



**Focused Special Study Area Report
for the Bella Mar Project
Project No. 631240
San Diego, California**

Prepared for
Red Tail Acquisitions LLC
2082 Michelson Drive, Fourth Floor
Irvine, CA 92612

Prepared by
RECON Environmental, Inc.
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
P 619.308.9333

RECON Number 8575
August 12, 2020

TABLE OF CONTENTS

Acronyms and Abbreviations iii

1.0 Introduction 1

2.0 Project Site..... 5

3.0 Proposed Project 5

4.0 Special Study Report Criteria 13

 4.1 Assess Biological Resources 13

 4.2 Assess Hydrological Conditions 21

5.0 Basis for Establishing Land Uses..... 25

 5.1 Identification of Areas for Preservation, Enhancement, and Restoration 25

 5.2 Identification and Designation of Areas for Development. 25

 5.3 Illustration of the Relationship of Proposed Land Uses with Adjacent
 Land Uses 26

 5.4 Provision of a Continuous Connection between the Otay Valley,
 Salt Works, and San Diego Bay 27

 5.5 Description of the Proposed Circulation Systems..... 27

 5.6 Public Facilities and Services 29

6.0 Project Land Use Proposal..... 29

 6.1 Otay River and Nestor Creek..... 29

 6.2 Buffer Zones..... 30

 6.3 Goals of Otay Valley River Park 30

 6.4 Public Access 31

 6.5 Site Design..... 31

 6.6 Regulatory Compliance 32

 6.7 Conform with Related and Adopted Plans..... 34

**7.0 Programmatic Discussion of Special Study Area Outside
Project Site..... 36**

8.0 Conclusions..... 36

9.0 References Cited..... 36

TABLE OF CONTENTS (cont.)

FIGURES

1: Special Study Area- Parcel Ownership 2
 2: Special Study Area- Conserved Lands 3
 3: Project’s Location within Otay Valley Regional Park Concept Plan 4
 4: Regional Location..... 6
 5: Project Location on Aerial Photograph..... 7
 6: Existing MHPA Boundary 8
 7a: Project Site Plan10
 7b: Project Off-Site Improvements: Hollister Street Section.....11
 8: Proposed MHPA Boundary Line Adjustment12
 9: Special Study Area Vegetation14
 10: Existing On-Site Biological Resources16
 11: Special Study Area Watershed22
 12: Proposed Conditions Drainage Map24

TABLES

1: Public and Private Ownership within the Special Study Area.....1
 2: Special Study Area Vegetation13
 3: Sensitive Plant Species with a Moderate Potential to Occur in the SSA.....17
 4: Project’s Compliance with MSCP Land Use Adjacency Guidelines20
 5: Requested Deviations33

ATTACHMENTS

- 1: Sensitive Plant Species Observed or with the Potential for Occurrence
- 2: Sensitive Wildlife Species Observed or with the Potential for Occurrence

Acronyms and Abbreviations

ALUCP	Airport Land Use Compatibility Plan
BLA	Boundary Line Adjustment
BMZ	Brush management zone
CAP	Climate Action Plan
CNDDB	California Natural Diversity Database
CPA	Otay Mesa-Nestor Community Planning Area
City	City of San Diego
Community Plan	Otay Mesa-Nestor Community Plan
Concept Plan	Otay Valley Regional Park Concept Plan
ESL	Environmentally Sensitive Lands
FEMA	Federal Emergency Management Agency
I-5	Interstate 5
LDC	Land Development Code
MHPA	Multi-Habitat Planning Area
MSCP	Multiple Species Conservation Program
OVRP	Otay Valley Regional Park
NWR	National Wildlife Refuge
project	Bella Mar Project
SDMC	San Diego Municipal Code
SSA	Special Study Area
TPA	Transit Priority Area
USGS	U.S. Geological Survey
WMA	Watershed Management Area

1.0 Introduction

Pursuant to Appendix 1B of the Otay Mesa-Nestor Community Plan (Community Plan), the project site is located within an area designated as the Special Study Area (SSA). The SSA designation was placed on lands within the Otay Mesa-Nestor community planning area in order to require the preparation and adoption of a comprehensive Special Study for properties located within the SSA overlay designation prior to any land use changes. The overlay was established to address a lack of detailed information regarding the resource and environmental value of the lands located within the SSA. Specifically, the Otay Mesa-Nestor Community Plan states that the “SSA should become wholly or partially included in the future Otay Valley Regional Park (OVRP), the Multiple Species Conservation Program (MSCP) Preserve and/or the U.S. Fish and Wildlife Service proposed San Diego National Wildlife Refuge (NWR). Those areas included should be restored and managed as natural resource areas, regional recreation areas or part of the salt production industry. Those areas not included should be used in ways which promote development and economic revitalization in the community, help to revitalize the Palm Avenue corridor, and improve public access and circulation in the community” (City of San Diego 1996).

The Otay Mesa-Nestor Community Plan was adopted in 1997 prior to the establishment of the OVRP, adoption of the MSCP and creation of the NWR. It was the intent of the SSA to provide an extra layer of required analysis to address biological resources, habitat value and hydrology in order to help inform a basis for determining appropriate land uses within the SSA. Since the adoption of the Otay Mesa-Nestor Community Plan, the SSA has fulfilled its intent. A summary of specific parcel ownerships within the SSA is shown in Figure 1 and summarized in Table 1. Figure 2 shows the parcels within the SSA that have been conserved within the OVRP, the MSCP Preserve, and/or the NWR.

Owner	Acreage
City of San Diego	68
County of San Diego	3
Port of San Diego	91
United States Fish and Wildlife Service	138
Privately-Owned Land	90
Right-of-Way	17
TOTAL	407

As shown in Figure 3, the project site is within the OVRP Concept Plan (Concept Plan; County of San Diego et al. 1997) boundary, but not within a designated parks (Open Space) area. The project is, however, within a designated “Recreation Area.”

This report is intended to fulfill the Special Study requirement associated with the project site consistent with the Otay Mesa Nestor Community Plan and provides a focused analysis of all criteria required in the Special Study.

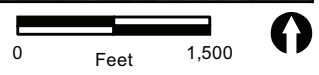
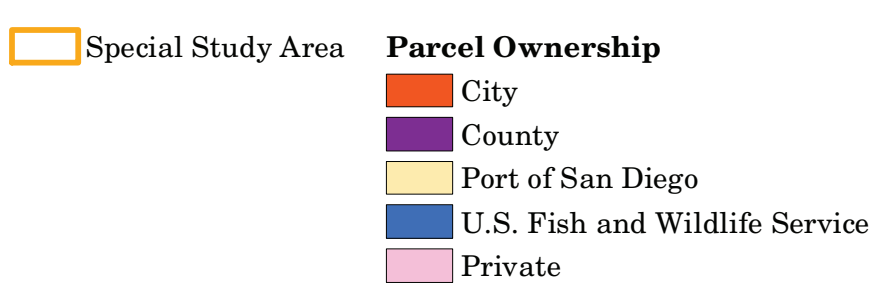
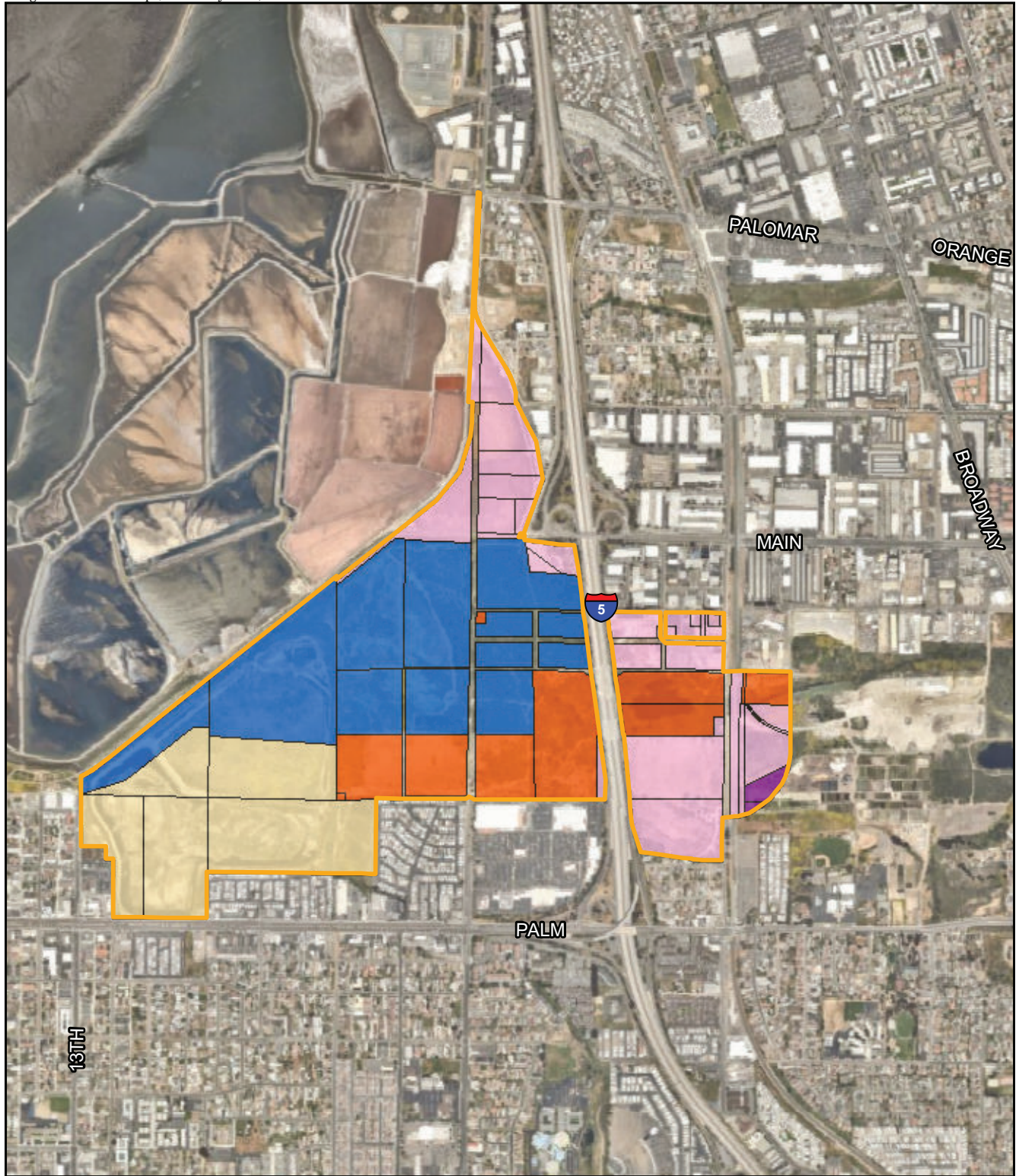
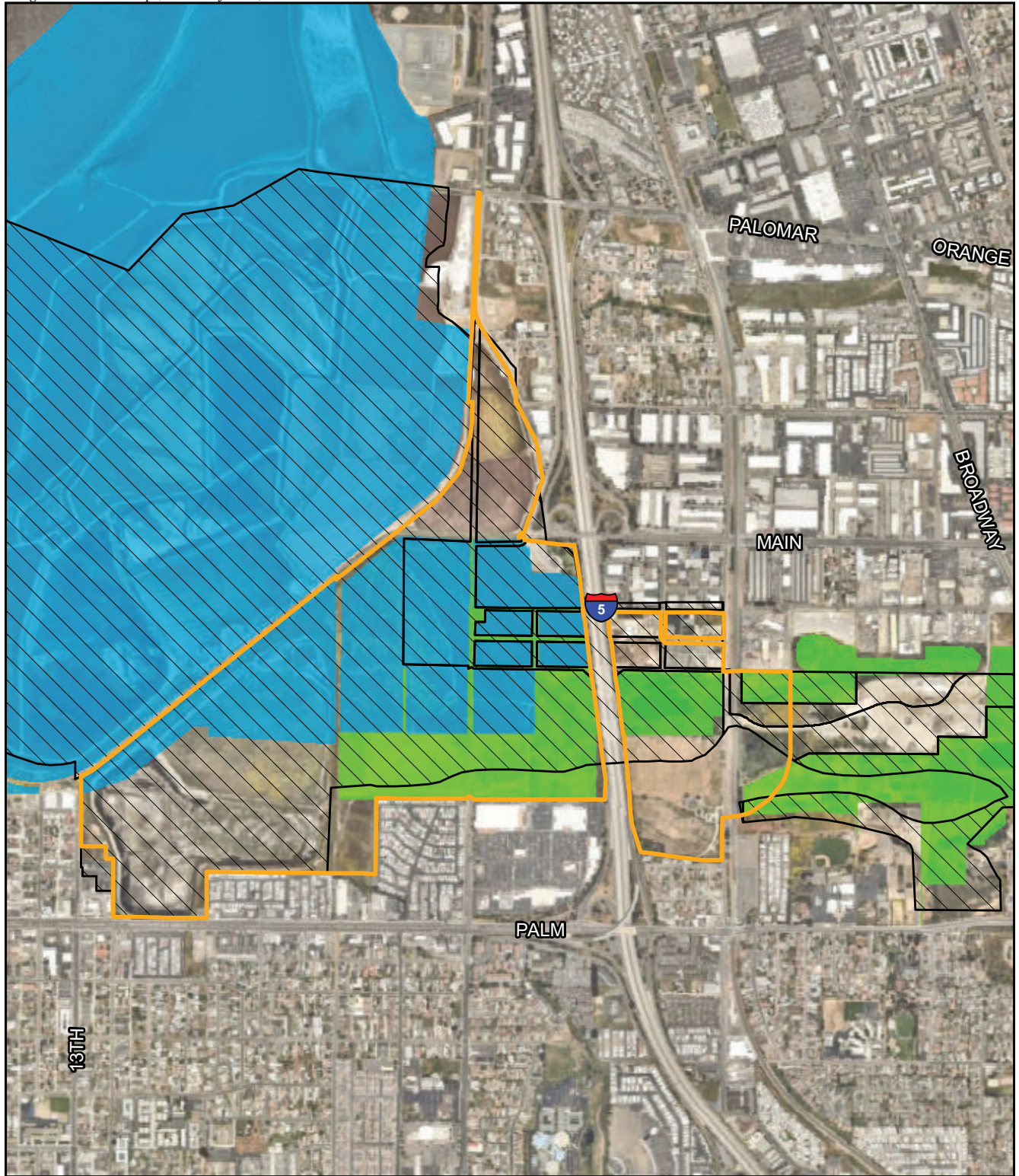






