

# Sweetwater Place

(Case #PDS2014-GPA-14-003; Environmental Log #PDS2014-ER-14-19-005)

## Biological Resources Letter Report

2657 Sweetwater Springs Boulevard, Spring Valley, California 91977  
Assessor's Parcel Number 505-231-36-00  
Spring Valley, California USGS 7.5-minute Topographic Quadrangle  
Section 34, Township 16 South, Range 1 West

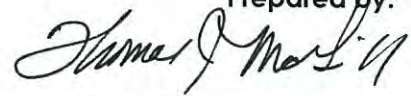
**Project Proponent:**

SAM-Sweetwater LLC  
20201 SW Birch Street, Ste. #100  
Newport Beach, California 92660

**Prepared for The County of San Diego**

Department of Planning & Development Services  
5510 Overland Avenue  
San Diego, California 92123

**Prepared by:**



Thomas McGill, Principal Biologist  
County-Approved CEQA Consultant  
RBF Consulting/Michael Baker International  
3300 East Guasti Road, Suite 100  
Ontario, California 91761

**Surveys Conducted by:**

Mike Gonzales, RBF Consulting/Michael Baker International

**June 2014**

**April 2015**

**Revised July 2015**

**SDC PDS RCVD 07-24-15**  
**TM5588**

**THIS PAGE INTENTIONALLY LEFT BLANK**

# Table of Contents

|                                                                                            |           |
|--------------------------------------------------------------------------------------------|-----------|
| <b>Executive Summary.....</b>                                                              | <b>1</b>  |
| <b>Chapter 1      Introduction .....</b>                                                   | <b>3</b>  |
| 1.1    Purpose of the Report .....                                                         | 3         |
| 1.2    Project Location and Description.....                                               | 3         |
| 1.3    Survey Methods.....                                                                 | 4         |
| 1.4    Environmental Setting .....                                                         | 13        |
| 1.5    Applicable Regulations .....                                                        | 25        |
| <b>Chapter 2      Project Effects.....</b>                                                 | <b>32</b> |
| 2.1    Direct Biological Effects .....                                                     | 32        |
| 2.2    Indirect Biological Effects .....                                                   | 33        |
| <b>Chapter 3      Special-Status Species .....</b>                                         | <b>34</b> |
| 3.1    Guidelines for Determination of Significance.....                                   | 34        |
| 3.2    Analysis of Project Effects.....                                                    | 34        |
| 3.3    Cumulative Impact Analysis.....                                                     | 35        |
| 3.4    Mitigation Measures and Design Considerations.....                                  | 36        |
| 3.5    Conclusions.....                                                                    | 38        |
| <b>Chapter 4      Riparian Habitat or Sensitive Natural Communities.....</b>               | <b>39</b> |
| 4.1    Guidelines for Determination of Significance.....                                   | 39        |
| 4.2    Analysis of Project Effects.....                                                    | 39        |
| 4.3    Cumulative Impact Analysis.....                                                     | 40        |
| 4.4    Mitigation Measures and Design Considerations.....                                  | 40        |
| 4.5    Conclusions.....                                                                    | 41        |
| <b>Chapter 5      Jurisdictional Waters and Wetlands.....</b>                              | <b>42</b> |
| 5.1    Guidelines for Determination of Significance.....                                   | 42        |
| 5.2    Analysis of Project Effects, Mitigation Measures and Design<br>Considerations ..... | 42        |
| <b>Chapter 6      Wildlife Movement and Nursery Sites .....</b>                            | <b>44</b> |
| 6.1    Guidelines for Determination of Significance.....                                   | 44        |
| 6.2    Analysis of Project Effects, Mitigation Measures and Design<br>Considerations ..... | 44        |
| <b>Chapter 7      Local Policies, Ordinances, and Adopted Plans .....</b>                  | <b>46</b> |
| 7.1    Guidelines for Determination of Significance.....                                   | 46        |

## TABLE OF CONTENTS

|                   |                                                                                      |           |
|-------------------|--------------------------------------------------------------------------------------|-----------|
|                   | 7.2 Analysis of Project Effects, Mitigation Measures and Design Considerations ..... | 46        |
| <b>Chapter 8</b>  | <b>Summary of Project Impacts and Mitigation .....</b>                               | <b>48</b> |
|                   | 8.1 Special-Status Species.....                                                      | 48        |
|                   | 8.2 Sensitive Natural Communities .....                                              | 48        |
| <b>Chapter 9</b>  | <b>References.....</b>                                                               | <b>50</b> |
| <b>Chapter 10</b> | <b>List of Preparers / Persons and Organizations Contacted.....</b>                  | <b>52</b> |

## TABLES

|         |                                                                |    |
|---------|----------------------------------------------------------------|----|
| Table 1 | Vegetation Communities within the Survey Area.....             | 14 |
| Table 2 | Habitats / Vegetation Communities Impacts and Mitigation ..... | 32 |
| Table 3 | Cumulative Projects .....                                      | 35 |
| Table 4 | Summary of Mitigation Measures.....                            | 48 |

## FIGURES

|          |                                                                       |    |
|----------|-----------------------------------------------------------------------|----|
| Figure 1 | Regional Location Map.....                                            | 5  |
| Figure 2 | Local Vicinity Map - USGS Base .....                                  | 7  |
| Figure 3 | Local Vicinity Map - Aerial Base .....                                | 9  |
| Figure 4 | Proposed Site Plan .....                                              | 11 |
| Figure 5 | Soils Map .....                                                       | 15 |
| Figure 6 | Vegetation/Impacts Map .....                                          | 17 |
| Figure 7 | CNDDDB Special-Status Species within 2 Miles of the Project Site..... | 21 |

## APPENDICES

|            |                                                                 |
|------------|-----------------------------------------------------------------|
| Appendix A | Plant and Wildlife Species Observed                             |
| Appendix B | Photographs                                                     |
| Appendix C | Potentially-Occurring Special-Status Plant and Wildlife Species |
| Appendix D | Jurisdictional Delineation                                      |

**GLOSSARY OF TERMS AND ACRONYMS**

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| APN.....        | Assessor's Parcel Number                                            |
| BMO.....        | Biological Mitigation Ordinance                                     |
| CA .....        | California                                                          |
| CALTRANS.....   | California Department of Transportation                             |
| CDFW .....      | California Department of Fish and Wildlife                          |
| CEQA.....       | California Environmental Quality Act                                |
| CESA.....       | California Endangered Species Act                                   |
| CNDDDB .....    | California Natural Diversity Database                               |
| CNPS .....      | California Native Plant Society                                     |
| County .....    | County of San Diego                                                 |
| County PDS..... | County of San Diego Planning and Development Services<br>Department |
| CWA.....        | Clean Water Act                                                     |
| FESA.....       | Federal Endangered Species Act                                      |
| GIS .....       | Geographic Information Systems                                      |
| HCP .....       | Habitat Conservation Plan                                           |
| MBTA.....       | Migratory Bird Treaty Act                                           |
| MSCP .....      | Multiple Species Conservation Program                               |
| NCCP.....       | Natural Communities Conservation Plan                               |
| NPPA.....       | Native Plant Protection Act                                         |
| NRCS .....      | Natural Resources Conservation Service                              |
| PAMA.....       | Pre-Approved Mitigation Area                                        |
| RBF/Baker.....  | RBF Consulting/Michael Baker International                          |
| RPO .....       | Resource Protection Ordinance                                       |
| RWQCB .....     | Regional Water Quality Control Board                                |
| SDNHM .....     | San Diego Natural History Museum                                    |
| SR.....         | State Route                                                         |
| USACE .....     | U.S. Army Corps of Engineers                                        |
| USC .....       | U.S. Code                                                           |
| USDA.....       | U.S. Department of Agriculture                                      |
| USFWS .....     | U.S. Fish and Wildlife Service                                      |
| USGS .....      | U.S. Geological Survey                                              |

**THIS PAGE INTENTIONALLY LEFT BLANK**

## EXECUTIVE SUMMARY

The proposed Sweetwater Place project site is located at the corner of Sweetwater Springs Boulevard and Jamacha Boulevard in the community of Spring Valley in the unincorporated San Diego County. The site address is 2657 Sweetwater Springs Boulevard; Assessor Parcel Number (APN) 505-231-36. The site was originally designated as future right-of-way for the State Highway 54 (SR-54) extension and was leased to Evergreen Nursery. The California Department of Transportation (CALTRANS) has since abandoned the SR-54 extension and sold the property at auction as excess right-of-way. The previous nursery use has since been abandoned. The new (current) owner of the project site is SAM-Sweetwater, LLC. The site is currently zoned S90 (Holding Zone) with a RL 80 Rural General Plan designation and a Regional Category of Village Residential and is also identified in the Spring Valley Community Plan as a Special Study Area (SSA), for which the County of San Diego (County) provides specific goals and policies intended to guide future development of the area.

