

BIOLOGICAL TECHNICAL REPORT

WIFIA FY 27 Maintenance and Repair Project:

Van Dyke Pl at Van Dyke Ave SD SWD

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Prepared for:



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TABLE OF CONTENTS

SUMMARY	4
INTRODUCTION	6
PROJECT DESCRIPTION	6
PROJECT LOCATION/AREA OF ASSESSMENT	6
METHODS AND SURVEY LIMITATIONS	7
EXISTING CONDITIONS	7
SURVEY DATES, TIMES, AND CONDITIONS	7
APPLICABLE REGULATIONS	7
FEDERAL, STATE, CITY AND LOCAL REGULATIONS	7
<i>Clean Water Act (CWA)</i>	7
<i>Porter-Cologne Water Quality Control Act</i>	8
<i>Federal Endangered Species Act (FESA)</i>	8
<i>California Endangered Species Act (CESA)</i>	8
<i>Migratory Bird Treaty Act (MBTA)/ California Department of Fish and Wildlife (Formerly California Department of Fish and Game) (CDFG) Code</i>	9
<i>California Environmental Quality Act (CEQA)</i>	9
<i>County of San Diego Multiple Species Conservation Program (MSCP) / City of San Diego MSCP Subarea Plan / Multi-Habitat Planning Area (MHPA)</i>	9
<i>MHPA Land Use Adjacency Guidelines</i>	10
<i>City of San Diego Land Development Code Biology Guidelines</i>	10
<i>Environmentally Sensitive Lands Regulations (ESL) (Chapter 14, Division 1, Section 143.0141)</i> ..	10
SURVEY RESULTS	11
PHYSICAL CHARACTERISTICS/SETTING	11
<i>Vegetation Communities</i>	12
<i>Wildlife</i>	13
<i>Sensitive Resources</i>	13
COMPLIANCE WITH MSCP	14
PROJECT IMPACT ANALYSIS	14
DIRECT IMPACTS	14
SENSITIVE RESOURCES	15
INDIRECT IMPACTS	15
<i>Hydrology</i>	16
<i>Noise</i>	17
<i>Lighting</i>	17
<i>Invasive Species</i>	17
CUMULATIVE IMPACTS	17
AVOIDANCE AND MINIMIZATION MEASURES TO BE IMPLEMENTED	17
REFERENCES	19

List of Tables

Table 1. Summary of Survey Dates, Times, Conditions, and Staff.....	7
Table 2. Vegetation Communities within Survey Area.....	12
Table 3. Wildlife Species Observed.....	13
Table 4. Project Impacts.....	14

List of Attachments

Attachment A: MSCP Covered Species & Potential to Occur & Plant & Animal Species Found	21
Attachment B: Survey Area & Survey Results/Vegetation Map	27
Attachment C: Location Map.....	28
Attachment D: Ortho/ Impact Area.....	29
Attachment E: Photo Survey	29
Attachment F: 2021 Google View.....	32
Attachment G: Aerial/Prior Disturbance	33
Attachment H: MHPA Proximity.....	34
Attachment I: Biologist Diane Green Resume	35
Attachment J: Hydrology Exhibit	37
Attachment K: Temporary Construction BMP Exhibit	39
Attachment L: Site Plan	41
Attachment M: Revegetation Plan	42
Reveg Attachment A: Location Map	49
Reveg Attachment B: Revegetation Area/Plan	50
Reveg Attachment C: Container Plant Installation Diagram.....	52
Reveg Attachment D: Biological Survey Map.....	53

Summary

A biological survey was conducted near Van Dyke Avenue and Burnham Place on the edge of an urban canyon to document existing biological conditions within the proposed project's Survey Area; identify potential impacts to biological resources that could result from implementation of the proposed project, and recommend measures to avoid, minimize, and/or mitigate significant impacts pursuant to the California Environmental Quality Act (CEQA) and applicable federal, state, and local regulations and guidelines, including the City's Multiple Species Conservation Program (MSCP) Subarea Plan (1997), Biology Guidelines (2018b), Environmentally Sensitive Land Regulations (2018c), and Significance Determination Thresholds (2022).

The proposed project is generally located along Van Dyke Place and Van Dyke Avenue in the Mid-City: Kensington-Talmadge Community Planning area. The project will include installation of approximately 712 Linear Feet (LF) of 18-inch Reinforced Concrete Pipe (RCP). This involves removal and replacement of 57 LF of 18-inch concrete pipe and abandonment of 90 LF of Corrugated Metal Pipe (CMP) in place. Six storm drain structures and a dissipator at the outfall on Burnham Place will be installed. The maximum depth of excavation will be approximately 14 feet (Attachment L).