FIGURE 1

Special Study Area- Parcel Ownership



-  Special Study Area
-  MHPA
-  Otay Valley Regional Park Open Space Areas
-  San Diego National Wildlife Refuge

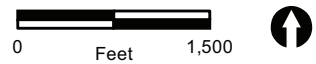





FIGURE 2

Special Study Area- Conserved Lands



-  Project Boundary
-  Special Study Area
-  Otay Valley Regional Park Concept Plan

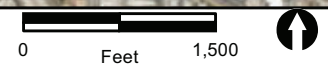


FIGURE 3
Project's Location within Otay Valley Regional Park Concept Plan

2.0 Project Site

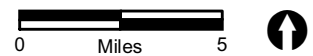
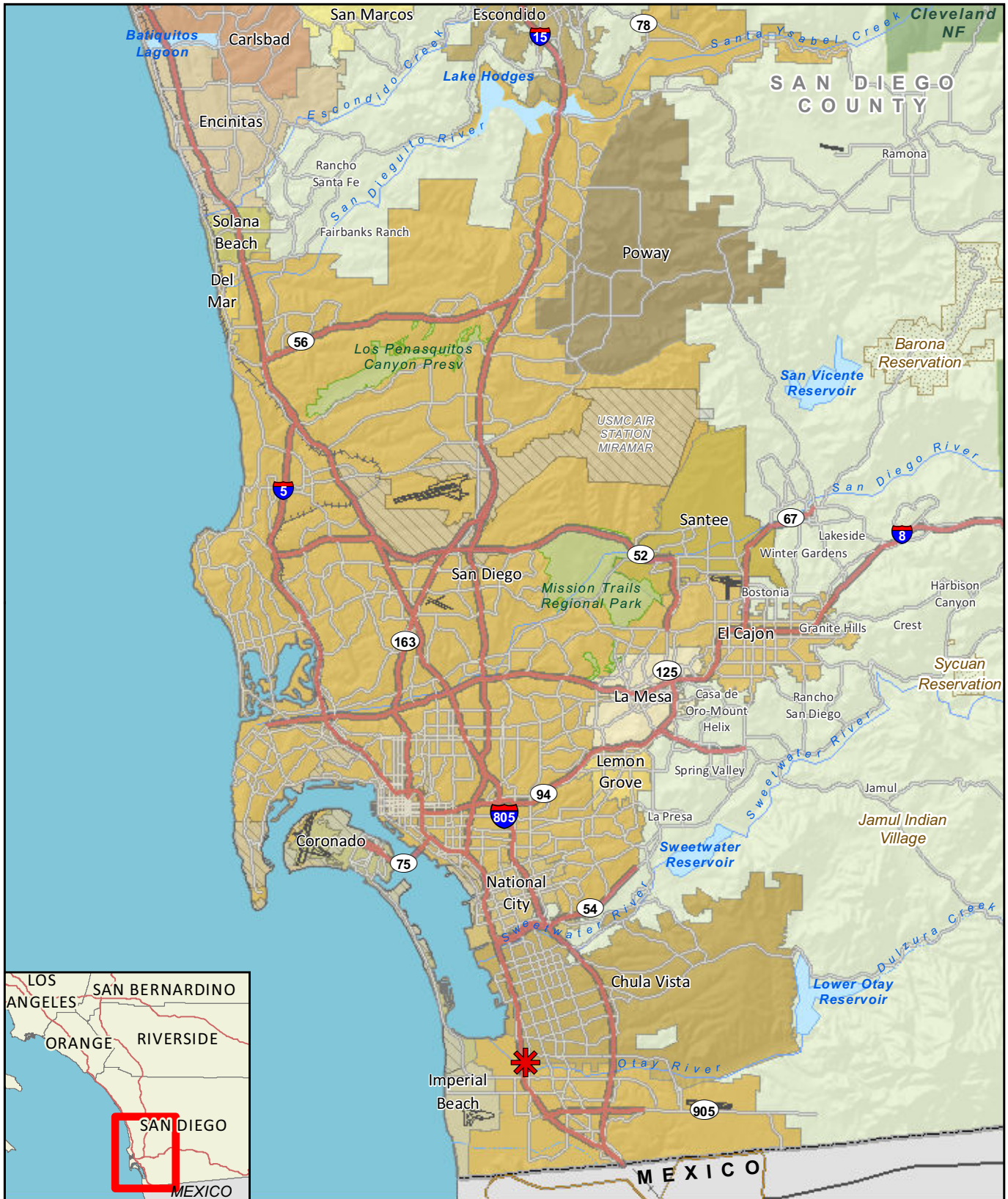
The project site consists of a 14.6-acre parcel of undeveloped land located in the southern part of the city of San Diego (Figure 4). The project site is bounded by Interstate 5 to the west, the Otay River to the north, Hollister Street to the east, and undeveloped land to the south (Figure 5). The project site has been in private ownership, located within the boundaries of the Concept Plan, but outside of any designated Open Space area. The site is outside the boundaries of the MSCP Preserve (except for 3.2 acres within the northern portion of the project site) which is mapped within the MHPA (Figure 6). The project site consists of a single lot and is designated open space in the Otay Mesa-Nestor Community Plan, and zoned OF-1-1 and AR-1-2, which allows residential uses of 1 unit per acre in accordance with the City of San Diego (City) Land Development Code. The site is located within the deferred certification area of the Coastal Overlay Zone. The deferred certification area requires that Coastal Permits be obtained directly from the Coastal Commission.

The project site is within the Palm City neighborhood, historically the transportation hub for the Otay Mesa-Nestor community. Palm City is characterized by a variety of residential and commercial uses located along the trolley corridor. The site is in a Transit Priority Area (TPA) and within a quarter mile of the Palm Avenue Trolley station. Also, there is an existing bus stop along the Hollister Street frontage of the property.

As envisioned by the Community Plan, those areas not included as preserved lands should be proposed for use which will promote development and economic revitalization of the community. The Bella Mar Project (project) supports this vision.

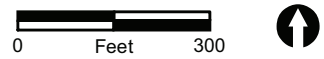
3.0 Proposed Project

The project includes a Community Plan Amendment to redesignate the project site from Open Space to Medium Density Residential and a rezone from Agriculture-Residential (AR-1-2) and Open Space (OF-1-1) to Multiple-Unit Medium Density Residential (RM-2-5) to allow up to 380 dwelling units (280 market rate units and 100 affordable units) in multiple buildings up to four stories. The northern portion of the site currently zoned OF-1-1 located in the open space easement on the north edge of the property and would not require a rezone. In addition to the Community Plan Amendment and rezone, Bella Mar would require a Site Development Permit, a Coastal Development Permit, and a Tentative Map. The project would provide needed housing near a major transit stop, shopping, and recreation.



***** Project Location

FIGURE 4
Regional Location








-  Project Boundary
-  Off-site Improvement Area

FIGURE 5

Project Location on Aerial Photograph



-  Project Boundary
-  Off-site Improvement Area
-  City of San Diego MHPA

0 Feet 300



FIGURE 6
Existing MHPA Boundary

The project is located approximately 600 feet from a trail entrance to the OVRP north of the project site. The project would add a sidewalk (where none currently exists) along the property frontage, extending north to Louret Avenue. This project design improvement would link residents with the OVRP trail entrance on Hollister Street. The project is located approximately 1,500 feet from the existing trolley station and a bus stop is proposed for both the north and southbound sides of Hollister Street. Sidewalk improvements along Hollister Street would provide pedestrian connectivity to the trail network for both future residents and the broader community due to the proximity of the trolley station.

The project proposes to provide 26 percent of the total units as affordable on-site. The applicant seeks to develop a high quality, family-oriented project with larger units, including a total of 95 three-bedroom units that would address the need for family housing within Otay Mesa-Nestor. The project includes landscaped courtyards and a linear green space.

The project's Site Plan is shown in Figure 7a. The project site would be subdivided into four main areas: a 280-unit market rate residential development of approximately 12 acres fronting on Hollister Street, a 100-unit affordable housing component on approximately 2 acres, a 50-foot-wide (0.56 acre) drainage easement and noise buffer adjacent to Interstate 5, and the northern Multi-Habitat Planning Area (MHPA) buffer. Pedestrian and vehicular connections, uniform landscaping, and complementary building materials would link these three elements into a comprehensive design. The project would include outdoor amenity spaces as well as connections to off-site recreation in OVRP and to pedestrian and bike trails linking to the Otay River Trail network and the Bayshore Bikeway. The applicant also proposes an enhanced bus stop along Hollister Street and frontage improvements to improve pedestrian circulation in the neighborhood, to take advantage of the site's proximity to the trolley station and create a walkable community.