The project involves proposed development of 122 detached residential condominium units each with fenced exclusive backyards, attached two-car garages with minimum 19-foot long driveways, and minimum 350-square-foot private useable open space areas; a 2.08-acre public active park; a series of useable greenbelt open space areas; a series of shallow water quality areas and more extensive basins along Jamacha Boulevard; and an 8-foot-wide public trail along the north side of Jamacha Boulevard to enhance the public pedestrian network. The units would be accessed by a series of 24-foot wide access drives.

This report provides the biological resources technical documentation necessary for project review under the California Environmental Quality Act (CEQA) and for processing of a General Plan Amendment (GPA), Rezone, Condominium Map, and Site Plan by the County Planning and Development Services Department (County PDS) to allow for the construction, operation, and maintenance of the proposed project. The purpose of this report is to inventory the existing biological conditions on and in the immediate vicinity of the project site, and analyze potential project-related impacts to biological resources with respect to local, State, and federal policies.

RBF/Baker biologist Mike Gonzales conducted a general biological survey on April 17, 2014 over the approximate 20-acre project site and surrounding 100 feet. The site was previously used as a retail nursery (Evergreen Nursery). Evergreen Nursery has since ceased operation and vacated the site which is currently 100% disturbed due to this previous use. As such, the site supports disturbed habitat and disturbed wetlands that would be permanently impacted by the proposed development.

The proposed project would result in the permanent loss of disturbed wetlands (0.64 acre) including approximately 0.23 acre (954 linear feet) of waters of the U.S.; 0.39 acre (954 linear feet) of waters of the State; and 0.03 acre of associated riparian vegetation. However, these onsite habitats do not qualify as

RPO wetlands. The permanent loss of disturbed wetlands and federal and State jurisdictional resources is a significant direct and cumulative impact of the project. This impact would be reduced to below a level of significance through purchase of 0.68 acre of wetland mitigation credits within the Rancho Jamul Mitigation Bank which is operated by Wildlands, Inc. and approved by the County and the regulatory agencies. The proposed project site falls within the Bank's "tertiary" service area for which mitigation credits are available at \$350,000 per credit/acre, and credit amounts can be scaled in minimum increments of 0.01 acre. Furthermore, the project applicant must obtain the following regulatory approvals for these jurisdictional impacts: Section 404 Nationwide Permit 29 (Residential Developments) from U.S. Army Corps of Engineers (USACE); Section 401 Water Quality Certification from Regional Water Quality Control Board (RWQCB); and Section 1602 Streambed Alteration Agreement from California Department of Fish and Wildlife (CDFW).

Several special-status plant and wildlife species have been documented in the project vicinity (i.e., within 5 miles); however, none were observed onsite nor are they expected to occur due to the disturbed conditions. Due to the presence of ground squirrels (*Otospermophilus beecheyi*), desert cottontail (*Sylvilagus audubonii*), and red-tailed hawks (*Buteo jamaicensis*) observed during the survey, the project site may support potential raptor foraging habitat. Although the project would result in permanent loss of potential raptor foraging habitat, this is not expected to cause significant impacts to sensitive raptors because it is assumed these species exist within stable populations in the region. Therefore, the proposed project would not result in significant direct, indirect and cumulative impacts to special-status plant and wildlife species. Furthermore, additional rare plant and protocol wildlife surveys are not recommended due to the disturbed conditions onsite.

Common nesting bird species and sensitive raptors protected under the federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code could be adversely affected by the proposed project if removal of suitable nesting habitat (i.e., mature trees along the offsite slope adjacent to the westerly site boundary) would occur during the general breeding season (January 15 through August 31). Mitigation measures are proposed if project grading/construction occurs during this timeframe. Therefore, the direct, indirect, and cumulative project impacts to nesting birds would be reduced to below a level of significance.

No impacts would occur to wildlife corridors or nursery sites. The project site is not located within a Focused Conservation Area or Pre-Approved Mitigation Area (PAMA) of the County Multiple Species Conservation Program (MSCP) Subarea Plan. The project would not conflict with any local policies and ordinances pertaining to protection of biological resources.

# Chapter 1 INTRODUCTION

## 1.1 Purpose of the Report

At the request of SAM-Sweetwater, LLC, RBF/Baker has prepared this Biological Resources Technical Report for the proposed Sweetwater Place Project (proposed project) located at 2657 Sweetwater Springs Boulevard in the unincorporated San Diego County, California. The proponent is preparing an application for development of a 126-residential condominium project. The purpose of this report is to document the biological resources identified as present or potentially present onsite; to identify potential impacts to these resources; and to recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, State, and local rules and regulations including CEQA and the County MSCP Subarea Plan, Resource Protection Ordinance (RPO), and Biological Mitigation Ordinance (BMO). This technical documentation is also necessary for processing of a GPA, Rezone, Condominium Map, and Site Plan by the County PDS to allow for the construction, operation, and maintenance of the project.

## 1.2 Project Location and Description

The proposed project site is located in the community of Spring Valley in the unincorporated San Diego County (Figure 1). The project site is depicted on the Spring Valley, California U.S. Geological Survey (USGS) 7.5-minute topographic quadrangle map within Section 34 of Township 16 South, Range 1 West (Figure 2). Specifically, the approximate 20-acre site is situated at the corner of Sweetwater Springs Boulevard and Jamacha Boulevard (Figure 3); the address is 2657 Sweetwater Springs Boulevard; and the APN is 505-231-36. The site was originally designated as future right-of-way for the SR-54 extension. CALTRANS has since abandoned the SR-54 extension and sold the property at auction as excess right-of-way. Access to the site would occur from the north via SR-94/Campo Road and from the south via SR-54/Jamacha Boulevard/Jamacha Road.

The project site is currently zoned S90 (Holding Zone) with a RL 80 Rural Lands General Plan designation and a Regional Category of Village Residential and is also identified in the Spring Valley Community Plan as a SSA, for which the County provides specific goals and policies intended to guide future development of the area. The site is not located within a Focused Conservation Area or PAMA of the County MSCP Subarea Plan (County of San Diego 1998).

As illustrated in Figure 4, the proposed project involves the development of 122 detached residential condominium units each with fenced exclusive backyards, attached two-car garages with minimum 19-foot long driveways, and minimum 350-square-foot private useable open space areas; a 2.08-acre public active park; a series of useable greenbelt open space areas; a series of shallow water quality areas, and more extensive basins along Jamacha Boulevard; and an 8-foot-wide public trail along the north side of

Jamacha Boulevard to enhance the public pedestrian network. The units would be accessed by a series of 24-foot wide access drives.