The Project is located entirely within the Public Right of Way (PROW) with the majority being located on Van Dyke Place and Van Dyke Avenue. The dissipator and the associated RCP will extend into Burnham Place, a paper street which leads east through an urban canyon. This will allow continued and controlled drainage into the urban canyon where the existing outfall is located and stormwater presently flows. The area of assessment is focused on the portion of construction that extends into the urban canyon on Burnham Place and has potential to impact biological resources, which is the Impact Area (Attachment D). For purposes of this report, the dissipator also encompasses the RCP associated with it.

The Survey Area (approximately 0.280-acre) includes the Impact Area along Burnham Place where the dissipator will be installed, and an approximate 100-foot buffer that extends east into the urban canyon (Attachment B).

The survey revealed the presence of Eucalyptus Woodland, Non-Native Vegetation and Urban/Developed habitats, which are all upland Tier IV habitats. No jurisdictional or wetland vegetation was found in the Survey Area as defined by the Clean Water Act, Porter-Cologne Water Quality Act, and City of San Diego Environmentally Sensitive Lands Regulations and Biology Guidelines. No sensitive plant or wildlife species were detected or observed.

Direct impacts include a construction area with a total Impact Area of approximately 0.029 acres, with 0.023 acres of Non-Native Vegetation and 0.06 acres of Urban/Developed habitat. A magnolia tree located on an adjacent property will have some branches trimmed and some of its roots may be impacted from the construction. A eucalyptus tree growing approximately 12 feet from the Impact Area has the potential to have its roots impacted when soil is excavated. During work around both trees, a designated Project Arborist will be present to monitor and give guidance as needed. All roots will be protected in place to the greatest extent feasible. In accordance with CEQA and the City's Significance Thresholds, direct impacts to sensitive upland habitat less than 0.01-acre are not considered significant and would not require mitigation. Avoidance and minimization measures to protect individual trees within the vicinity would be implemented. Therefore, the project would not exceed thresholds and no mitigation for direct impacts would be required.

During construction, temporary erosion control methods such as silt fence and fiber rolls will be used for both erosion control and water quality, and after construction the area will be revegetated for erosion control with native coastal sage scrub plants and mulched. Native coastal sage scrub will replace what was formerly non-native vegetation.

Construction is anticipated to start February 18, 2025, and end April 29, 2025. This is within the avian breeding season that occurs between January 15 – September 15. To avoid potential impacts to nesting birds during bird breeding season, a preconstruction nesting bird survey will be completed by a qualified biologist 72 hours before the start of any construction. The Project Biologist will recommend in-field avoidance and/or protection measures in the event of discovery of an active nest. Once an active nest is found, a biological monitor will remain on site during construction to monitor the nest, work and noise levels. If construction were to stop for 72 hours a new nesting bird survey will be performed before the start of any construction activities. A 300-foot avoidance buffer will be maintained in the event a Cooper's hawk is present.

The project footprint and Survey Area does not occur within and will not affect the City's MSCP Multi-Habitat Planning Area (MHPA). Construction Best Management Practices (BMPs) for erosion control and water quality include fiber rolls, silt fences, and wood mulch that will be implemented to protect the adjacent urban canyon during construction. After construction, revegetation of the impacted areas with native coastal sage scrub plants and installation of mulch will be implemented to control erosion. Construction BMPs such as silt fence and fiber rolls are temporary and will be removed after the area is revegetated. Refer to Attachment K for Construction BMPs Site Map and Attachment M for the revegetation plan.

Introduction

The City of San Diego (City) Stormwater Department proposes maintenance of the existing stormwater system to meet current City Design Standards as discussed below. This memo is being prepared in compliance with the City's Biology Guidelines (amended 2018) and the Biology Technical Report Supplemental Guidelines (updated 2023) and summarizes the biological issues related to the stormwater drainage pipe project.

