

October 5, 2020

Mr. Jack Robson
Cornerstone Communities
4365 Executive Drive, Suite 600
San Diego, CA 92121

Dear Mr. Robson:

This letter report describes the results of a biological reconnaissance conducted on the Laurel Heights site (APNs 386-300-13, and -29) located in the City of Santee (City), CA (Figures 1 & 2). The purpose of the visit was to identify potential sensitive biological resources and associated development constraints that may occur within the approximately 7-acre site.

METHODS

Prior to visiting the site, available maps, air photos, and databases were reviewed. Alden Senior biologist Greg Mason conducted a site visit on October 2, 2020 to identify and map existing biological resources on site.

The site was walked and plant and animal species observed were recorded. Plant species names followed the Jepson Manual (Baldwin 2012). Vegetation communities were mapped according to Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). Features with the potential to be considered jurisdictional by the U.S. Army Corps of Engineers (Corps), California Department of Fish & Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB) also were assessed; however, a formal jurisdictional delineation was not conducted.

RESULTS

Environmental Setting

The site is within a developed portion of the City. An existing mobile home park is located to the west and other residential development occurs to the south, and east. To the north is the Pure Flo water facility. The site is not within or adjacent to any designated wildlife corridor or MSCP preserve area.

Vegetation Communities

Based on the field visit, the site consists of developed/disturbed area. No sensitive vegetation communities occur within the project limits.

Sensitive Plant Species

No sensitive plant species were observed during the field visit; however, the visit was conducted in the fall when spring flowering species may not be visible. No sensitive plant surveys were reported as being present in the available database information and none are expected.

Sensitive Animal Species

No sensitive animal species were observed during the site visit and are not expected based on the developed/disturbed character of the site.

Nesting Birds

The federal Migratory Bird Treaty Act (MBTA), which restricts the killing, taking, collecting, selling, or purchasing of native bird species or their parts, nests, or eggs, also provides legal protection for almost all breeding bird species occurring in the United States, including raptors. The project has some potential to impact nesting bird species that would fall under the protection of the MBTA if tree removal would occur during the general avian nesting season (February 15 through August 31). If tree removal occurs outside the nesting season then no impacts would occur.

Jurisdictional Features

During the visit, the site was assessed for features that could be considered jurisdictional by the Corps, CDFW, and RWQCB. Features searched for included wetland vegetation, drainages, bed and bank, soils, and other features indicative of the presence of jurisdictional (wetland) features. The proposed project location is within developed/disturbed area and does not support any drainage features or wetland vegetation. As such, the site does not support jurisdictional features that would require permits from the agencies if impacted.

PROJECT IMPACTS

Direct Impacts

Vegetation Communities

Development of the site would impact non-sensitive developed/disturbed area. No sensitive vegetation communities would be impacted. As such, there would be no significant impact to sensitive vegetation communities.

Sensitive Plant Species

The site is disturbed/developed and development of the site is not expected to have a significant impact to sensitive plant species. The City may require that a spring sensitive plant species survey be conducted to confirm.

Sensitive Animal Species

The site has little to no potential to support sensitive animal species within the project footprint, therefore no impacts are anticipated.

Nesting Birds

Development of the site could result in significant impacts to nesting bird species if construction activities occur within the general breeding season (February 15 through August 31). A pre-construction nesting survey would be required to confirm there are no active nests present if construction would occur during the breeding season.

Jurisdictional Areas (Corps, CDFW, RWQCB)

No wetland, riparian, or drainage areas were observed on site that would be considered jurisdictional by the regulatory agencies. Given the lack of jurisdictional features, no impacts would occur and no agency permits or mitigation would be required.

Wildlife Corridors

No designated wildlife corridors occur within the proposed project site; therefore, no permanent or temporary direct impacts to wildlife corridors would occur.

Indirect Impacts

The project site is immediately surrounded by developed and disturbed area, and there is no conserved area or wildlife corridor adjacent to the site. As such, no indirect impacts to sensitive biological resources are anticipated from development of the site.

MITIGATION MEASURES

The only anticipated mitigation measure pre-construction nesting bird surveys should the project propose to occur during the general avian nesting season. No other measures are anticipated or considered necessary.

CONCLUSION

The site is developed/disturbed, surrounded by development, and does not support any sensitive biological resources. The project would not impact any sensitive vegetation community. In addition, no sensitive plant or animal species are expected to occur on site based on the site visit, historical mapping, and the existing land uses.

The only potentially significant impact would be to nesting birds should construction occur during the general avian nesting season. Incorporation of pre-construction nesting bird surveys and nest avoidance measures if construction were to occur during the breeding season would avoid breeding season bird impacts.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg Mason", is written over a light gray rectangular background.