The project proposes the improvement of Hollister Street along the property frontage, including the addition of a 6-foot right-of-way dedication for a proposed right-of-way of 72 feet and pavement width of 48 feet. The street would also be improved with 5-foot-wide Class II bike lanes with 3-foot buffers in both north and southbound directions, as well as a center two-way left-turn lane. An enlarged street section of the proposed Hollister Street improvements are illustrated in Figure 7b. A mid-block cross walk is proposed at the project-driveway entrance. A bus stop is proposed for both north and southbound sides of Hollister Street. Sidewalks would be added along the property frontage and would extend south along Hollister Street to Conifer Avenue. A multi-use path would be provided on the east side of Hollister Street.

The project also includes a MHPA Boundary Line Adjustment (BLA), the approval of which would allow an encroachment into the current on-site MHPA boundary. This encroachment would impact a total of 3.2 acres comprised of disturbed land. Under the proposed MHPA BLA, this impact area would be removed from the current MHPA and the remaining 2.3 acres of on-site land within the MHPA would be preserved in open space (Figure 8). On-site MHPA would be restored with "up-tier" habitat (i.e., coastal sage scrub) to compensate for the disturbed land removed through implementation of a revegetation plan.

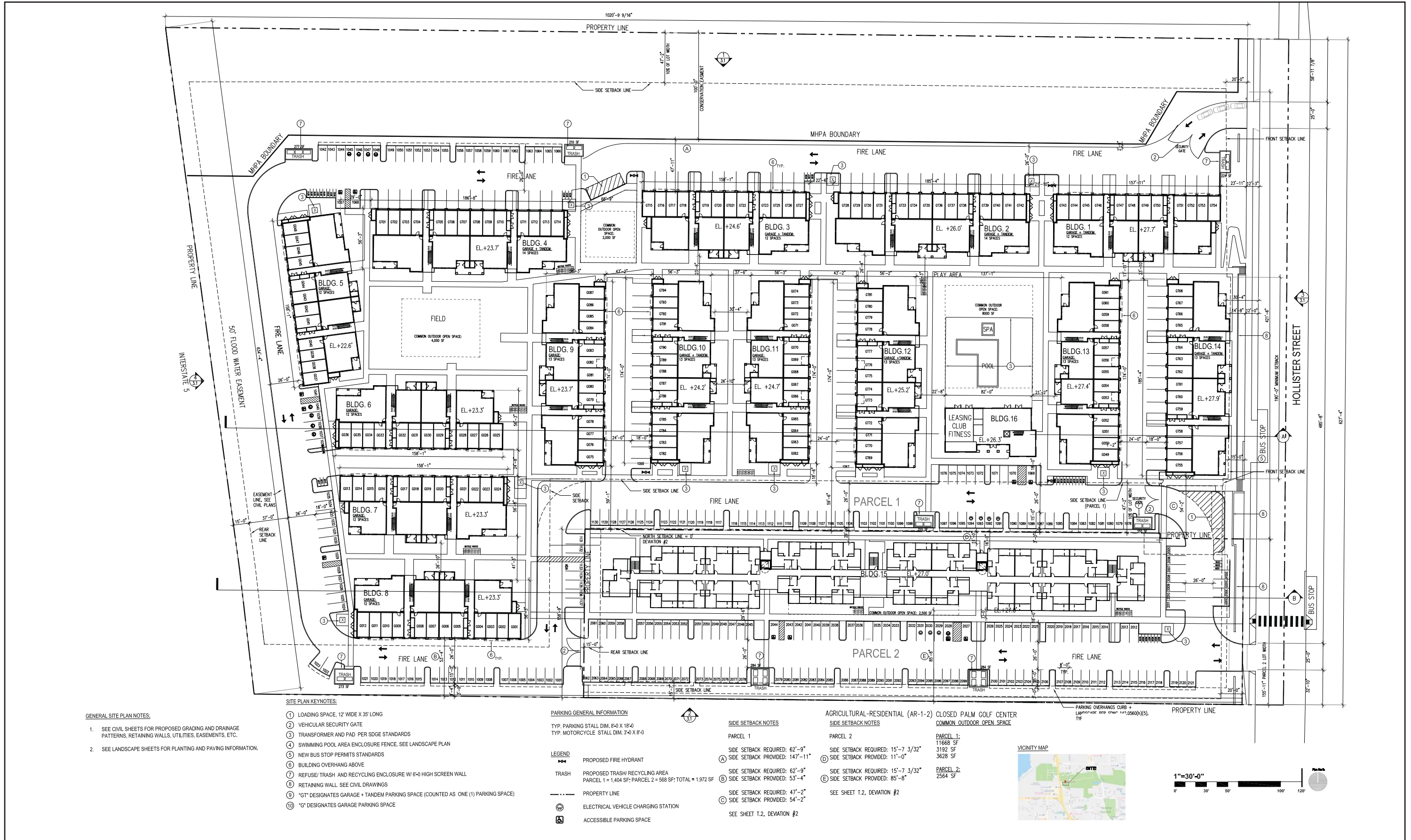
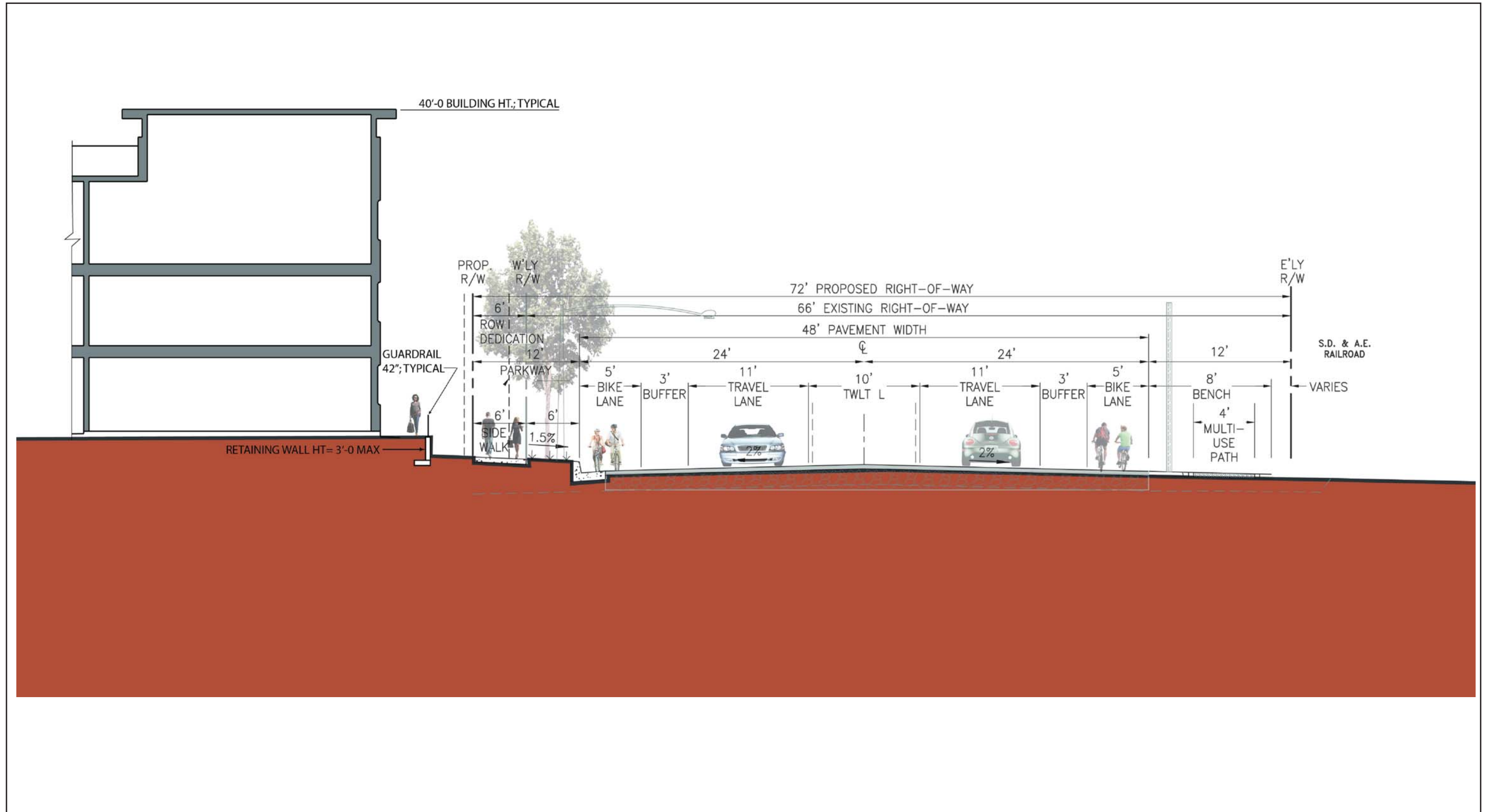


FIGURE 7a
Project Site Plan









-  Project Boundary
-  Off-site Improvement Area
-  Existing MHPA Boundary
-  MHPA Deletion



FIGURE 8

Proposed MHPA Boundary Line Adjustment

4.0 Special Study Report Criteria

This Special Study is tailored to address conditions specific to the project site and address its relationship with surrounding properties within the SSA, and as relevant, outside the SSA. Appendix 1B of the Community Plan provides detailed criteria for subjects to be included in the Special Study. The Special Study is required to assess the biological, sensitive natural resource, natural habitat, and regional habitat and open space connectivity values. Additionally, the Special Study is required to assess the hydrological conditions, describe the watershed(s) and drainage characteristics; determine wetland areas and provide recommendations for floodplain management to meet the needs of proposed development.

4.1 Assess Biological Resources

4.1.1 Vegetation

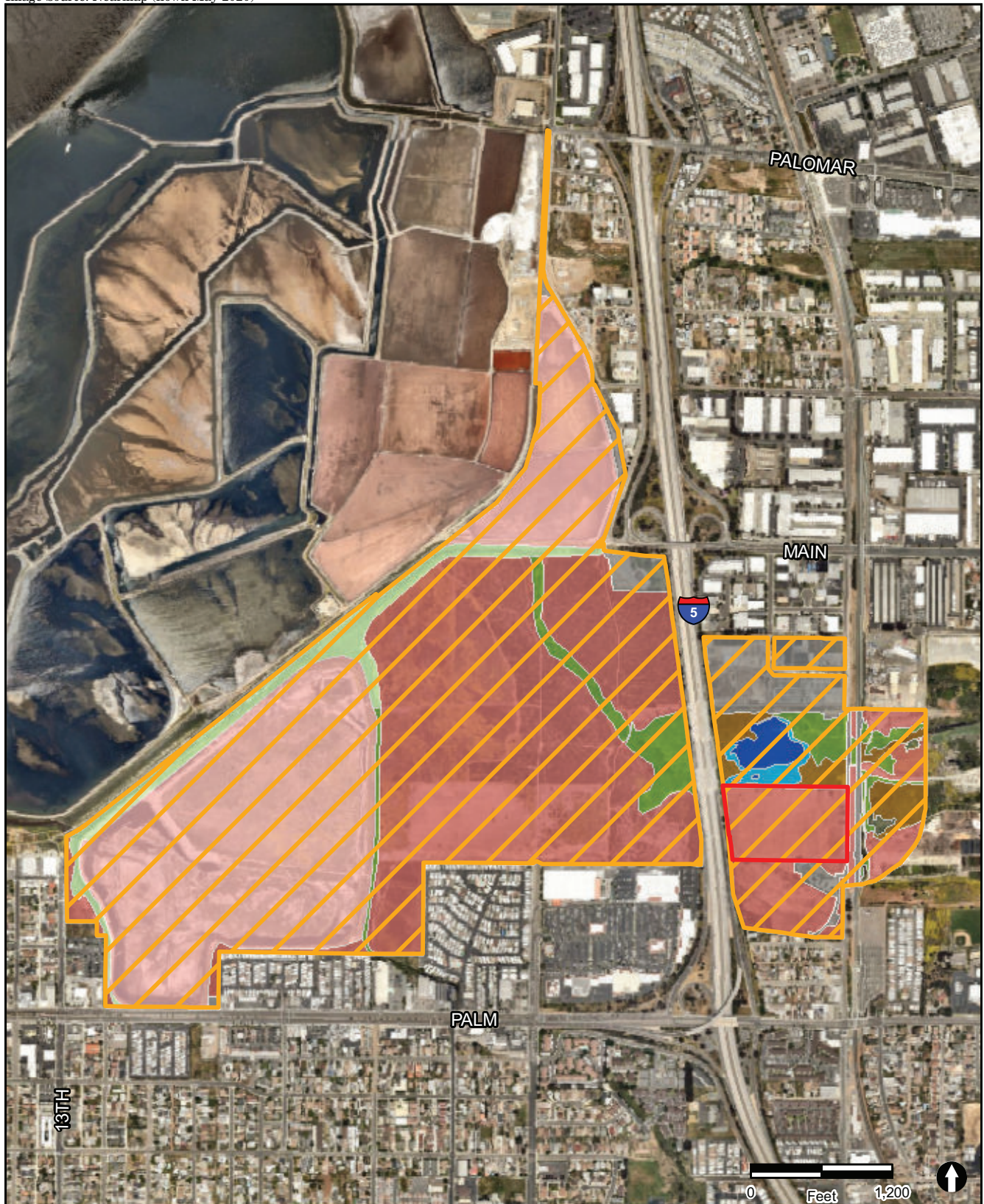
4.1.1.1 Special Study Area

The 407-acre SSA contains eight basic vegetation communities/land cover types as shown in Figure 9 and summarized in Table 2.