Project Description

The stormwater drainage pipe project (Project) will install approximately 712 Linear Feet (LF) of 18-inch Reinforced Concrete Pipe (RCP). This involves removal and replacement of 57 LF of 18-inch concrete pipe and abandonment of 90 LF of Corrugated Metal Pipe (CMP) in place. Six storm drain structures and a dissipator at the outfall will be installed. The maximum depth of excavation will be approximately 14 feet (Attachment L). The Project is located entirely within the Public Right of Way (PROW). Installation of the dissipator will impact approximately 1,020 Square Feet (Sq-Ft) of previously disturbed non-native vegetation to allow continued and controlled drainage into the adjacent urban canyon where the stormwater conveyance system outfall presently flows (Attachment D). No impacts to Environmentally Sensitive Lands (ESL) will occur. Staging and stockpile areas will be on Van Dyke Place within the PROW and will occupy approximately 1,560 Sq-Ft (Attachment L).

Construction is anticipated to start February 18, 2025, and end April 29, 2025. Construction will occur on site between the hours of 7:00am to 6:00pm, Monday through Saturday. The total duration of construction is estimated to be 60 working days.

Installation of the dissipator will extend into a previously disturbed and vegetated area that was once graded and used as an emergency fire access. This area is Burnham Place, a paper street. The dissipator will be installed where areas of deteriorated hardscape and non-native vegetation are located (Attachment L for site map and Attachment E for photos).

Project Location/Area of Assessment

The **Project Area** is generally located on Van Dyke Place and along Van Dyke Avenue in the Mid-City: Kensington-Talmadge Community Planning area (Council District 9) (Attachment C). It does not overlap with the Coastal Overlay Zone and the dissipator at the Project's outfall will be installed approximately 380 feet west of the Multi Habitat Planning Area (MHPA) (Attachment H). The Project is located entirely within the PROW, with the majority being located on Van Dyke Place and Van Dyke Avenue. The area of assessment is focused on the portion that extends into the urban canyon on Burnham Place and has potential to impact biological resources.

The **Impact Area** is where areas of deteriorated hardscape, concrete and non-native vegetation are located and the dissipator will be installed at the northern terminus of the stormwater system alignment (Attachment D).

The **Survey Area** includes the Impact Area where the dissipator will be installed, and an approximate 100-foot buffer that expands east into the urban canyon (Attachment B).

Methods and Survey Limitations

Existing Conditions

The Survey Area is located within the PROW on the east side of the intersection of Burnham Place and Van Dyke Avenue. The area extends east along Burnham Place into the adjacent urban canyon, where a stormwater outfall is located and stormwater presently flows through deteriorated hardscape and concrete.

Survey Dates, Times, and Conditions

On April 16, 2024, the Survey Area was visited by the planning staff and biologist to assess existing conditions and potential impacts. Access to the Survey Area for this assessment was taken from the improved Van Dyke Avenue PROW. To further assess the site the planning staff returned on July 11, 2024. Plant identifications were either resolved in the field or later determined through verification of voucher specimens, and wildlife species were determined through direct observation (aided by binoculars), identification of songs, call notes and alarm calls, or by detection of sign (e.g., burrows, tracks, scat, etc.). Photographs were taken of the area during both visits and species were identified (Attachment E).

Table 1. Summary of Survey Dates, Times, Conditions, and Staff

Date	Time	Weather Conditions	Biologist	Survey
April 16, 2024	08:00-0:930	Weather: 0% cc Wind: 0-5 mph Temperature: 54° - 62°	Diane Green and Planning Staff	General Biological Survey
July 11, 2024	09:30-11:00	Weather: 0% cc Wind: 0-5 mph Temperature: 69°-73°	Planning Staff	Photographs of area and Vegetation

Applicable Regulations

The project is required to comply with Federal, State, and local regulations which have different requirements by their given regulatory agency. Project compliance with ESL Regulations is shown through this Biological Technical Report.

Federal, State, City and Local Regulations

Clean Water Act (CWA)

The U.S. Army Corps of Engineers (USACOE) regulates discharges of dredged or fill material into Waters of the United States (WOUS) through the issuance of a section 404 permit. WOUS include navigable waters of the U.S., interstate waters, all other waters where the use or degradation or destruction of the waters could affect interstate or foreign commerce, tributaries to any of these waters, and wetlands that meet any of these criteria or that are

adjacent to any of these waters or their tributaries (33 CFR 328.3(a)). In accordance with Section 401 of the Clean Water Act (CWA), projects that apply for a United States Army Corps of Engineers (USACE) permit for discharge of dredged or fill material must obtain water quality certification from the appropriate Regional Water Quality Control Board (RWQCB).

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act protects wetlands and waters as Waters of the State (WoS) and designated the State Water Resources Control Board (SWRCB) and RWQCB as the principal agencies with the responsibility for the coordination and control of water quality. This includes any surface water, groundwater, or saline water within the boundaries of the state. State Resolution 2008-0026 extends jurisdiction of the SWRCB to wetlands as defined in accordance with the federal definition of the CWA.