Greg Mason
Principal/Senior Biologist

Attachments:

Figure 1	Regional Location
Figure 2	Project Vicinity
Figure 3	Biological Resources
Representative Photographs	

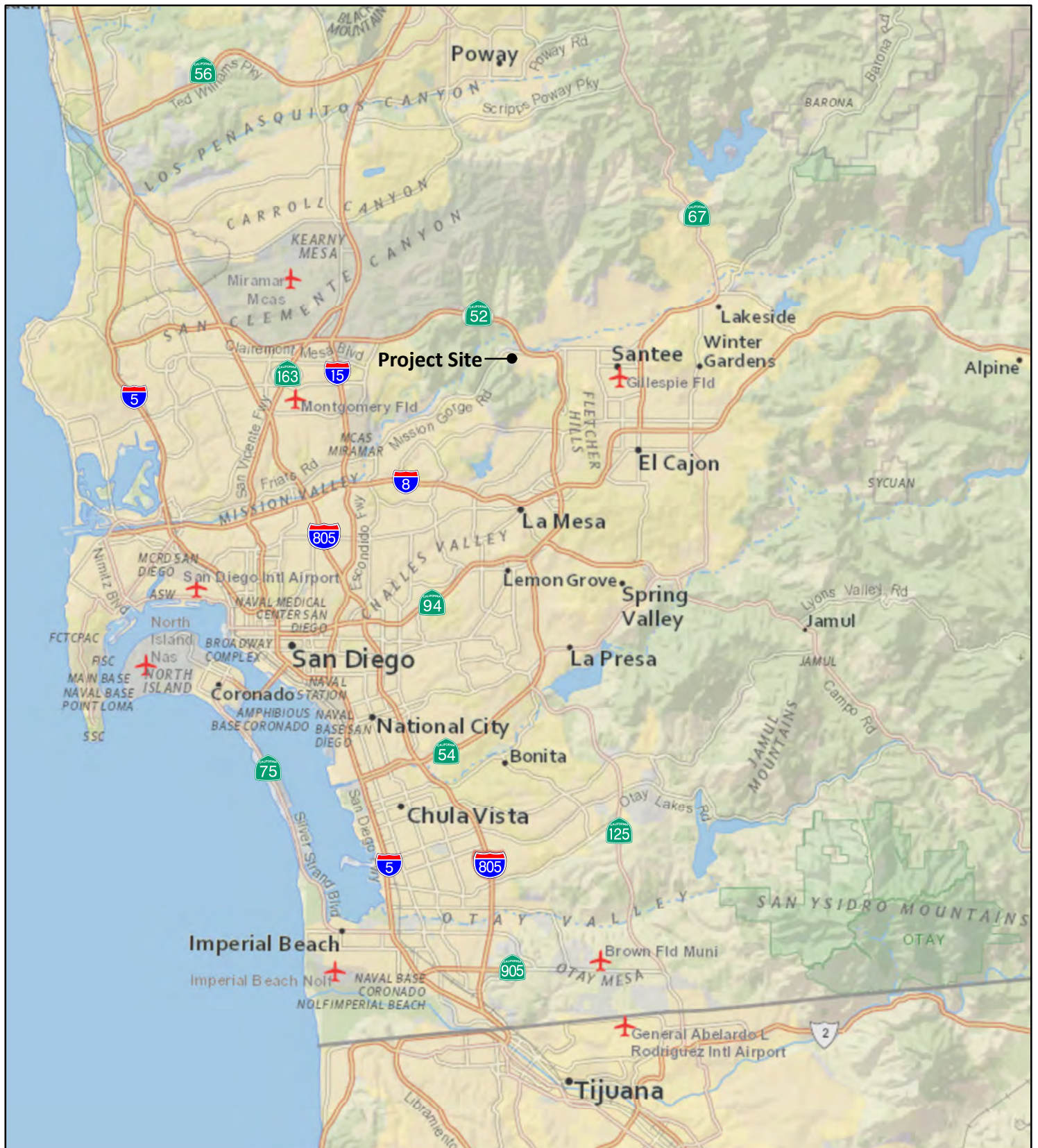
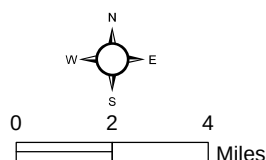


Figure 1

Regional Location

LAUREL HEIGHTS



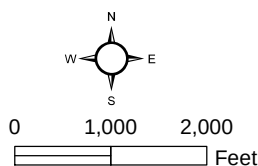


SANDAG & SanGIS

Figure 2

Project Location

LAUREL HEIGHTS



 **ALDEN**
ENVIRONMENTAL, INC



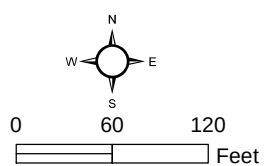
Figure 3

Biological Resources

LAUREL HEIGHTS

 Project Boundary
 Photo Locations

Vegetation
 Disturbed/Developed



ALDEN
ENVIRONMENTAL, INC.

Representative Photographs



Photo Point 1. 10/2/20



Photo Point 2. 10/2/20



Photo Point 3. 10/2/20



Photo Point 4. 10/2/20



Photo Point 5. 10/2/20



Photo Point 6. 10/2/20



Photo Point 7. 10/2/20



Photo Point 8. 10/2/20



Photo Point 9. 10/2/20



Photo Point 10. 10/2/20



Photo Point 11. 10/2/20



Photo Point 12. 10/2/20



Photo Point 13. 10/2/20



Photo Point 14. 10/2/20



Photo Point 15. 10/2/20



Photo Point 16. 10/2/20



Photo Point 17. 10/2/20



Photo Point 18. 10/2/20