## **1.3 Survey Methods**

### **1.3.1 Pre-Survey Investigation**

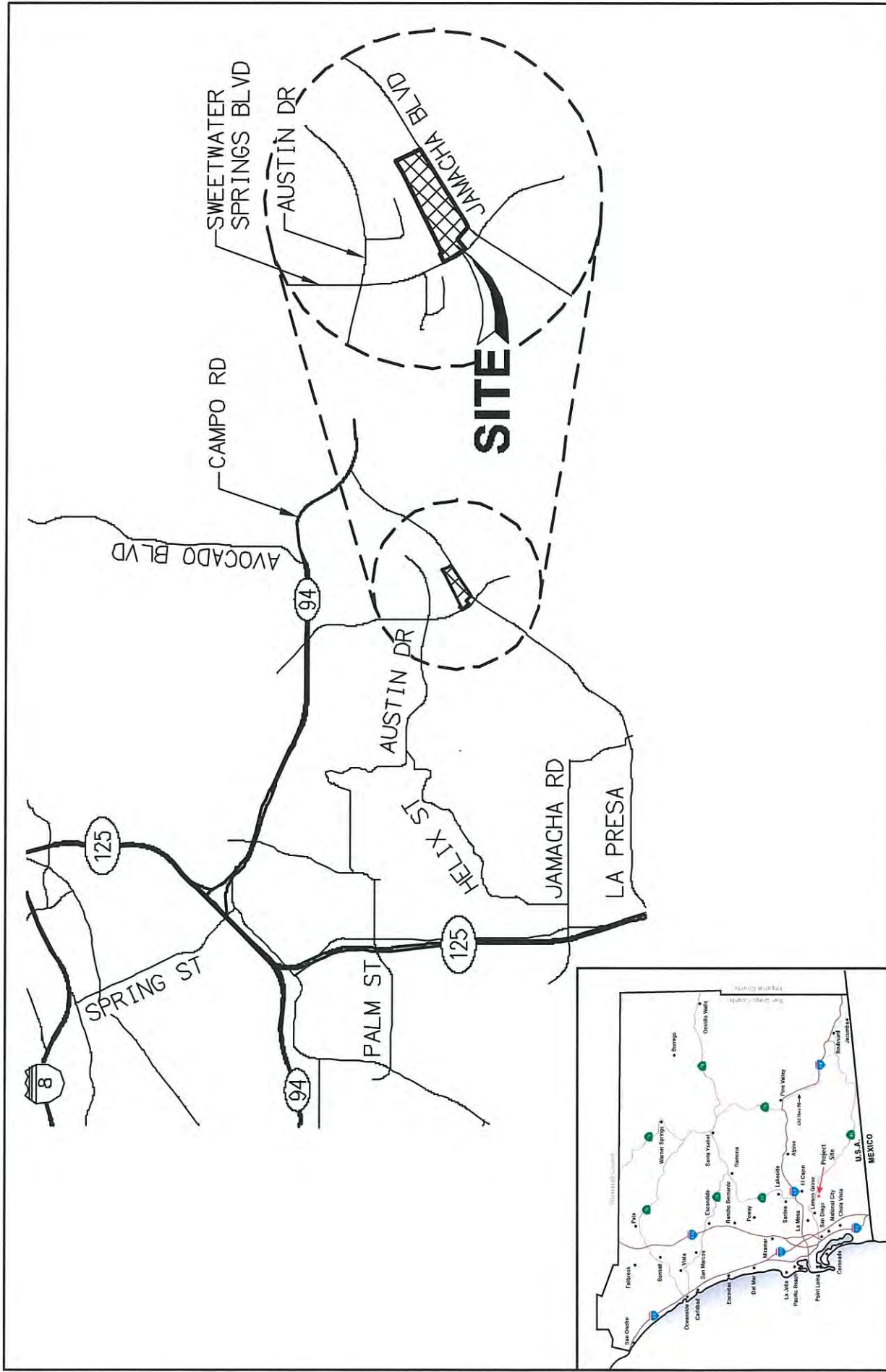
Prior to conducting field surveys, a thorough review of relevant maps, databases, and literature pertaining to biological resources known to occur within the project site was performed. Recent and historical aerial imagery (Google Earth 2014), topographic maps (USGS 1997), soils maps (USDA NRCS 2014), and other maps of the project site and vicinity were acquired and reviewed to obtain updated information on the natural environmental setting. In addition, a query of sensitive species and habitats databases was conducted, including the California Natural Diversity Database (CNDDDB; CDFW 2014a), the California Native Plant Society Electronic Inventory (CNPS 2014), Consortium of California Herbaria (Jepson Online Interchange 2014), and San Diego Natural History Museum (SDNHM) Plant Atlas (SDNHM 2014) applications, as well as a review of regional lists produced by the U.S. Fish and Wildlife Service (USFWS 2014a), California Department of Fish and Wildlife (CDFW 2011), and the County (County of San Diego 2010).

The pre-survey investigation also included a verification of whether or not the project site falls within areas designated as final or proposed USFWS Critical Habitat for federally threatened or endangered species (USFWS 2014b), as well as areas proposed as PAMA under the County MSCP Subarea Plan (County of San Diego 1998). A list of special-status species that could occur onsite was compiled by the County PDS (Table A-1) in their project scoping letter (August 15, 2013), and recorded locations of these were mapped and overlaid onto aerial imagery using Geographic Information Systems (GIS). In addition, the pre-survey investigation included a review of the County's Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources (County of San Diego 2010).

### **1.3.2 General Biological Survey**

A general biological survey was conducted by RBF/Baker biologist Mike Gonzales on April 17, 2014, between the hours of 3:30 and 5:00 PM. The total area surveyed was approximately 20 acres and 100 feet beyond (survey area). Weather conditions encountered during the general biological survey included slightly cloudy skies, with a temperature of 57 degrees Fahrenheit, and calm winds ranging from 0 to 5 miles per hour (mph). No unusual weather had occurred in the region during the week prior to the survey.

The survey was conducted by vehicle and on-foot and included 100 percent visual coverage of the entire survey area. Meandering transects were performed throughout all portions of the site. The survey involved a general inventory of existing conditions including mapping existing vegetation communities/sensitive habitat types, and assessing suitability for sensitive plant and wildlife species.