Vegetation Communities/ Land Cover Types	Acres
Coastal Wetland	16.75
Disturbed Land	186.70
Freshwater Marsh	0.45
Giant Cane	0.71
Open Water	4.00
Riparian Scrub	19.10
Riparian Woodland	10.00
Saltpan/Mudflat	140.90
Urban/Developed	26.18
TOTAL	407.44

As shown in Table 2, 186.70 acres of the SSA is comprised of disturbed land where past or current activities have removed the majority of the native vegetation. These areas support a predominance of non-native plant species. The saltpan/mudflat habitat of the salt ponds is the next largest portion of the SSA. The salt ponds occur to the west of Interstate 5 (I-5) and are bisected by the Otay River and Nestor Creek.

The Otay River supports riparian woodland, riparian scrub, freshwater marsh, and open water habitats to the east of I-5, and riparian scrub and coastal wetlands to the west of I-5. Nestor Creek is located to the west of I-5 and supports riparian scrub habitat.



- Project Boundary
- Special Study Area

Vegetation Community

- Coastal Wetland
- Disturbed Land
- Freshwater Marsh
- Open Water

- Riparian Scrub
- Riparian Woodland
- Saltpan/Mudflat
- Urban/Developed

FIGURE 9
Special Study Area Vegetation

Urban/developed lands occur as small areas within the SSA where more or less permanent structures or commercial business has removed all native vegetation. Ornamental plantings may occur in these areas.

Of these vegetation types, the following are considered sensitive by the City: coastal wetland, riparian woodland, riparian scrub, saltpan/mudflat, and freshwater marsh. These habitats are considered a type of wetland habitat.

4.1.1.2 Project Site

The project site occurs on disturbed land to the east of I-5 and just south of the Otay River. The site does not support any sensitive vegetation and development of the project would not affect any sensitive vegetation within the project site (Figure 10).



4.1.2 Sensitive Plant Species

4.1.2.1 Special Study Area

A review of the California Natural Diversity Database (CNDDDB) for the vicinity of the SSA was conducted to generate a list of potential sensitive plant species that may occur in this area. In addition, all City MSCP species considered endemic were evaluated for potential to occur in the SSA. These reviews resulted in a list of 25 sensitive plant species with the potential to occur within the SSA (Attachment 1). Of these 25 species, only seven have a moderate potential for occurrence based on the existing habitats that remain in the SSA. A lack of suitable habitat or substrate eliminated the majority of the sensitive plant species from having a potential to occur in the SSA.

The seven sensitive plant species with a moderate potential to occur in the SSA include estuary seablite (*Suaeda esteroa*), woolly seablite (*Suaeda taxifolia*), salt marsh bird's-beak (*Chloropyron maritimum* ssp. *maritimum*) within the coastal wetland habitat; and southwestern spiny rush (*Juncus acutus* ssp. *leopoldii*), San Diego marsh-elder (*Iva hayesiana*), decumbent goldenbush (*Isocoma menziesii* var. *decumbens*), and Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*) in the riparian scrub or woodland habitats. These species are illustrated in Table 3.



-  Project Boundary
-  Off-site Improvement Area

Vegetation Community/Land Cover Type






-  Disturbed Land
-  Urban/Developed

FIGURE 10

Existing On-Site Biological Resources

Table 3 Sensitive Plant Species with a Moderate Potential to Occur in the SSA	
Species Name	Photo
<p>San Diego marsh-elder (<i>Iva hayesiana</i>)</p>	
<p>Decumbent goldenbush (<i>Isocoma menziesii</i> var. <i>decumbens</i>)</p>	
<p>Palmer's goldenbush (<i>Ericameria palmeri</i> var. <i>palmeri</i>)</p>	
<p>Southwestern spiny-rush (<i>Juncus acutus</i> ssp. <i>leopoldii</i>)</p>	

Table 3 Sensitive Plant Species with a Moderate Potential to Occur in the SSA	
Species Name	Photo
Salt marsh bird's-beak <i>(Chloropyron maritimum ssp. maritimum)</i>	
Estuary seablite <i>(Suaeda esteroa)</i>	
Woolly seablite <i>(Suaeda taxifolia)</i>	

4.1.2.2 Project Site

No sensitive plant species were observed on the project site and none are expected to occur. The parcel has been subject to discing at least annually for the past few decades. Discing is a shallow sowing method used to chop up unwanted weeds and protects soil from loss of moisture. This discing has resulted in the site supporting primarily non-native species that tolerate disturbance. Thus, the project site does not support any suitable habitat for any of the sensitive species listed in Attachment 1 and development of the project would not affect any sensitive plant species populations that may occur in the SSA.

on the existing habitats that remain in the SSA. A lack of suitable habitat eliminated the majority of the sensitive plant species from having a potential to occur in the SSA.

The six sensitive wildlife species with a moderate potential to occur in the SSA include western snowy plover (*Charadrius alexandrinus nivosus*), Belding's savannah sparrow (*Passerculus sandwichensis beldingi*), light-footed Ridgway's rail (*Rallus obsoletus*), and California least tern (*Sternula antillarum browni*) within or using the coastal wetland and saltpan/mudflat habitats; and Cooper's hawk (*Accipiter cooperii*) and least Bell's vireo (*Vireo bellii pusillus*) within or using the riparian woodland along the Otay River.

4.1.3.2 Project Site

One sensitive wildlife species, Cooper's hawk, was observed flying over the project site during the September 28, 2018 survey. This species may forage in the disturbed habitat on the site, but would not likely use the site for nesting. No other sensitive wildlife species are expected to occur on the site due to the lack of suitable habitat and the disturbed condition of the site. Development of the project would not have a direct effect on any sensitive wildlife species within the SSA, but has the potential for indirect impacts to sensitive wildlife species that may occur on the adjacent Otay River portion of the SSA to the north of the site. These potential indirect impacts could be avoided with compliance with MHPA land use adjacency guidelines.

As stated in the MSCP Section 1.4.3 (City of San Diego 1997), land uses adjacent to the MHPA are to be managed to ensure minimal impacts to the MHPA. The MSCP establishes adjacency guidelines to be addressed on a project-by-project basis to minimize direct and indirect impacts and maintain the function of the MHPA. The project's adherence to the land use adjacency guidelines are summarized in Table 4.

Table 4 Project's Compliance with MSCP Land Use Adjacency Guidelines	
Summary of Land Use Adjacency Guideline (MSCP Section 1.4.3)	Project Action/Compliance with MSCP
Drainage. Drainage should be directed away from the MHPA or, if not possible, must not drain directly into the MHPA.	All drainage would be treated on-site within the development footprint using methods such as detention/water quality basins to dissipate/detain and filter/treat runoff.
Toxins. Land uses that are potentially toxic or impactful to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by application or drainage of such materials into the MHPA.	The project has been designed to limit post-development storm water runoff discharge rates and velocities to maintain or reduce pre-development erosion and to reduce nutrients, organic compounds, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides by applying best management practices. Construction Best Management Practices, such as monitoring, flagging, staking, or silt/bio fencing around sensitive areas, would be used to ensure toxins from construction and project implementation would not impact the MHPA.
Lighting. Lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away or shielded to minimize the amount of light entering the MHPA.	The project's lighting plan conforms to City regulations. All lights would be shielded, and adjusted so that the light is directed in a manner that minimizes negative impacts. The project is designed to ensure the placement and use of lighting would accommodate the habits of nocturnal species that prefer to move and forage in darkness.
Noise. Due to the site's location adjacent to or within the MHPA, construction noise will need to be avoided, if possible, during the breeding seasons of the least Bell's vireo (March 15 to September 15) and southwestern willow flycatcher (May 1 to August 30).	The project's Mitigation Monitoring and Reporting Plan (mitigation measures MM-Bio-2 and MM-Bio-3) requires avoidance of breeding seasons and/or pre-construction surveys to ensure no impacts to sensitive species would occur during project construction.
Brush Management. All Brush Management Zone (BMZ) 1 areas must be included within the development footprint and outside the MHPA.	The project is designed with BMZ 1 areas located outside of the MHPA. Vegetation clearing would be done consistent with City standards and would avoid/minimize impacts to covered species to the maximum extent possible.
Invasives. No invasive plant species shall be planted in or adjacent to the MHPA.	The project's Landscape Plan does not include any invasive or non-native plant species within the on-site MHPA open space area.
Grading/Land Development. All manufactured slopes must be included within the development footprint and outside the MHPA.	The proposed grading for the project does not encroach into the MHPA.
Barriers/Access. New developments within or adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries.	A barrier fence is proposed between the preserved on-site MHPA area and the adjacent development. A 5-foot metal perimeter fence is proposed as the barrier between the development and the MHPA.
SOURCE: City of San Diego 1997	

4.1.4 Jurisdictional Waters

4.1.4.1 Special Study Area

The Otay River, Nestor Creek, and the salt ponds support jurisdictional waters. The coastal wetlands (salt marsh), riparian woodland, riparian scrub, and freshwater marsh habitats of the Otay River and Nestor Creek are wetland habitats. The saltpan/mudflats of the salt ponds are considered a type of special aquatic site. Together, these jurisdictional waters have the potential to provide habitat for sensitive wildlife species. In addition, these wetlands may provide water quality functions (i.e., moderation of flood flows, nutrient uptake, short- and long-term above/below ground water storage, and moderation so sedimentation) that improve water discharges that enter San Diego Bay.

4.1.4.2 Project Site

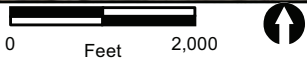
Development of the project would not impact any jurisdictional waters. Implementation of and compliance with storm water runoff measures would ensure that the project does not contribute to the degradation of water quality in the wetlands to the west within the SSA.

4.2 Assess Hydrological Conditions

4.2.1 Special Study Area

The SSA is located within the San Diego Bay Watershed Management Area (WMA). Specifically, the SSA sits within the Otay Valley Hydrologic Area (910.2) of the Otay Hydrologic Unit of the WMA (Figure 11). The hydrologic area is dominated by open spaces and undeveloped lands which comprised 47 percent of the land area, along with 16 percent residential land uses and smaller percentages of commercial, transportation, industrial, and institutional uses (www.projectcleanwater.com).

