20-0026
APNs 584-511-16-00, 584-511-18-00, 584-511-19-00, 584-511-20-00

February 5, 2021

Summary
The project proposes the construction of three new structures with associated signage and trash enclosures on the site of an existing shopping center and parking lot. One existing storage structure will be removed to accommodate the placement of one of the new proposed structures, and one other existing onsite structure will have tenant improvements to allow for a new sub-tenant with a new trash enclosure. 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 to urban/ developed habitat 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.