**Michael Baker  
INTERNATIONAL**



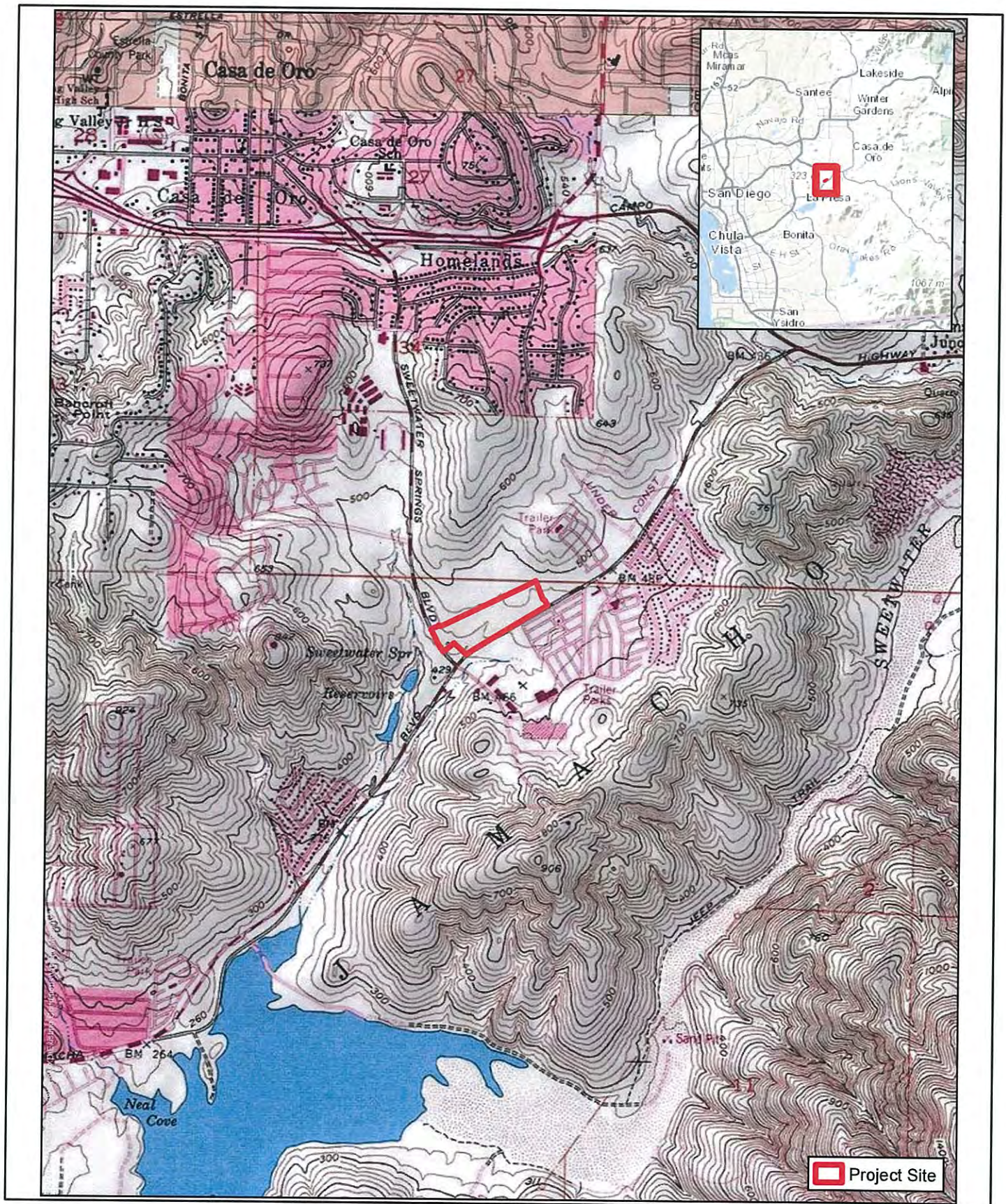
Not to Scale

Sweetwater Village

## REGIONAL LOCATION MAP

Figure 1

**THIS PAGE INTENTIONALLY LEFT BLANK**



**Michael Baker**  
INTERNATIONAL



Source: USGS

0 500 1,000 2,000  
Feet

Sweetwater Village  
**LOCAL VICINITY MAP - USGS BASE**

Figure 2

**THIS PAGE INTENTIONALLY LEFT BLANK**



**Michael Baker  
INTERNATIONAL**

 Project Site

Sweetwater Village

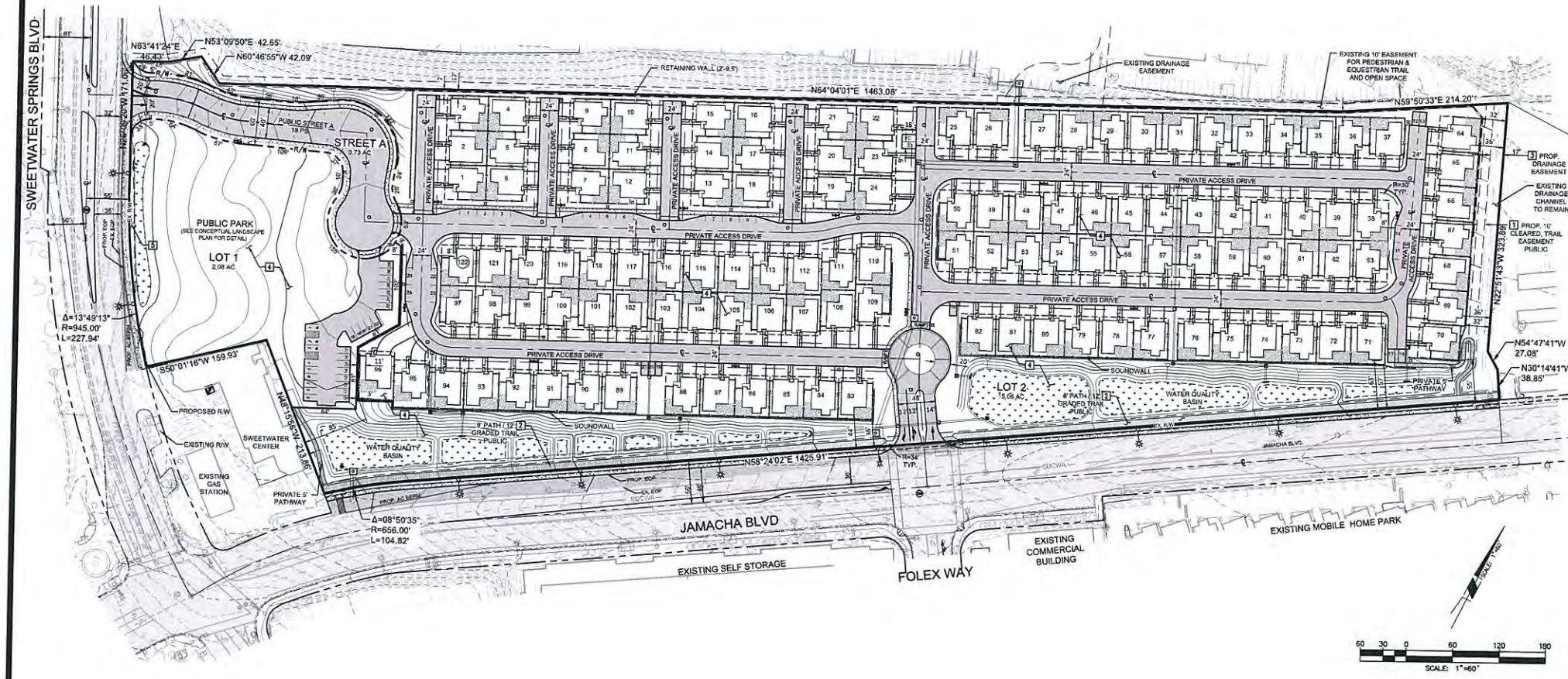
## LOCAL VICINITY MAP - AERIAL BASE

Figure 3

Source: Eagle Aerial,  
134978Exhibits.indd

**THIS PAGE INTENTIONALLY LEFT BLANK**

COUNTY OF SAN DIEGO TRACT TM-5588 RPL-1



**LEGAL DESCRIPTION:**  
PORTION OF LOTS 24-31 IN SWEETWATER SPRINGS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP NO. 576, RECORDED JANUARY 11, 1989.  
**PROJECT ADDRESS:** 2657 SWEETWATER SPRINGS BLVD, SPRING VALLEY, CA.  
**ASSESSOR PARCEL NUMBER:** 596-231-36

**SITE AREA:**  
GROSS: 17.87 AC  
NET: 17.14 AC (PUBLIC STREET A 0.73 AC)

**TOTAL NUMBER OF LOTS PROPOSED:** 2  
**TOTAL NUMBER OF CONDOMINIUM UNITS PROPOSED:** 122  
**EXCLUSIVE USE AREA:** 2,380 S.F. MINIMUM

**PARKING SUMMARY:**  
**RESIDENTIAL:**  
REQUIRED: 280 (122x2+244 + GUEST 1 PARKING PER 5 UNITS)  
PROVIDED: 513 (244 GARAGE, 244 DRIVEWAY & 25 PRIVATE ACCESS DRIVE)  
**PUBLIC PARK:**  
PASSIVE REQUIRED: 7 PARKING SPACES (1 STANDARD + 1 ACCESSIBLE PARKING)  
AMPHITHEATER REQUIRED: 22 PARKING SPACES (20 STANDARD + 2 ACCESSIBLE PARKING)  
TOTAL PROVIDED: 29 PARKING SPACES (26 STANDARD + 3 ACCESSIBLE PARKING)

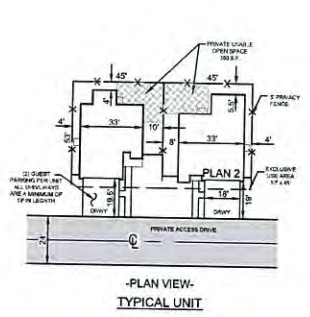
**GROUP USABLE OPEN SPACE:**  
REQUIRED: 18,308 SF (122 LOTS X 150 SF)  
PROVIDED: 18,300 SF

**PRIVATE USABLE OPEN SPACE:**  
REQUIRED: 42,700 SF (122 LOTS X 350 SF)  
PROVIDED: 42,700 SF

**GENERAL NOTES:**  
1. STREET LIGHTS: LOCATION OF ALL PRIVATE STREET LIGHTS PROPOSED TO BE INSTALLED WITHIN THE SUBDIVISION, OR A STATEMENT INDICATING THE INTENT OF THE DEVELOPER TO COMPLY WITH THE REQUIREMENTS SPECIFIED IN THE COUNTY.  
2. ASSOCIATED PERMITS - SEE GENERAL PLAN AMENDMENT GPA-14-003, REZONE RES-14-003 AND TENTATIVE MAP CONDOMINIUM TM-5588.  
3. SEE CONCEPTUAL LANDSCAPE SHEETS FOR PUBLIC PARK DESIGN.  
4. SEE PRELIMINARY GRADING PLAN FOR RETAINING WALL LOCATIONS.