Hydraulic conditions include the convergence of the Otay River with San Diego Bay. Specifically, the Otay River conveys flows from the I-5 Bridge through the Otay River floodplain and estuarine portion of the Otay River. On the west side of I-5, the river channel turns northwest toward South Bay Salt Works, then westward where it converges with Nestor Creek. The Otay River continues along the northern edge of the Otay River floodplain site finally discharging into the San Diego Bay (U.S. Fish and Wildlife Service 2016).






-  Project Boundary
-  Special Study Area
-  Watersheds

FIGURE 11

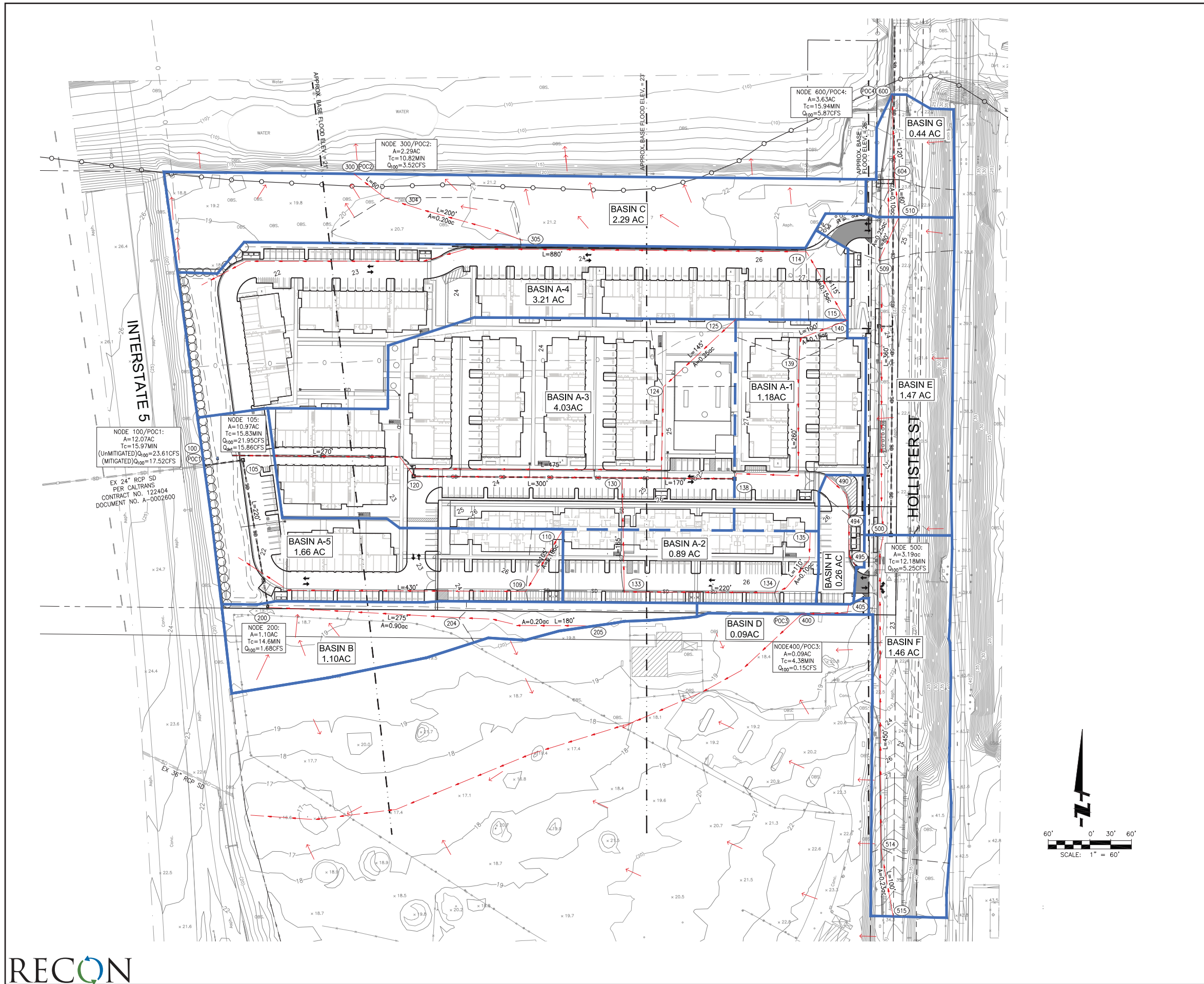
Special Study Area Watershed

Hydrologic conditions for the SSA are affected by a combination of tidal exchange with San Diego Bay and watershed flows from the Otay River with tidal processes having a major impact in the general vicinity of the project site, including tidal inundation as an essential part of the survival of coastal wetland habitats (U.S. Fish and Wildlife Service 2016). Flood hazards are identified by the Federal Emergency Management Agency (FEMA) Flood Insurance Study. Based on hydrologic and hydraulic analyses for the Otay River between Nestor Creek and San Diego Bay, updated by the U.S. Army Corps of Engineers, Los Angeles District in December 1989, there are no major flooding problems along the Otay River.

4.2.2 Project Site

Existing hydrologic conditions are documented in the Bella Mar Drainage Study (Fusco Engineering 2019a). The project site is located within the FEMA designated floodplain. The project proposes to fill the site to provide two feet of freeboard above the 100-year flood base elevations per City of San Diego Municipal Code (SDMC) requirements. In its existing condition, runoff from the site flows primarily west (towards I-5) to an existing 24-inch culvert prior to discharging into the Otay River west of I-5. Portions of the south neighboring property drains through the site. A smaller area along the northern boundary sheet flows into the Otay River and the remainder of the site fronting Hollister Street combines with public street runoff and surface flows through the adjacent private property to the south toward an existing 36-inch culvert which crosses the I-5 prior to discharging toward the Otay River.

As shown in Figure12, the project would maintain existing drainage patterns to the maximum extent practical. Specifically, all flow directions would remain the same; on-site basin areas acreages would slightly change reducing the speed of flow by 2.24 cubic feet per second. In other words, the runoff flow rates in the post project condition would be decreased compared to the existing condition (Fusco Engineering 2019a).



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- BASIN LIMITS
- SUB-BASIN LIMITS
- INITIAL AREA LIMITS
- FLOW PATH
- FLOW DIRECTION
- HYDROLOGY NODE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

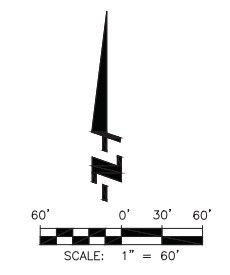


FIGURE 12
Proposed Conditions Drainage Map

5.0 Basis for Establishing Land Uses

Appendix 1B of the Community Plan requires specific issues to be addressed in the SSA Report to serve as the basis for establishing land uses in the Community Plan.

5.1 Identification of Areas for Preservation, Enhancement, and Restoration

As shown on the Site Plan, the project includes on-site open space consisting of a 100-foot-wide area (2.3 acres) along the northern portion of the project site (see Figure 7a). This open space area is part of the MHPA lands. Currently, this area supports disturbed land. The project proposes to revegetate this area with native coastal sage scrub plant species. Once native vegetation is restored, the northern swath of on-site open space would function as a buffer between the development area to the south and the off-site wetland along the Otay River to the north. Habitat values of the open space area would increase with the establishment of native coastal sage scrub plant species compared to the existing non-native plant dominated disturbed land.

5.2 Identification and Designation of Areas for Development.

The SSA Report is required to describe and locate the proposed land uses, densities, and intensities, facilitate the revitalization of the Palm Avenue corridor by incorporating appropriate provisions dealing with architecture and site design, landscaping, and signage.

The project proposes a total of 380 dwelling units within the project site. The project requires a Community Plan Amendment (CPA) to redesignate the project site from Open Space to Medium Density Residential and a rezone from AR-1-2 to RM-2-5 Multiple-Unit Medium Density Residential) to allow residential development on the project site. Under the existing zoning, the project site would be allowed to construct a total of 14 dwelling units. The proposed zoning would allow one dwelling unit per 1,500 square feet, or a total of 424 units. The project is proposing a density of 380 units. Of the proposed 380 dwelling units, the project proposes to construct 100 affordable units.

The Community Plan identifies areas for enhancement and revitalization. The project site is located just north of the area identified as Palm City in Topic 2A of the Community Plan. The proposed project would help extend this corridor and offer additional housing opportunities within a Transit Priority Area consistent with the goals of the Community Plan. The Community Plan finds this area to have great potential for revitalization and terms it as an “ideal location for pedestrian-oriented developments incorporating commercial, residential and civic uses.” (City of San Diego 1996:37). The City’s current Planning Commission expressed support for the CPA Initiation, in part due to the City’s needs for housing at a time when the City Council has declared a Housing State of Emergency.

The project densities would be consistent with and designed to enhance the values of its location along a transit route and improve access to nearby trails. Project improvements to Hollister Street will provide pedestrian and bicycle access to bike lanes and walking trails located outside the project driveway/sidewalks. Buildings would be oriented to the project's center to provide a sense of community, with parking garages and on-street parking situated to the rear of the buildings. The project includes interior walkways, resident amenities including pool/lounge, grill area/fire pit, play area (tot lot), internal paseos, multi-purpose playing field. Views of surrounding parkland and open space are visible from inside the project site. Pedestrian and emergency lighting is proposed throughout the project site to enhance the walkability of the communities.

The project's landscape plan would be divided into five planting zones: entry and residential, courtyard and pool, riparian (bioswales), park and edge, and urban garden. Each planting zone is characterized by those plants and trees best able to accommodate the needs of the areas. All landscaping, brush management, and irrigation would conform to the requirements of the City Landscape Regulations (SDMC Section 142.0401 et seq.), the Land Development Manual, and the Landscape Standards. A five-foot-high metal perimeter fence is proposed along the northern boundary of the project site, adjacent to the on-site MHPA. Landscaping along this zone would be consistent with the MHPA Land Use Adjacency Guidelines.

The project architecture would be modern and incorporate earth tones including browns and taupe plaster exteriors with fiber cement trim and vinyl window trims and flat metal roofs. The community would be aesthetically connected throughout with some diversity of elevations and color modelling. Garages would be rear facing. Buildings would be comprised of one-, two-, and three-bedroom units with first-floor patios and second- and third-floor balconies. Balconies would be treated with 3.5-foot barriers, especially along the eastern perimeter as required by the Noise Analysis prepared for the project (RECON 2019a).

Overall, the project's architecture, site design, landscaping, and signage support the vision of the Community Plan and would facilitate the revitalization of the Palm Avenue corridor.

5.3 Illustration of the Relationship of Proposed Land Uses with Adjacent Land Uses

The SSA Report is required to discuss land uses which facilitate the economic revitalization of the community and describe how land uses would relate to other existing or planned land uses such as Palm Avenue West, Nestor Town Center, and Palm City.

The project site is located immediately west of Hollister Street, east of I-5, north of Palm Avenue, and south of Louret Avenue. Surrounding land uses include open space to the north and northwest. The swath of open space to the north is then bordered by commercial uses. Additional commercial is located to the southwest and southeast of the project site with residential to the south. There is a vacant lot, designated Open Space, located south of the project site, adjacent to existing residential development (see Figure 5). The development of a multi-family residential community would relate to these existing land

uses. As discussed above, the Community Plan identifies a need to revitalize the area suggesting residential uses. The proposed project would maintain connectivity to the open space to the north through revegetation of a designated on-site open space preserved area that serves as a buffer to wetland habitat. The project would likewise relate to the undeveloped land to the south. The proposed project paves the way for this privately-owned parcel to develop similarly furthering the opportunity for new housing. The project has been designed to enhance access to the OVRP and trolley station. Specifically, the project proposes the construction of a sidewalk along Hollister Street along the property frontage, south to Conifer Avenue and north to Louret Avenue, as well as widening the road to support bike lanes on the north and southbound sides. These project features would provide residents with access to the local trolley station and the ability to use existing walking paths located just north of the project site which provide access to trails through the NWR.