Federal Endangered Species Act (FESA)

The Endangered Species Act provides a program for the conservation of threatened and endangered plants and animals and the habitats in which they are found. "Take" under the Federal Endangered Species Act (FESA) is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct." Harm includes any act that kills or injures fish or wildlife, including considerable habitat modification or degradation that significantly impairs essential behavior patterns. Activities that damage/harm the habitat of listed wildlife requires approval from the United States Fish and Wildlife Service (USFWS) for terrestrial species. In general, the FESA also requires determination of critical habitat for listed species. Critical habitat is a specific geographic area(s) that is essential for the conservation of a threatened or endangered species and may require special management and protection. Critical habitat may include an area that is not currently occupied by the species but that will be needed for its recovery.

Section 7 of the FESA directs USFWS to use its authority to conserve threatened and endangered species and, in consultation with federal agencies, ensure that any action authorized, funded, or carried out by such agency does not jeopardize the continued existence of the listed species or destroy or adversely modify designated critical habitat.

The Multiple Species Conservation Program (MSCP) and City of San Diego Subarea Plan serve as a Habitat Conservation Plan (HCP) compatible to Section 10(a)(1)(B) of the FESA of 1973, allowing participating jurisdictions to authorize "take" of plant and wildlife species. The MSCP has been issued under this Section and provides incidental take for all covered species.

California Endangered Species Act (CESA)

Section 2050 of the California Fish and Game Code prohibits any activities that would jeopardize or take a species designated as threatened or endangered by the state. It is similar to FESA in that it contains a process to list species that would manage the potential impacts to the listed species. Section 2081 of the California Endangered Species Act (CESA) authorizes the CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes. The MSCP and City of San Diego Subarea Plan serve as an HCP under the Natural Communities Conservation Plan (NCCP) Act of 2001, allowing participating jurisdictions to authorize "take" of plant and wildlife species.

Migratory Bird Treaty Act (MBTA)/ California Department of Fish and Wildlife (Formerly California Department of Fish and Game) (CDFG) Code

The federal Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503 and 3513 state that it is unlawful, except as permitted by the USFWS, to “take, possess, transport, sell, purchase, barter, import, or export all species of birds protected by the MBTA, as well as their feathers, parts, nests, or eggs. Take means to pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect (50 CFR 10.12).” It is important to note that “take” as defined under the federal MBTA is not synonymous with “take” as defined under the FESA. The MBTA definition of “take” lacks a “harm and harassment” clause comparable to “take” under the FESA; thus, the MBTA authority does not extend to activities beyond impacts to nests, eggs, feathers, or specific bird parts (i.e., activities or habitat modification in the vicinity of nesting birds that do not result in “take” as defined under the MBTA are not prohibited).

Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the “take, possession, or destruction of bird nests or eggs.” Section 3503 states: “It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.”

Section 3513 states: “It is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act.”

All construction activities shall comply with the regulatory requirements of the federal MBTA and California Department of Fish and Game (CDFG) Codes Sections 3503 and 3513.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires State and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts when feasible. Development projects requiring a discretionary governmental approval require environmental review pursuant to CEQA, unless an exemption applies. Lead agencies determine what should be considered a significant impact in accordance with CEQA guidelines (Public Resources Code Sections 21000 – 21189). For this project, the City is the lead agency. Being located in the City of San Diego, it is covered by the City’s MSCP Subarea Plan and the Impact Area is approximately 380 feet from the MHPA and subject to the policies and guidance of the MSCP.

County of San Diego Multiple Species Conservation Program (MSCP) / City of San Diego MSCP Subarea Plan / Multi-Habitat Planning Area (MHPA)

The City is a participant in the regional County San Diego MSCP, a cooperative federal, state, and local environmental conservation program aimed at preserving San Diego’s unique native plants and animals (covered species) (County of San Diego 1998). The plan’s boundaries extend over multiple jurisdictions and habitats including regional watersheds and migratory wildlife corridors. The MSCP also protects the region’s diverse native plant and animal species, including threatened and endangered ones. The MSCP provides provisions and regulations that can accommodate future growth and streamline building regulations while protecting natural resources in the region.