THE SITE PLAN SATISFY THE REQUIREMENTS AS SET FORTH IN THE:  
• "B" SPRING VALLEY COMMUNITY DESIGNATOR GUIDELINES  
• "V" VARIABLE SETBACK REGULATIONS

ALL STREET LIGHTS (S), TRAFFIC SIGNAL, (T), ROAD SIGNS AND APPURTENANCES ALONG JAMACHA BLVD AND SWEETWATER SPRINGS BLVD TO BE RELOCATED AS NEEDED TO ACCOMMODATE PROPOSED ROAD WIDENING.



| PROPOSED EASEMENTS            |  |
|-------------------------------|--|
| DESCRIPTION                   |  |
| 1. 10' TRAIL EASEMENT         |  |
| 2. 12' TRAIL EASEMENT         |  |
| 3. PRIVATE DRAINAGE EASEMENT  |  |
| 4. NOISE RESTRICTION EASEMENT |  |
| 5. CLEAR SPACE EASEMENT       |  |

| LEGEND                        |                                   |
|-------------------------------|-----------------------------------|
| PROJECT BOUNDARY              | WATER QUALITY BASIN               |
| PROPOSED RIGHT-OF-WAY         | PRIVATE USABLE OPEN SPACE         |
| LOT LINE                      | PARKING SPACE (8'x22')            |
| EXCLUSIVE USE AREA            | PARKING SPACE (8'x18')            |
| CONDO UNIT NUMBER             | RETAINING WALL                    |
| PROPOSED FIRE HYDRANT         | PROPOSED STREET LIGHT (PUBLIC)    |
| PROPOSED SEWER MANHOLE        | PROPOSED STREET LAMP (PRIVATE)    |
| PROPOSED SEWER CLEAN OUT      | EXIST. MANHOLE                    |
| PROPOSED STORM DRAIN CLEANOUT | EXIST. SIGN                       |
| PROPOSED STORMPIPE            | EXIST. FLAG POLE                  |
| PROPOSED INLET                | EXIST. TRAFFIC LIGHT              |
| PROPOSED HEADWALL             | EXIST. LIGHT POLE                 |
| EXIST. FIRE HYDRANT           | EXIST. BUILDING                   |
| EXIST. FENCE                  | PROPOSED BUILDING                 |
| PROPOSED 5' PRIVACY FENCE     | EXIST. CONTOUR                    |
| PROPOSED 5' SOUNDWALL         | PROPOSED CONTOUR                  |
| PROPOSED SIDEWALK             | EXIST. 18" SODWA PIPELINE         |
| PRIVATE TRAIL                 | EXIST. AIR VENT (TO BE RELOCATED) |
| PUBLIC TRAIL                  | PROPOSED AIR VENT                 |
| EXIST. PAVEMENT               |                                   |
| PROPOSED PAVEMENT             |                                   |

**SHEET INDEX**  
SHEET 1 - TITLE SHEET/PLOT PLAN  
SHEET 2 - DETAILS  
SHEET 3 - CONCEPTUAL LANDSCAPE PLAN  
SHEET 4 - CONCEPTUAL LANDSCAPE PLAN  
SHEET 5 - BUILDING PLAN #1  
SHEET 6 - BUILDING PLAN #2

**PROPERTY OWNER AND SUBDIVIDER**  
SWEETWATER LLC  
20301 SW BIRCH ST., SUITE 100  
NEWPORT BEACH, CA 92660  
PHONE: (949) 255-1122 EXT. 132

**PREPARED BY:**  
RBF CONSULTING  
8750 CLAREMONT MESA BLVD, SUITE 100  
SAN DIEGO, CA 92124  
(619) 514-5003

**SWEETWATER VILLAGE**  
COUNTY OF SAN DIEGO, CA

**TITLE SHEET/PLOT PLAN**  
JANUARY 20, 2015  
SHEET 1 OF 6

**THIS PAGE INTENTIONALLY LEFT BLANK**

Physical parameters assessed included vegetation and soil conditions, presence of indicator plant and wildlife species, slope, aspect and hydrology. All plant and wildlife species observed were recorded (Appendix A), and representative photographs were taken of the survey area (Appendix B).

Vegetation communities were mapped in the field using aerial imagery. The vegetation communities were classified according to Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (1986) and modifications by Oberbauer *et al.* (2008), and are consistent with Table 2 of the County's Guidelines (County of San Diego 2010). The names of plant species follow the nomenclature suggested by CNPS and Lightner (2011). The names of wildlife follow the nomenclature suggested by CDFW (2008) and Peterson (2010).

Data was collected in the field using binoculars, digital camera, and a Kestrel hand-held air temperature and wind speed recording device.

## 1.4 Environmental Setting

The project site is highly disturbed due to its previous use by Evergreen Nursery which has been subsequently demolished. The property quickly slopes upward from Sweetwater Springs Boulevard along its westerly boundary, with the majority of the site leveling off and elevations ranging from approximately 440 to 494 feet above mean sea level. A shallow man-made, soft-bottomed swale with concrete aprons traverses the midsection of the site trending diagonally northwest to southeast.

As depicted in Figure 5, the survey area supports two soil mapping units, Diablo clay (15 to 30 percent slopes) and Huerhuero loam (9-15 percent slopes), with the former being the dominant (90%) soil type onsite (USDA 2014).

Existing land uses surrounding the site include: currently undeveloped land to the west across Sweetwater Springs Boulevard, which is planned for a residential development known as "The Pointe"; a small commercial strip mall anchored by Chevron gas station adjacent to the southwest corner of the site, at the northeast quadrant of Sweetwater Springs/Jamacha Boulevard intersection; a naturally-vegetated County detention basin further to the southeast, adjacent to both edges of Sweetwater Springs Boulevard and on the south side of Jamacha Boulevard; a self-storage facility, Mardi Gras Café and Market building, and Sweetwater Lodge mobile-home park to the south across Jamacha Boulevard; another self-storage facility directly adjacent to the southeasterly property boundary; a disturbed vacant lot directly adjacent to northeasterly property boundary; and a series of buildings that are part of a larger businesspark complex directly adjacent to the northerly property boundary, and elevated by approximately 10-20 feet above the project site.

### 1.4.1 Regional Context

The project site is located in southern San Diego County, within the urbanized Spring Valley community. Figure 3 shows the site context relative to the urban setting described above. As previously stated, the site is not within a Focused Conservation Area or PAMA of the County MSCP Subarea Plan (County of San Diego 1998). No significant Preserve, National Forest, or Bureau of Land Management lands occur in the immediate vicinity of the site. Important biological resources in the region generally include resources associated with coastal sage scrub and chaparral habitats within the San Diego National Wildlife Refuge

located 0.5 mile to the east at its nearest distance to the site. The nearest major water body in the regional vicinity of the site is Sweetwater Reservoir located 1.72 miles to the south.

### 1.4.2 Habitat Types/Vegetation Communities

As depicted in Figure 6 and summarized in Table 1, three vegetation communities are mapped for the survey area: disturbed habitat, disturbed Encelia scrub (offsite), and disturbed wetlands.