Overall, the project would create a positive relationship with adjacent land uses, while also increasing housing at a time the City Council has declared a Housing State of Emergency.

5.4 Provision of a Continuous Connection between the Otay Valley, Salt Works, and San Diego Bay

Currently, there is an open space corridor that connects the Otay river valley to the east of I-5 to the salt works and San Diego Bay to the west of I-5. This corridor within the SSA includes the Otay River east of I-5 between the freeway and Hollister Street, and the Otay River and Nestor Creek with adjacent disturbed land, and salt ponds to the west of I-5. East of I-5 the Otay River corridor is a preserve and managed as part of the OVRP.

The project is located just south of the Otay River east of I-5. The project is designed to include a multi-use path connection on the east side of Hollister Street from the project frontage north to Otay Valley Regional Trail system. This proposed improvement would further local connectivity to existing preserved areas. The development of the project would include a 100-foot buffer between the project and the Otay River. This buffer area would be enhanced with native vegetation. In addition, implementation and compliance with the MHPA land use adjacency guidelines would reduce or eliminate any potential indirect impacts on the river corridor, thus, maintaining the existing continuous connection between the Otay river valley and the salt works and bay to the west.

5.5 Description of the Proposed Circulation Systems

The SSA Report is required to include a description of the proposed circulation systems, including road and street alignment and classifications, and the proposed public transit system, designating appropriate public trail corridors (bicycle, pedestrian, and equestrian). Trail corridors should be designed to link public open space areas with each other and also to link with other modes of transportation. The SSA Report addresses the impact of

proposed development on the community's existing circulation system, provides recommendations for improving the existing circulation system, meeting the needs of the proposed development, and improving coastal access while striving to maintain the integrity, continuity, and connectivity of the natural resources and habitat.

Vehicle access to the project site would be via two unsignalized full-access driveways on Hollister Street.

The project is located adjacent to transit, with the Palm Avenue Trolley Station located approximately 1,500 feet south of the project site. Additionally, a bus stop is proposed at the project frontage along Hollister Street in both northbound and southbound directions. The proposed mid-block crosswalk would further facilitate pedestrian connections to transit. As discussed above, the project is located just south of walking paths, which provide access to trails through the NWR. As discussed in the Local Mobility Analysis prepared for the project (Kimley Horn 2020), additional traffic generated by the project would result in the need for transportation improvements to be included as part of the project. Specifically, the project includes:

- Main Street to Marian Avenue: re-stripe roadway to add two-way left-turn lane;
- Project Frontage: Widen roadway on west side by 16 feet to add two-way left-turn lane and buffered bike lanes;
- Conifer Avenue to Palm Street: re-stripe roadway to add two-way left-turn lane and prohibit on-street parking on east side; and
- I-5 NB Ramps to Hollister Street: Pay fair-share towards the construction of a raised median to restrict turning movements and increase capacity to 4-Lane Major.

Additionally, based on the analysis of multi-modal facilities within one-half mile of the project site, the development of the project site would include the following improvements:

- Stripe buffered bike lanes along the project frontage;
- Relocate the southbound bus stop on Hollister Street for Bus Route 932 to be in front of the project site;
- Construct a bus stop on northbound Hollister Street for Bus Route 932 across from the project site;
- Construct a mid-block crossing across Hollister Street on the north side of the southern project driveway;
- Construct non-contiguous sidewalk facilities along the project frontage on southbound Hollister Street;
- Construct non-contiguous sidewalk facilities along northbound Hollister Street from the proposed bus stop to the proposed mid-block crossing;

- Construct temporary sidewalk along southbound Hollister Street between the project site and Conifer Avenue; and
- Provide decomposed gravel path on northbound Hollister Street for connection to OVRP Trail system.

Based on the lack of sensitive resources present on the project site, the project would have minor effects on the integrity, continuity, and connectivity of the natural resources and habitats within the eastern portion of the SSA. The site currently lacks continuity or connectivity to resources in the SSA due to Interstate 5, a multi-lane major freeway that separates the project site from portions of the SSA to the west. While the proposed project would develop disturbed land, the dedication and revegetation of a 100-foot-wide buffer area within the MHPA on the site would enhance the integrity of the wetlands of the Otay River to the north without disrupting the continuity and connectivity of the wetland habitats beyond the existing condition.

5.6 Public Facilities and Services

The SSA Report is required to address the provision of public facilities and services and provide a development phasing plan where appropriate.

The project would include a private on-site sewer and water system that would connect to existing public lines in Hollister Street. The project proposes a new 10-inch sewer line in Hollister Street from the northeast corner of the project site to connect to the existing 18-inch line at the corner of Hollister and Louret (Fusco Engineering 2019b). Additionally, the project includes an on-site private detention basin to provide storm water treatment to attenuate the 100-year storm runoff for the proposed development. Thereafter, storm water runoff would flow into existing storm drain in Hollister Street.

The project site would be served by the City fire and police services. Impact fees would be due prior to permit issuance.

6.0 Project Land Use Proposal

Appendix 1B of the Community Plan requires land use proposals within the SSA to include specific design elements. These design elements are discussed below.

6.1 Otay River and Nestor Creek

As discussed in more detail below, the project would incorporate a buffer between the proposed development area and the Otay River to the north. This buffer would enhance the biological and aesthetic functions of the river corridor through the enhancement of the buffer area with native vegetation, replacing the disturbed habitat that currently exists there. Incorporation of project features that reduce potential indirect effects of lighting, access, invasive plant species, noise, and water quality would reduce any potential indirect

effects on the biological functions of the river corridor. In addition, this project feature complements the goals of the OVRP by helping to reduce potential edge effects on the wetland habitats to the north and protects these habitats from encroachment from the south. Nestor Creek occurs to the west of I-5 and the project would not have any direct or indirect effects on this creek.

6.2 Buffer Zones

The project would incorporate a buffer between the proposed development and the OVRP to the north. This buffer would be a minimum of 100 feet in width and would be enhanced with native vegetation to replace the disturbed habitat currently within this area. Incorporation of the buffer area into the project would avoid any direct impacts to the margin of the Otay River to the north and minimize any potential indirect impacts to the river by providing separation between the development and wetland habitats of the river. Compliance with the MSCP land use adjacency guidelines would further reduce any potential indirect impacts to wetland habitats of the river. Provision of the buffer area would maintain a wildlife habitat buffer south of the river. The project would not affect wetlands or wildlife habitat to the west of I-5 within the SSA.

6.3 Goals of Otay Valley River Park

Projects are to address the goals of the OVRP, including where appropriate to provide opportunities for enhanced public use of this area, and enhance the park experience. These goals include balancing the diverse needs of a Regional Park, including providing recreation facilities and protecting resources, with the development of adjacent land uses.

The Concept Plan identifies a boundary for the OVRP. The Concept Plan acknowledges, “Much of the land within the Concept Plan is privately owned and has development potential based on existing zoning, land use plans and other development regulations” (Concept Plan, page 17). The Concept Plan was created to provide policy direction for coordinated land acquisition to form a regional park within a framework of private property right (Concept Plan, page 17). The project site is located within the Concept Plan boundary, but not within a designated parks (Open Space) area (see Figure 3). The project site is, however, designated in the Concept Plan as a “Recreation Area.” These areas are identified in the Concept Plan as those areas that may be suitable for a variety of active or passive recreational uses, located outside boundaries of the MHPA and MSCP, and many have existing private development potential. The Concept Plan states, “It is expected that some Recreation Areas or portions of Recreation Areas may be developed privately with uses that do not implement the Concept Plan” (Concept Plan, page 38). While the project proposes residential development, and not specific recreational uses, it would be compatible with the Concept Plan and enhance park goals by enhancing pedestrian and bicycle connections to trails within the OVRP. On-site sidewalks meander through the project site leading pedestrians to Hollister Street where, the project includes construction of a multi-use path connection on the east side of Hollister Street from the project frontage north to trail

system. A mid-block crossing is proposed to provide connections to this multi-use path. This proposed improvement would further local connectivity to existing preserved areas.

6.4 Public Access

Where appropriate, projects are to contain criteria for provision of public access, circulation, view points and view corridors. Consideration of these public amenities are particularly important along the waterfronts adjacent to the San Diego Bay, the salt ponds, the Otay River, and Nestor Creek.

As stated above, the project would provide multi-use pathway access to the OVRP trails. Sidewalks would continue outside the project site along the frontage improvements of Hollister Street to the walkway entrance.

6.5 Site Design

Projects are to contain general design criteria, and criteria for the development of individual projects, addressing site design, architecture, landscaping, public amenities, and signage.

As discussed in Section 5.2, above, the project is designed to enhance its location along a transit route and its proximity to trails. The project supports pedestrians and bicyclists through dedication of bike lanes and improvements of sidewalks connecting adjacent walking trails located outside the project driveway/sidewalks. The project includes interior walkways, resident amenities including pool/lounge, grill area/fire pit, play area (tot lot), internal paseos, multi-purpose playing field. Views of surrounding parkland and open space are visible from inside the project site.

The project's landscape plan supports drought-tolerant plantings. All landscaping, brush management, and irrigation would conform to the requirements of the City. A five-foot-high metal perimeter fence is proposed along the northern boundary of the project site, adjacent to the on-site MHPA. Landscaping along this zone would be consistent with the MHPA Land Use Adjacency Guidelines.

The project architecture would be modern and incorporate earth tones including browns and taupe plaster exteriors with fiber cement trim and vinyl window trims and flat metal roofs. The community would be aesthetically connected throughout with some diversity of elevations and color modelling. Garages would be rear facing. Buildings would be comprised of one-, two-, and three-bedroom units with first-floor patios and second- and third-floor balconies. Balconies would be treated with 3.5-foot-high barriers, especially along the eastern perimeter as required by the Noise Analysis prepared for the project (RECON 2019a).

6.6 Regulatory Compliance

Projects are to be in conformance with applicable local, state, and federal regulations and policies. Relevant regulations are discussed in the following paragraphs.

6.6.1 City of San Diego, General Plan

6.6.1.1 Land Use and Community Planning Element

The Land Use and Community Planning Element provides overarching policies to integrate the City of Villages strategy and guides the provision of public facilities while accommodating planned growth. The project is consistent with these policies because it would place higher density residential uses close to transit and in close proximity to existing commercial and retail uses.

6.6.1.2 Noise Element

The focus of the Noise Element is to minimize excessive noise effects and improve the quality of life of people working and living in the city. The Noise Element identifies goals and related policies with regard to noise and land use compatibility, motor vehicle traffic noise, and trolley and train noise. As discussed in the Noise Analysis prepared for the project (RECON 2019a), noise levels at some of the common exterior use areas would exceed allowable noise levels under the General Plan Noise Element (see Figure 8 of the Noise Analysis [RECON 2019a]). The project, therefore, includes noise attenuating design measures in the form of 3.5-foot-high barriers constructed around those balconies identified in the Noise Analysis. With construction of these barriers, noise levels would be reduced to levels compliant with the General Plan.

6.6.1.3 Urban Design Element

The Urban Design Element of the General Plan establishes a set of design principles from which future physical design decisions can be based. Policies call for respecting San Diego's natural topography and distinctive neighborhoods, providing public art, and encouraging the development of walkable, transit-oriented communities. Consistent with the General Plan and Otay Mesa-Nestor Community Plan, the project is designed to represent the community character of the neighborhood and provides residential uses in close proximity to park trails and existing transit.