**Table 1 Vegetation Communities within the Survey Area**

| <b>Vegetation Community (Holland/Oberbauer Code)/MSCP</b> | <b>Existing Onsite (acres)</b> | <b>Existing Offsite (acres)</b> |
|-----------------------------------------------------------|--------------------------------|---------------------------------|
| Disturbed Habitat (11000)                                 | 19.69                          | 1.86                            |
| Urban/Developed (12000)                                   | ----                           | 8.37                            |
| Disturbed Encelia Scrub (33600) / MSCP Tier II            | ----                           | 0.98                            |
| Disturbed Wetlands (11200)                                | 0.64                           | ----                            |
| Non-native Riparian <i>Ricinus communis</i> (65000)       | 0.24                           | ----                            |
| Non-native Riparian <i>Washingtonia robusta</i> (65000)   | 0.38                           | ----                            |
| Emergent Wetlands (52440)                                 | 0.02                           | 0.31                            |
| <b>TOTAL</b>                                              | <b>20.33</b>                   | <b>11.52</b>                    |

### Disturbed Habitat (21.55 Acres)

Almost the entire property, except for a small area of disturbed wetlands at the northerly end of the onsite drainage swale, consists of a sparse cover of non-native exotic and ornamental plant species along with a few native plants, interspersed among overgrown patches of abandoned concrete pads. The dominant species is crown daisy (*Glebionis coronaria*). Other species observed throughout the site include coastal wattle, sweet acacia (*Acacia farnesiana*), golden wattle (*Acacia longifolia*), thin-leaf ragweed (*Ambrosia confertiflora*), scarlet pimpernel (*Anagallis arvensis*), broom baccharis, Baja fairy duster (*Calliandra californica*), dove weed (*Croton setigerus*), cardoon (*Cynara cardunculus*), stinkwort (*Dittrichia graveolens*), bush sunflower (*Encelia californica*), shiny-leaf yerba santa (*Eriodictyon trichocalyx* var. *trichocalyx*), California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*), red-stem filaree (*Erodium botrys*), burdet filaree (*Erodium valentinum*), petty spurge (*Euphorbia peplus*), California ash (*Fraxinus dipetala*), common juniper (*Juniperus communis*), Goldenrain tree (*Koeleruteria paniculata*), wild cucumber (*Marah macrocarpus*), horehound (*Marrubium vulgare*), Cajeput tree (*Melaleuca quinquenervia*), Ngaio tree (*Myoporum laetum*), common plantain (*Plantago major*), arrow weed (*Pluchea sericea*), wild radish (*Raphanus sativus*), castor bean (*Ricinus communis*), curly dock (*Rumex conglomeratus*), Peruvian pepper tree, Brazilian pepper tree, tamarisk (*Tamarix parviflora*), poison sumac (*Toxicodendron vernix*), Mexican buckeye (*Ungnadia speciosa*), Mexican fan palm, and mule's ears (*Wyethia ovata*).

Custom Soil Resource Report  
Soil Map

Map projection: Web Mercator Corner coordinates: WGS84 Edge loc: UTM Zone 11N WGS84

Scale: 0 to 240 Meters, 0 to 600 Feet

North Arrow

UTM Coordinates (Zone 11N WGS84):  
 Easting: 3621290, 3621230, 3621170, 3621110, 3621050, 3620990, 3620930, 3620870  
 Northing: 502760, 502820, 502880, 502940, 503000, 503060, 503120, 503180, 503240, 503300, 503360

Property Boundary: Blue line  
 Soil Type HrD2: Orange line  
 Soil Type DIE: Yellow line

Streets: Sweetwater Springs, 10th St, Foles Way, PMA Corporate, Via Orange Way

|                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The soil surveys that comprise your AOI were mapped at 1:24,000.                                                                                                                                                                                                                                             | <b>Warning:</b> Soil maps beyond the scale of mapping can cause misunderstandings of the state of the mapping and its intended placement. The map(s) do not show the small areas of contrasting soils that could have been shown at a more detailed scale. |
| Please rely on the bar scale on each map sheet for map measurements.                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                            |
| Source of Map: National Biological Conservation Service<br>Web Soil Survey URL: <a href="http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm">websoilsurvey.sc.egov.usda.gov/App/HomePage.htm</a><br>Coordinate System: Web Mercator (EPSG-3857)                                                          |                                                                                                                                                                                                                                                            |
| Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers Equal Area Projection, would instead result in more accurate calculations of distance or area are required. |                                                                                                                                                                                                                                                            |
| This product is sponsored by the USDANRCS certified data as of the release date listed below.                                                                                                                                                                                                                |                                                                                                                                                                                                                                                            |
| Soil Survey Areas: San Diego County Area, California<br>Survey Area Name: Version 7, Rev 15, 2013                                                                                                                                                                                                            |                                                                                                                                                                                                                                                            |
| Soil map units are classified (as space allows) for map scales 1:50,000 or larger.                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                            |
| Date(s) aerial images were photographed: May 2, 2010–May 6, 2010                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                            |
| The orthophoto or other base map on which the soil form was compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shading may occur.                                                                                                          |                                                                                                                                                                                                                                                            |

| San Diego County Area, California (CA63B) |                                                 |              |                |
|-------------------------------------------|-------------------------------------------------|--------------|----------------|
| Map Unit Symbol                           | Map Unit Name                                   | Acres in AOI | Percent of AOI |
| DaE                                       | Diablo day, 15 to 30 percent slopes             | 15.5         | 90.4%          |
| HD2                                       | Huenfuerro loam, 9 to 15 percent slopes, eroded | 1.6          | 9.6%           |
| <b>Totals for Area of Interest</b>        |                                                 |              | <b>17.1</b>    |
|                                           |                                                 |              | <b>100.0%</b>  |

**THIS PAGE INTENTIONALLY LEFT BLANK**

# VEGETATION/IMPACTS MAP

Figure 6



Source: Eagle Aerial - 2013

**THIS PAGE INTENTIONALLY LEFT BLANK**

Additional ornamental species which are usually planted for landscaping purposes were observed in the eastern portion of the site, near Sweetwater Springs Boulevard, and include coojong (*Acacia saligna*), bougainvillea (*Bougainvillea* spp.), iceplant (*Carpobrotus* spp.), variegated ficus (*Ficus benjamina* var. *variegata*), cut-leaf geranium (*Geranium dissectum*), common ivy 'Hahn's Green Ripple' (*Hedera helix*), lavender (*Lavandula dentata*), red-leaved Miscanthus (*Miscanthus purpurascens*), oleander, purple-leaved fountain grass (*Pennisetum setaceum* 'Rubrum'), prostrate rosemary (*Rosmarinus officinalis prostratus*), Mexican bush sage (*Salvia leucantha*), Hot Lips sage (*Salvia microphylla* var. "Hot Lips"), Pacific coast mahogany (*Swietenia macrophylla*), and yucca (*Yucca* spp.).

Non-native grasses observed throughout the site include oats (*Avena* spp.), bromes (*Bromus* spp.), rat-tail fescue (*Festuca myuros*), rye grass (*Festuca perennis*), barleys (*Hordeum* spp.), fountain grass (*Pennisetum setaceum*), rabbitfoot (*Polypogon monspeliensis*), and Mediterranean schismus (*Schimus barbatus*); and non-native broadleaf forbs include coast locoweed (*Astragalus trichopodus* var. *lonchus*), black mustard (*Brassica nigra*), totalote (*Centaurea melitensis*), fennel (*Foeniculum vulgare*), short-pod mustard (*Hirschfeldia incana*), horehound (*Marrubium vulgare*), Indian sweet clover (*Melilotus indicus*), tree tobacco (*Nicotiana glauca*), Russian thistle (*Salsola australis*), ragwort (*Senecio californicus*), milk thistle (*Silybum marianum*), prickly sow thistle (*Sonchus asper* ssp. *asper*), stinging nettle (*Urtica dioica* ssp. *holosericea*), and common cocklebur (*Xanthium strumarium*).

Disturbed habitat also occurs offsite within the 100-foot survey buffer adjacent to the north-central and northeast property boundaries, and is comprised of similar exotic and ornamental species as listed above.

### **Disturbed Encelia Scrub: Offsite (0.98 Acre)**

Encelia scrub consists of widely-spaced soft-woody shrubs, 1.5 to 9.0 feet tall, dominated by brittlebush (*Encelia farinosa*), and typically found on desert slopes (including talus slopes) and alluvial fans. This vegetation community is adjacent to the northeast corner of the site and occurs in a small portion of the slope that separates the project site from the existing businesspark uses to the north. Other native and nonnative plant species within this offsite disturbed habitat include coastal wattle (*Acacia cyclops*), broom baccharis (*Baccharis sarothroides*), eucalyptus (*Eucalyptus* spp.), big root geranium (*Geranium macrorrhizum*), oleander (*Nerium oleander*), red willow (*Salix laevigata*), Peruvian pepper tree (*Schinus molle*), Brazilian pepper tree (*Schinus terebinthifolius*), and Mexican fan palm (*Washingtonia robusta*).

This offsite habitat is of low quality because it is highly disturbed; it is not considered sensitive by federal or State regulatory agencies or the County; it is not a unique vegetation community; it is not critical to the proper functioning of a balanced natural ecosystem; and it does not serve as a functioning wildlife corridor (i.e., no offsite habitat connectivity because it is completely surrounded by disturbed or urban land uses).

### **Disturbed Wetlands (0.96 Acre)**

**Non-native Riparian *Ricinus communis* (0.24 acre):** The southwest end of the onsite drainage swale is a densely vegetated riparian thicket in which the non-native, invasive castor bean accounts for greater than 50% of the total vegetative cover.

**Non-native Riparian *Washingtonia robusta* (0.39 acre):** The middle section of the onsite drainage swale is a sparsely vegetated riparian thicket in which non-native, invasive Mexican fan palms account for greater than 50% of the total vegetative cover. In addition, there are a few individual willows (*Salix*

*gooddingii*, *S. lucida* ssp. *lasiandra*) and mulefat (*Baccharis salicifolia* ssp. *salicifolia*) growing along this section of the disturbed drainage swale.

**Emergent Wetlands (0.33 acre):** Fed by persistent urban runoff flows from a storm drain culvert exiting under the adjacent business park to the west of the project site, approximately 0.05 acre of disturbed emergent wetlands occurs in a small area at the northeast end of the onsite drainage swale, straddling the north property boundary, with 0.02 acre occurring onsite and 0.03 acre offsite. This area is characterized by low-growing, perennial wetland species dominated by broad-leaf cattail (*Typha latifolia variegata*). Other observed species in this vegetation community include coastal wattle, coast locoweed, quackgrass (*Elymus repens*), California ash, miniature lupine (*Lupinus bicolor*), castor bean, red willow, Peruvian pepper tree, tamarisk, stinging nettle, mule's ears, and Mexican fan palm. The remaining 0.28 acre of emergent wetlands within the survey area occurs offsite within a portion of the County detention basin next to the southeast quadrant of Sweetwater Springs/Jamacha Boulevard intersection.

### 1.4.3 Flora

A list of plant species observed within the survey area is provided in Appendix A. The majority of plant species observed during the general biological survey are non-native and ornamental species, and these are listed within each vegetation community described above.

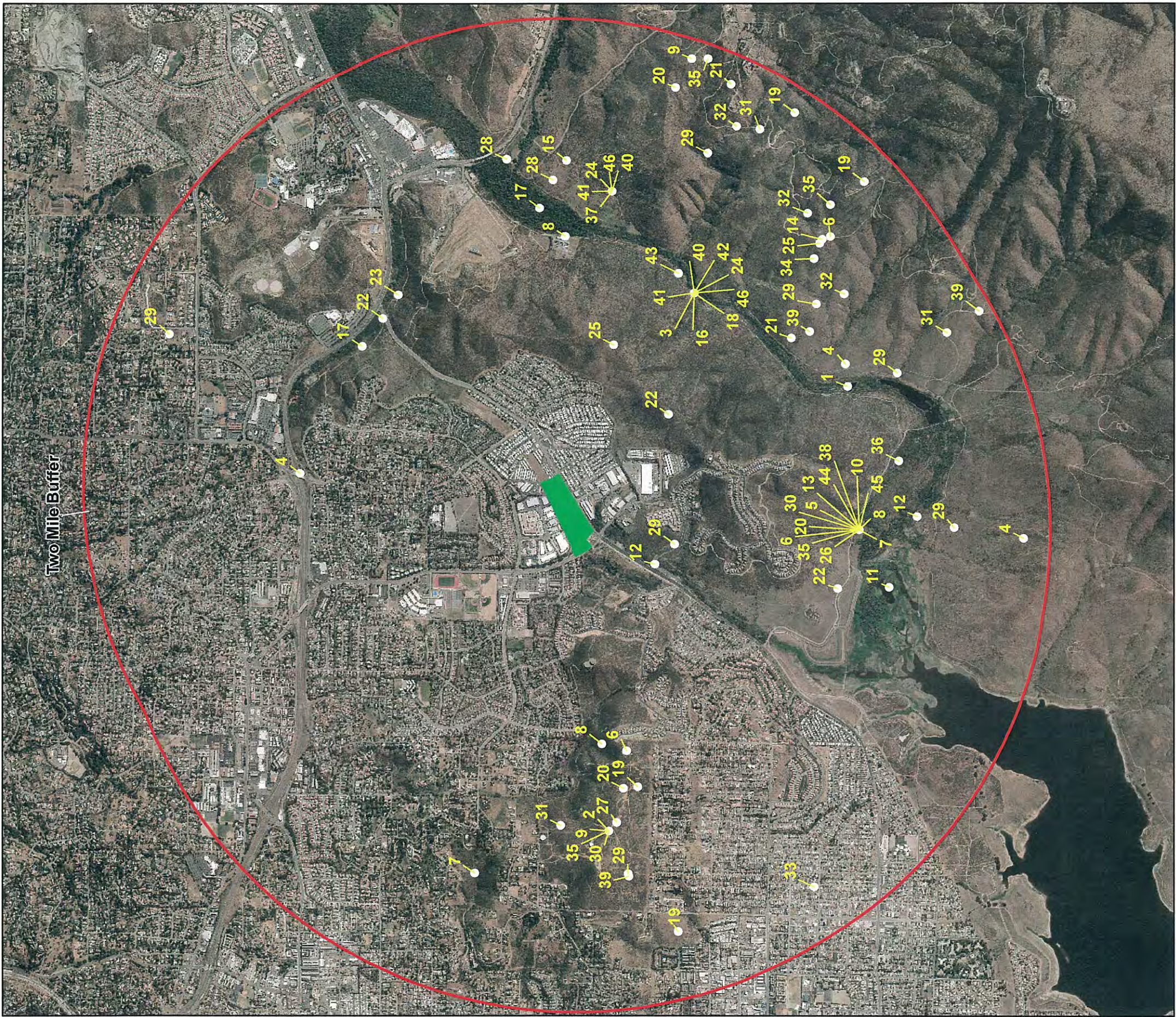
### 1.4.4 Fauna

Eighteen bird species, one reptile, and two mammals were observed within the survey area during the general biological survey (Appendix A).

### 1.4.5 Special-Status Plant Species

As previously mentioned, recorded locations of potentially-occurring special-status species within 2 miles of the project site based on the CNDDDB were mapped and overlaid onto aerial imagery (Figure 7). For purposes of this assessment, special-status plant species include plants that are: federally listed as threatened or endangered by the USFWS; State listed as threatened or endangered or considered sensitive by the CDFW; CNPS Rank 1A, 1B, 2A, or 2B species, as recognized in the CNPS's Inventory of Rare and Endangered Vascular Plants of California and consistent with CEQA guidelines; and List A, B, C, or D species included on the County's Sensitive Plant List in Table 2, Appendix B, of the County's Guidelines (County of San Diego 2010).