6.6.1.4 Mobility Element

The Mobility Element of the City of San Diego General Plan defines the policies regarding traffic flow and transportation facility design. The purpose of the Mobility Element is to improve mobility through development of a balanced, multi-modal transportation network. Consistent with the General Plan and Otay Mesa-Nestor Community Plan, the project includes a bicycle lane as part of project frontage improvements and a bus stop would be

constructed. All potentially significant impacts associated with increased traffic would be mitigated through additional improvements throughout the project area.

6.6.1.5 Public Facilities, Services, and Safety Element.

The General Plan contains policies intended to protect public health and safety through the application of effective seismic, geologic and structural considerations. The project’s Geotechnical Investigation (Geocon Incorporated 2019) evaluates the surface and subsurface soil conditions and general site geology, and to identify geotechnical constraints that may affect development of the property and provides construction recommendations to avoid significant impacts. The project would be conditioned to include the recommendations of the Geotechnical Investigation and project features.

6.6.2 San Diego Municipal Code

6.6.2.1 General Development Regulations

Chapter 14 of the SDMC, also known as the Land Development Code (LDC), includes the general development regulations, supplemental development regulations, building regulations, and electrical/plumbing/mechanical regulations that govern all aspects of project development. The grading, landscaping, parking, signage, fencing, and storage requirements are also contained within this section of the LDC. The project would conform to all aspects of the City’s General Development Regulations, except where allowable deviations are requested. The project includes an application for a Neighborhood Development Permit to allow the following specific deviations (Table 5).

Municipal Code Regulation	Applicable Project Design	Required	Proposed Deviation
Table 131-04G	Building Height	40 feet	55 feet ¹
Section 131.0443(e)(2)(A)	Side Setbacks	10% of Premises	Setback varies ²
Section 142.0510(e)	Parking Encroachment into Front Yard	Prohibited	Encroachment Allowed
Section 142.0560(j)(1)	Fire Lane Width	Limited to 20 feet Wide	Allow for 26-foot Width

¹Parcel 2 (Affordable Community) and Parcel 1 (Market Rate Community) buildings 1-14
²See Site Plan and Affordable/In-fill Housing and Sustainable Buildings Expedite Program: Deviations/Incentives Request Form

6.6.2.1 Environmentally Sensitive Lands Regulations

According to Section 143.0110 of the SDMC, Environmentally Sensitive Lands (ESL) Regulations apply to areas with any of the following: sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs, and special Flood Hazard Areas. Development on a site containing environmentally sensitive lands requires a Site

Development Permit in accordance with SDMC Section 125.0502. The project includes an application for a Site Development Permit and would be required to show special findings to ensure that all ESL regulations are met.

6.6.2.3 Drainage Design and Storm Water Standards

Section 142.0201 et seq. of the SDMC outlines Storm Water Runoff and Drainage Regulations which apply to all development in the city, regardless of whether or not a development permit or other approval is required. The project's Preliminary Drainage Study (Fusco Engineering 2019a) demonstrates that the project would comply with the City Drainage Design Manual (2017) criteria. Likewise, the report discusses the project's inclusion of best management practices (BMPs) as required in the Storm Water Standards BMP Design Manual, October 2018 edition.

6.6.2.4 Landscape Regulations

Section 142.0401 et seq. provides regulations associated with landscape standards. The project would conform to all requirements to minimize the erosion of slopes and disturbed lands through revegetation; to conserve energy by the provision of shade trees over streets, sidewalks, parking areas, and other paving; to conserve water through low-water-using planting and irrigation design; to reduce the risk of fire through site design and the management of flammable vegetation.

6.7 Conform with Related and Adopted Plans

Projects are to describe conformance with related planning efforts and adopted plans including the MSCP, OVRP, and the NWR. Additional discussion is included to address the project's conformance with the Brown Field Airport Land Use Compatibility Plan, City Master Bicycle Plan, and City Climate Action Plan.

6.7.1 Multiple Species Conservation Program

The MSCP is a comprehensive habitat conservation planning program for San Diego County. A goal of the MSCP is to preserve a network of habitat and open space, thereby protecting biodiversity. Local jurisdictions, including the City, implement their portions of the MSCP through subarea plans, which describe specific implementing mechanisms. The project is located within the MHPA, the area throughout the MSCP within which the permanent MSCP preserve would be assembled and managed. The project includes an MHPA BLA to delete 3.2 acres of the on-site MHPA and in exchange would revegetate the remaining area consistent with MSCP ratios and policies. Additionally, the project would conform to all MHPA land use adjacency guidelines related to drainage, toxics, lighting, noise, barriers, invasive species, brush management, and grading/development.

6.7.2 Otay Valley River Park

As shown in Figure 3, the project site is within the Concept Plan boundary, specifically within a designated “Recreation Area.” To preserve the integrity of the OVRP and the jurisdictional waters mapped within the land adjacent to the project site, the project includes an on-site open space area that buffers the riparian area consistent with the MSCP/MHPA land use adjacency guidelines. The project is also consistent with the development policies of the OVRP Concept Plan. Specifically, the project supports linkages to the OVRP trails. As discussed under Section 6.3, on-site sidewalks meander through the project site leading pedestrians to Hollister Street where the project includes construction of a multi-use path connection on the east side of Hollister Street from the project frontage north to trail system. This proposed improvement would further local connectivity to existing preserved areas.

6.7.3 National Wildlife Refuge

Portions of the NWR are located northwest (across I-5) from the project site. Due to the intervention of the freeway, the project does not provide a linkage to the NWR.

6.7.4 Airport Land Use Compatibility Plan

The project site is located within the Airport Land Use Compatibility Overlay Zone and Airport Influence Area-Review Area 2 associated with Brown Field. The Airport Land Use Compatibility Plan (ALUCP) for Brown Field (County of San Diego 2010) contains policies and standards for future development within Review Area 2 related to airspace protection and overflight concerns. The project would require review by the Airport Land Use Commission to determine consistency with the ALUCP.

6.7.5 City of San Diego Bicycle Master Plan

The City’s Bicycle Master Plan Update (City of San Diego 2013) provides a framework for making cycling a more practical and convenient transportation option for a wider variety of San Diegans with varying riding purposes and skill levels. As depicted in the Bicycle Master Plan Update, a Class-2 bike lane is proposed along Hollister Street. The project includes the expansion of Hollister Street to support a five-foot bike lane. As such the project would be consistent with and assist in the fulfillment of the Bicycle Master Plan Update.

6.7.6 City Climate Action Plan

In December 2015, the City adopted its Climate Action Plan (CAP). The CAP identifies measures to meet greenhouse gas reduction targets for 2020 and 2035. A CAP Checklist has been prepared for the project to document the project’s consistency with City standards identifying project components that would ensure the project would maintain greenhouse gas emission levels to appropriate levels (RECON 2019b).

7.0 Programmatic Discussion of Special Study Area Outside Project Site

As previously discussed, the purpose of the SSA designation was to ensure that parcels with high biological value were protected. This SSA was delineated prior to the establishment of the MHPA, OVRP, and National Wildlife Preserve. The outline of the SSA is shown on Figure 1; however, as shown on Figure 2, most of the SSA has now been absorbed into the surrounding conserved land. In addition to the project site, there are only two parcels and a portion of a third that remain unpreserved. The biological value of these remaining parcels is low, with all areas identified as disturbed or urban/developed land (see Figure 9).

All future development within these remaining parcels would be subject to the requirements of the SSA and individual reports would be prepared to support the proposed development. Additionally, all future development would be required to adhere to regional and local regulations relating to site development and would be subject to the California Environmental Quality Act analysis to ensure that impacts associated with these parcels would be analyzed.

8.0 Conclusions

The purpose of this SSA Report is to fulfill the requirement of the Community Plan Appendix 1B. As shown throughout, the project would be consistent with and adhere to all regulations and standards and would provide an opportunity for housing and revitalization while preserving any remaining biological value of the project site.

9.0 References Cited

American Ornithological Society

2018 Checklist of North and Middle American Birds. 7th ed. of the *Check-list of North American Birds* and its supplements through the 59th, <http://checklist.aou.org/taxa/>. June 27.

Crother, B. I., J. Boundy, J. A. Campbell, K. De Quieroz, D. Frost, D. M. Green, R. Highton, J. B. Iverson, R. W. McDiarmid, P. A. Meylan, T. W. Reeder, M. E. Seidel, J. W. Sites, Jr., S. G. Tilley, and D. B. Wake

2008 Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico: Update. *Herpetological Review*, 2003, 34(3), 196-203.

Eriksen, C., and D. Belk

1999 Fairy Shrimps of California's Puddles, Pools, and Playas. Mad River Press, Eureka, CA.

Fusco Engineering

2019a Bella Mar Preliminary Drainage Study. February.

2019b Bella Mar Preliminary Sewer Study. February.

Geocon Incorporated

2019 Geotechnical Investigation, Bella Mar 408 Hollister Street, San Diego, California. Project Number G2129-52-03. April 24.

Hall, E. R.

1981 *The Mammals of North America*. 2d ed. 2 vols. John Wiley & Sons, New York.

Kimley Horn

2019 Bella Mar Transportation Impact Report. October.

2020 Bella Mar Local Mobility Analysis. May.

RECON Environmental, Inc. (RECON)

2019a Noise Analysis for the Bella Mar Project, San Diego, California. October 1.

2019b Climate Action Plan Checklist. October.

San Diego, City of

1996 Otay Mesa-Nestor Community Plan (adopted May 1997).

1997 Multiple Species Conservation Program. City of San Diego MSCP Subarea Plan. March.

2013 City of San Diego Bicycle Master Plan Update. December.

2017 Drainage Design Manual. January.

San Diego, County of

2010 Brown Field Municipal Airport Land Use Compatibility Plan. Airport Land Use Commission. January 25.

San Diego, County of, City of Chula Vista, and City of San Diego

1997 Otay Valley Regional Park Concept Plan. February 21.

San Diego Natural History Museum

2002 Butterflies of San Diego County, prepared by Michael Klein. Revised September 2002. <http://www.sdnhm.org/science/entomology/projects/checklist-of-butterflies-of-san-diego-county/>.

United States Fish and Wildlife Service (USFWS)

2016 Otay River Estuary Project San Diego Bay National Wildlife Restoration Refuse Draft EIR. October.

Unitt, P.

2004 *San Diego County Bird Atlas*. San Diego Natural History Museum. Ibis Publishing Company. San Diego, California. October.

ATTACHMENTS

ATTACHMENT 1

Sensitive Plant Species Observed or with the Potential for Occurrence

Attachment 1
Sensitive Plant Species
Observed or with the Potential for Occurrence

Species' <i>Scientific Name</i> Common Name	State/Federal Status	CNPS Rank	City of San Diego	Habitat/ Preference/Requirements/ Blooming Period
ANGIOSPERMS: DICOTS				
CHENOPODIACEAE GOOSEFOOT FAMILY				
<i>Aphanisma blitoides</i> aphanisma	--	1B.2	NE, MSCP	Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet.
<i>Suaeda esteroa</i> estuary seablite	--	1B.2	–	Perennial herb; coastal salt marshes and swamps; blooms May–October; elevation less than 20 feet.
<i>Suaeda taxifolia</i> woolly seablite	--	4.2	–	Perennial evergreen shrub; coastal bluff scrub, coastal dunes, margins of coastal salt marshes and swamps; blooms January.–December; elevation less than 200 feet.
APIACEAE CARROT FAMILY				
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery	CE/FE	1B.1	NE, MSCP	Biennial/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet. Known from San Diego and Riverside counties. Additional populations occur in Baja California, Mexico.
<i>Ambrosia monogyra</i> [= <i>Hymenoclea monogyra</i>] singlewhorl burrobrush	--	2B.2	–	Perennial shrub; sandy, chaparral, Sonoran desert scrub; blooms August–November; elevation 30–1,650 feet.
<i>Ambrosia pumila</i> San Diego ambrosia	-/FE	1B.1	NE, MSCP	Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms May–September; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.
<i>Baccharis vanessae</i> Encinitas baccharis [= <i>Encinitas coyote brush</i>]	CE/FT	1B.1	NE, MSCP	Perennial deciduous shrub; chaparral; maritime; sandstone; blooms August–November; elevation less than 2,500 feet. San Diego County endemic. Known from fewer than 20 occurrences. Extirpated from Encinitas area.
<i>Deinandra</i> [= <i>Hemizonia</i>] <i>conjugens</i> Otay tarplant	CE/FT	1B.1	NE, MSCP	Annual herb; clayey soils of coastal scrub openings, valley and foothill grassland; blooms April–June, elevation less than 1,000 feet.

Attachment 1
Sensitive Plant Species
Observed or with the Potential for Occurrence

<i>Ericameria palmeri</i> var. <i>palmeri</i> [= <i>E. palmeri</i> ssp. <i>palmeri</i>] Palmer's goldenbush [=Palmer's ericameria]	--	1B.1	MSCP	Perennial evergreen shrub; chaparral coastal sage scrub, typically in mesic areas; blooms July–November; elevation less than 2,000 feet. Known in California from sixteen occurrences all of which are in San Diego County. Additional populations in Baja California, Mexico.
<i>Isocoma menziesii</i> var. <i>decumbens</i> decumbent goldenbush	--	1B.2	–	Perennial shrub; chaparral, coastal sage scrub; sandy soils, often in disturbed areas; blooms April–November; elevation less than 500 feet.
<i>Iva hayesiana</i> San Diego marsh-elder	--	2B.2	–	Perennial herb; marshes and swamps, playas, riparian areas; blooms April–September; elevation below 1,700 feet.
CACTACEAE CACTUS FAMILY				
<i>Cylindropuntia californica</i> var. <i>californica</i> [= <i>Opuntia</i> <i>parryi</i> var. <i>serpentina</i>] snake cholla	--	1B.1	NE, MSCP	Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.
CRASSULACEAE STONECROP FAMILY				
<i>Dudleya brevifolia</i> [= <i>D. blochmaniae</i> ssp. <i>brevifolia</i>] short-leaved dudleya [short-leaved live-forever]	CE/--	1B.1	NE, MSCP	Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas.
<i>Dudleya variegata</i> variegated dudleya	--	1B.2	NE, MSCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms May–June; elevation less than 1,900 feet.
FABACEAE LEGUME FAMILY				
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milkvetch	CE/FE	1B.1	NE, MSCP	Annual herb; coastal bluff scrub, coastal dunes, sandy soils, mesic coastal prairie; blooms March–May; elevation less than 200 feet. California endemic. Known from fewer than 10 occurrences in San Diego (presumed extirpated), Los Angeles (presumed extirpated), and Monterey counties.
LAMIACEAE MINT FAMILY				
<i>Acanthomintha ilicifolia</i> San Diego thornmint	CE/FT	1B.1	NE, MSCP	Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet.
<i>Pogogyne abramsii</i> San Diego mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–July; elevation 300–700 feet. San Diego County endemic.

Attachment 1
Sensitive Plant Species
Observed or with the Potential for Occurrence

<i>Pogogyne nudiuscula</i> Otay mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms May–July; elevation 300–820 feet. In California, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico.
MALVACEAE MALLOW FAMILY				
<i>Fremontodendron mexicanum</i> Mexican flannelbush	CR/FE	1B.1	–	Perennial evergreen shrub; closed-cone coniferous forest, chaparral, cismontane woodland; Otay Mountain; blooms March–June; elevation less than 2,400 feet.
OROBANCHACEAE BROOM-RAPE FAMILY				
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i> [= <i>Cordylanthus maritimus</i> ssp. <i>maritimus</i>] salt marsh bird’s-beak	CE/FE	1B.2	MSCP	Annual herb (hemiparasitic); coastal dunes, coastal salt marshes and swamps; blooms May–October; elevation less than 100 feet.
POLEMONIACEAE PHLOX FAMILY				
<i>Navarretia fossalis</i> spreading navarretia [=prostrate navarretia]	–/FT	1B.1	NE, MSCP	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.
ROSACEAE ROSE FAMILY				
<i>Rosa minutifolia</i> small-leaved rose	CE/–	2B.1	MSCP	Perennial deciduous shrub; coastal sage scrub; blooms January–June; elevation 500–550 feet. Known in the U.S. from only one occurrence on Otay Mesa in San Diego county. This entire occurrence was transplanted to a new preserved location on Otay Mesa for mitigation in 1997. Additional populations occur in Baja California, Mexico.
ANGIOSPERMS: MONOCOTS				
AGAVACEAE AGAVE FAMILY				
<i>Agave shawii</i> var. <i>shawii</i> Shaw’s agave	–/–	2B.1	NE, MSCP	Perennial leaf succulent; coastal bluff scrub, coastal sage scrub, maritime succulent scrub; blooms September–May; elevation less than 400 feet.
JUNCACEAE RUSH FAMILY				
<i>Juncus acutus</i> ssp. <i>leopoldii</i> southwestern spiny rush	–/–	4.2	–	Perennial herb (rhizomatous); coastal dunes, meadows and seeps, coastal salt marsh, riparian; blooms May–June; elevation less than 3,000 feet.
POACEAE GRASS FAMILY				
<i>Orcuttia californica</i> California Orcutt grass	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.

**Attachment 1
Sensitive Plant Species
Observed or with the Potential for Occurrence**

FEDERAL CANDIDATES AND LISTED PLANTS

- FE = Federally listed endangered
- FT = Federally listed threatened
- FC = Federal candidate for listing as endangered or threatened

STATE LISTED PLANTS

- CE = State listed endangered
- CR = State listed rare
- CT = State listed threatened

CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)

- 1A = Species presumed extinct.
- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
- 2A = Plants presumed extirpated in California, but more common elsewhere.
- 2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
- 3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
- 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
- .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).
- .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).
- .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known).
- CBR = Considered but rejected

CITY OF SAN DIEGO

- NE = Narrow endemic
- MSCP = Multiple Species Conservation Program covered species

ATTACHMENT 2

Sensitive Wildlife Species Observed or with the Potential for Occurrence

Attachment 2
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
INVERTEBRATES (Nomenclature from Eriksen and Belk 1999; San Diego Natural History Museum 2002)					
BRANCHINECTIDAE FAIRY SHRIMP					
San Diego fairy shrimp <i>Branchinecta sandiegonensis</i>	FE, MSCP, *	Vernal pools.	No	Low	No vernal pools or suitable depressions on-site.
STREPTOCEPHALIDAE FAIRY SHRIMP					
Riverside fairy shrimp <i>Streptocephalus woottoni</i>	FE, MSCP, *	Vernal pools.	No	Low	No vernal pools or suitable depressions on-site.
REPTILES (Nomenclature from Crother et al. 2008)					
IGUANIDAE IGUANID LIZARDS					
Coast horned lizard <i>Phrynosoma blainvillii</i> [= <i>P. coronatum</i> coastal population]	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No	Low	Site lacks suitable habitat and forage species to support this reptile.
ANNIELLIDAE LEGLESS LIZARDS					
California [=Silvery] legless lizard <i>Anniella sp.</i> [= <i>pulchra pulchra</i>]	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	No	Low	Site lacks suitable habitat and sandy washes preferred by this species.
COLUBRIDAE COLUBRID SNAKES					
California glossy snake <i>Arizona elegans occidentalis</i>	CSC	Scrub and grassland habitats, often with loose or sandy soils.	No	Low	Site lacks suitable habitat and is disturbed to often to support this species..

Attachment 2
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
BIRDS (Nomenclature from American Ornithological Society 2018 and Unitt 2004)					
ACCIPITRIDAE HAWKS, KITES, & EAGLES					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	WL, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	Yes	Low	Species observed flying over the site. Although this species may use the site for foraging, there is no suitable nesting habitat on-site. Suitable habitat for this species is present to the north within the Otay River.
RALLIDAE RAILS, GALLINULES, & COOTS					
California black rail <i>Laterallus jamaicensis cotuniculus</i>	CT, CFP	Tidal marshes, grassy marshes. Resident populations extirpated.	No	Low	Site lacks tidal marsh habitat preferred by this species.
Light-footed Ridgway's rail <i>Rallus obsoletus</i> [=longirostris] <i>levipes</i>	FE, CE, CFP, MSCP	Salt marshes supporting <i>Spartina foliosa</i> . Localized resident.	No	Low	Site lacks suitable habitat.
CHARADRIIDAE LAPWINGS & PLOVERS					
Western snowy plover (coastal population) <i>Charadrius alexandrinus nivosus</i>	FT, CSC, MSCP	Sandy beaches, lagoon margins, tidal mud flats. Migrant and winter resident. Localized breeding.	No	Low	Site lacks suitable habitat.
LARIDAE GULLS, TERNS, & SKIMMERS					
California least tern (nesting colony) <i>Sternula antillarum browni</i>	FE, CE, CFP, MSCP	Bays, estuaries, lagoons, shoreline. Resident. Localized breeding.	No	Low	Site lacks suitable habitat.

Attachment 2
Sensitive Wildlife Species Occurring or with the Potential to Occur

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
STRIGIDAE TYPICAL OWLS					
Western burrowing owl (burrow sites) <i>Athene cunicularia hypugaea</i>	CSC, MSCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No	Low	Site lacks significant population of prey species. Periodic discing of the site prevents suitable burrows from being formed.
VIREONIDAE VIREOS					
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, CE, MSCP	Willow riparian woodlands. Summer resident.	No	Low	Site lacks suitable habitat. May be present off-site to the north in riparian habitat of the Otay River.
SYLVIIDAE GNATCATCHERS					
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Low	Site lacks suitable habitat.
EMBERIZIDAE EMBERIZIDS					
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	CE, MSCP	Salt marshes, lagoons dominated by <i>Salicornia</i> . Resident.	No	Low	Site lacks suitable habitat.
MAMMALS (Nomenclature from Hall 1981)					
VESPERTILIONIDAE VESPER BATS					
Pallid bat <i>Antrozous pallidus</i>	CSC	Arid deserts and grasslands. Shallow caves, crevices, rock outcrops, buildings, tree cavities. Especially near water. Colonial. Audible echolocation signal.	No	Low	Site lacks suitable habitat and roosting places preferred by this species.

**Attachment 2
Sensitive Wildlife Species Occurring or with the Potential to Occur**

Species' Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site?	Basis for Determination of Occurrence Potential
MOLOSSIDAE FREE-TAILED BATS					
Western mastiff bat <i>Eumops perotis californicus</i>	CSC	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows. Audible echolocation signal.	No	Low	Site lacks suitable habitat and roosting places preferred by this species.
HETEROMYIDAE POCKET MICE & KANGAROO RATS					
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	FE, CSC	Open coastal sage scrub; fine, alluvial sands near ocean.	No	Low	Site lacks suitable soils and habitat.
<p>STATUS CODES</p> <p><u>Listed/Proposed</u></p> <p>FE = Listed as endangered by the federal government FT = Listed as threatened by the federal government CE = Listed as endangered by the state of California CT = Listed as threatened by the state of California</p> <p><u>Other</u></p> <p>CFP = California fully protected species CSC = California Department of Fish and Wildlife species of special concern WL = California Department of Fish and Wildlife watch list species MSCP = City and County of San Diego Multiple Species Conservation Program covered species * = Taxa listed with an asterisk fall into one or more of the following categories:</p> <ul style="list-style-type: none"> • Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines • Taxa that are biologically rare, very restricted in distribution, or declining throughout their range • Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California • Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands) 					