No special-status plant species were observed within the survey area and none are expected to occur. Due to its disturbance, the survey area does not support suitable vegetation associations, soils, or microhabitat conditions for the special-status plant species identified in the County's scoping letter (Table A-1) and for those known to occur within five miles of the site, San Diego thornmint (*Acanthomintha ilicifolia*), Otay tarplant (*Deinandra conjugens*), San Diego button-celery (*Eryngium aristulatum* var. *parishii*), and Mexican flannelbush (*Fremontodendron mexicanum*), based on the CNDDDB (Table A-2). In addition, these species would have been positively identified if present, as the survey occurred during their blooming periods. Please refer to Appendix C for descriptions of the conservation status, habitat preferences, and rationale regarding the low potential for occurrence for these special-status plant species.



| Common Name, Species Number       |                              |                                                |                                    |
|-----------------------------------|------------------------------|------------------------------------------------|------------------------------------|
| arroyo toad, 1                    | decumbent goldenbush, 12     | pocketed free-tailed bat, 24                   | southwestern willow flycatcher, 36 |
| Bell's sage sparrow, 2            | double-crested cormorant, 13 | quino checkerspot butterfly, 25                | Townsend's big-eared bat, 37       |
| big free-tailed bat, 3            | Dunn's mariposa-lily, 14     | red-diamond rattlesnake, 26                    | tricolored blackbird, 38           |
| California adolphia, 4            | Hermes copper butterfly, 15  | rosy boa, 27                                   | variegated dudleya, 39             |
| California horned lark, 5         | hoary bat, 16                | San Diego ambrosia, 28                         | western mastiff bat, 40            |
| coast horned lizard, 6            | least Bell's vireo, 17       | San Diego barrel cactus, 29                    | western red bat, 41                |
| coastal cactus wren, 7            | long-eared myotis, 18        | San Diego black-tailed jackrabbit, 30          | western small-footed myotis, 42    |
| coastal California gnatcatcher, 8 | Munz's sage, 19              | San Diego goldenstar, 31                       | western spadefoot, 43              |
| coastal whiptail, 9               | orangethroat whiptail, 20    | San Diego marsh-elder, 32                      | yellow warbler, 44                 |
| Cooper's hawk, 10                 | Otay manzanita, 21           | San Diego thorn-mint, 33                       | yellow-breasted chat, 45           |
| Dean's milk-vetch, 11             | Otay tarplant, 22            | San Miguel savory, 34                          | Yuma myotis, 46                    |
|                                   | Palmer's goldenbush, 23      | southern California rufous-crowned sparrow, 35 |                                    |

**THIS PAGE INTENTIONALLY LEFT BLANK**

### 1.4.6 Special-Status Wildlife Species

As previously mentioned, recorded locations of potentially-occurring special-status species within 5 miles of the project site based on the CNDDDB were mapped and overlaid onto aerial imagery (Figure 7). For purposes of this assessment, special-status wildlife species include wildlife that are: listed as threatened or endangered, proposed for listing, or candidates for listing by the USFWS; considered sensitive animals by the CDFW; and/or, are Group 1 or 2 species on the County's Sensitive Animal List in Table 3, Appendix B, of the County's Guidelines (County of San Diego 2010).

No special-status wildlife species were observed within the survey area. Due to its disturbance, the survey area does not support suitable habitat conditions for the special-status wildlife species identified in the County's scoping letter (Table A-1) and for those known to occur within five miles of the site, southwestern willow flycatcher (*Empidonax traillii extimus*) and least Bell's vireo (*Vireo bellii pusillus*), based on the CNDDDB (Table A-3). Please refer to Appendix C for descriptions of the conservation status, habitat preferences, and rationale regarding the low potential for occurrence for these special-status wildlife species.

Based on the USFWS Critical Habitat Portal (USFWS 2014b), critical habitat designations for San Diego ambrosia (*Ambrosia pumila*), coastal California gnatcatcher (*Polioptila californica californica*), least Bell's vireo, Otay tarplant (*Hemizonia conjugens*), and spreading navarretia (*Navarretia fossalis*) occur around the Sweetwater Reservoir and throughout the USFWS San Diego National Wildlife Refuge located 0.5 mile to the east at its nearest distance to the site. None of these federally-listed species are expected to occur within or near the site due to the absence of suitable habitats for these species.

In general, important raptor foraging areas are characterized by habitat types that are both compatible with foraging behavior (e.g., promote appropriate lines of sight, provide unobstructed access to prey, contain adequate perches, etc.) and support an adequate prey base for target raptors with the potential to range through the area. Typically, raptor foraging areas of local and regional importance are relatively large in size and are not fragmented or constrained by development or other incompatible land uses. For year-round resident raptors, important foraging areas may be used frequently and repeatedly, and usually occur in close proximity to nest locations and territories. Wintering raptors with the potential to occasionally range through an area may use multiple foraging sites less frequently along a migratory route or wintering location. Due to the presence of ground squirrels and desert cottontail observed during the survey, as well as a relatively wide expanse of open disturbed habitat, the site provides good quality foraging habitat for sensitive raptors such as Cooper's hawk (*Accipiter cooperii*), ferruginous hawk (*Buteo regalis*), turkey vulture (*Cathartes aura*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus caeruleus*), and prairie falcon (*Falco mexicanus*) which are County Group 1 listed species. As previously stated, a red-tailed hawk was observed flying over the site during the general biological survey; however, no raptor nests were observed.

In addition, the onsite and offsite trees within the survey area provide suitable nesting, perching and foraging areas for all avian species, especially sensitive raptors, protected under the federal MBTA and State Fish and Game Code. Appendix A lists the common bird species observed. The MBTA protects all common wild birds found in the United States except the house sparrow, starling, feral pigeon, and resident game birds such as pheasant, grouse, quail, and wild turkey. Resident game birds are managed separately by each state. The MBTA makes it unlawful for anyone to kill, capture, collect, possess, buy, sell, trade, ship, import, or export any migratory bird including feathers, parts, nests, or eggs. Further,

Section 3503 of the State Fish and Game Code makes it illegal to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Section 3503.5 also protects all birds in the orders *Falconiformes* and *Strigiformes*, birds of prey, such as hawks and owls, and their eggs and nests from any form of take.

### 1.4.7 Jurisdictional Waters and Wetlands

RBF/Baker conducted a jurisdictional delineation to characterize the potential jurisdictional resources (i.e., "waters" and/or wetlands) within the onsite drainage swale (Appendix D). Jurisdictional waters and wetlands generally include those resources regulated by the USACE pursuant to Section 404 of the federal Clean Water Act (CWA); the RWQCB pursuant to Section 401 of the CWA and State Porter-Cologne Water Quality Control Act; the CDFW pursuant to Sections 1600 *et. seq.* of the State Fish and Game Code; and the County pursuant to RPO regulations. The field work for this delineation was conducted on October 14, 2014 pursuant to the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region, Version 2.0* (Corps 2008); *Practices for Documenting Jurisdiction under Section 404 of the CWA Regional Guidance Letter* (Corps 2007); *Minimum Standards for Acceptance of Preliminary Wetland Delineations* (Corps 2001); and *Field Guide to Lake and Streambed Alteration Agreements Section 1600-1607* (CDFW 1994).

The onsite drainage swale is 970 linear feet and is a riprap-lined earthen feature that enters the project site through a 60-inch concrete culvert along the northern property boundary and exits the site through a 60-inch concrete culvert along the southwest property boundary. It was artificially channelized and designed to convey urban runoff and stormwater flows generated upstream. There is a predominance of non-native vegetation along the swale, with very few patches of native riparian habitat. In addition, the swale is crossed by five separate cement crossings that disrupt the hydrologic continuity of the feature. The downstream portion of this swale contains approximately 200 linear feet of densely vegetated castor bean, severely limiting the establishment of native riparian vegetation. Similarly, the upstream extent contains primarily non-native vegetation with small stands of native riparian vegetation (hydrophytic plant species).

The swale contains evidence of the USACE Ordinary High Water Mark (OHWM), which varies 4-12 feet in width, including drift deposits, changes in vegetation type, and presence of a defined bed and bank. The CDFW jurisdictional streambed varies 8-15 feet in width, with associated riparian vegetation (hydrophytic plant species) at its northernmost extent: emergent cattail (OBL) and tall flat-sedge (FACW). Due to the presence of this hydrophytic vegetation, two soil pits were dug in the northernmost segment to assess the presence of hydric soil conditions. Both pits contained hydrophytic vegetation and one exhibited wetland hydrology, but neither displayed hydric soil indicators. The soil texture consisted of sand and did not exhibit saturated conditions. A USACE jurisdictional wetland must exhibit hydrologic conditions, hydrophytic vegetation, and hydric soils. Due to the absence of hydric soils, no USACE jurisdictional wetlands are present within the onsite swale. Approximately 0.23 acre of the onsite swale is considered a USCAE jurisdictional "waters of the U.S." because it has a direct hydrological connection to downstream waters. In addition, no isolated (or "Rapanos") conditions were observed within the onsite swale; therefore, the RWQCB follows that of USACE jurisdiction. Furthermore, approximately 0.39 acre of the swale qualifies as CDFW jurisdictional streambed ("waters of the State") due to the presence of a defined bed and bank, along with 0.03-acre of associated CDFW jurisdictional riparian vegetation.