Within the City of San Diego's jurisdiction, the City's MSCP Subarea Plan (City of San Diego 1997) identifies a "hard line" preserve boundary known as the MHPA. The MHPA identifies biological core resource areas and corridors targeted for conservation in which very limited development may occur. The MHPA is considered an urban preserve that is constrained by existing or approved development and is composed of habitat linkages connecting several large core areas of habitat. The criteria used to define core and linkage areas involve maintaining ecosystem function and processes, including large animal movement. Each core area is connected to other core areas or to habitat areas outside the MHPA either through common boundaries or through linkages. Core areas have multiple connections to help ensure that the balance in the ecosystem will be maintained. Critical habitat linkages between core areas are conserved in a functional manner with a minimum of 75 percent of the habitat within identified linkages conserved (City of San Diego 1997).

MHPA Land Use Adjacency Guidelines.

The City's MSCP Subarea Plan includes recommendations to development adjacent or next to the MHPA that will be subject to special conditions so that minimal impacts to the preserved area can be assured. Areas requiring avoidance, minimization, or mitigation include drainage, lighting, noise, barriers, invasive species, and brush management.

Several land uses are considered conditionally compatible with the biological objectives of the MSCP and so will be allowed within the MHPA, some of which are:

- Utility lines and roads in compliance with policies in 1.4.2 below
- Limited water facilities and other essential public facilities
- Brush Management (Zone 2)

Land uses that are adjacent to the MHPA are managed in a way such that the MHPA receives minimal impacts. Several principles of good planning allow for land use near MHPA land. Land uses in or adjacent to the MHPA should be designed to minimize noise impacts. Noise that exceeds 60 decibels (dB) on average per hour must include noise reduction measures and be limited during the breeding season.

City of San Diego Land Development Code Biology Guidelines

The Land Development Code Biology Guidelines were developed by the City of San Diego Development Services Department to help in implementing and understanding the City's Environmentally Sensitive Lands Regulations, Land Development Code, Open Space Residential Zone Code, and to guide in the determination process for impacts and mitigation under CEQA and the California Coastal Act. The Biology Guidelines guide in the protection of sensitive biological resources, which include: narrow endemic species, habitat for endangered and threatened species, Tier I, II, IIIA, IIIB habitats, MHPA lands, and those areas inside and outside of the MHPA that qualify as wetlands according to the City of San Diego wetland definition.

Environmentally Sensitive Lands Regulations (ESL) (Chapter 14, Division 1, Section 143.0141)

The ESL regulations were adopted to protect, preserve, and, where damaged, restore the environmentally sensitive lands of San Diego. Under the ESL regulations, upland habitats are classified into four tiers, with one being the most sensitive and four the least

sensitive. Infringement into non-wetland ESL is not restricted, outside of the MHPA, however impacts to ESL must be mitigated. As stated by the City, “Where any portion of the premises contains any of the following ESL, this division shall apply to the entire premises, unless otherwise provided in this division:

- (1) Sensitive biological resources;
- (2) Steep hillsides;
- (3) Coastal beaches (including V zones);
- (4) Sensitive coastal bluffs; and
- (5) Special Flood Hazard Areas (except V zones).

Survey Results

Physical Characteristics/Setting

This assessment covers the Survey Area which also includes the Impact Area. The Impact Area is located at the northern terminus of the stormwater system alignment on Van Dyke Avenue and Burnham Place (Attachment D). The Survey Area includes the Impact Area and a buffer that expands approximately 100 feet east into the urban canyon (Attachment B). The Survey Area includes a stormwater outfall and deteriorated hardscape, which stormwater presently flows through (Attachment E).

Portions of the Survey Area have previously been disturbed by grading activities for the fire department’s emergency access along Burnham Place, a paper street. The area consists of a mix of existing and deteriorated hardscape (concrete/asphalt), dirt, and non-native vegetation.

The Survey Area is mapped as having Urban/ Developed, Non-Native Vegetation and Eucalyptus Woodland habitats. These habitats are Tier IV habitats. Tier IV habitats include lands classified as disturbed, agriculture, and eucalyptus. The Survey Area is underlain by only non-native (ornamental and invasive) plant species that primarily include fennel (*Foeniculum vulgare*), bougainvillea (*Bougainvillea sp.*), century plant (*Agave americana*), English ivy (*Hedera helix*), wild radish (*Raphanus raphanistrum*), Canary Island palm (*Phoenix canariensis*) and nasturtium (*Tropaeolum majus*).

Vegetation types were classified by the Holland (1986) code classification system as modified by Oberbauer et al. (2008) and were mapped in accordance with the City’s current biological resource mapping requirements (2018a). A list of flora and fauna species detected on site were recorded in a field notebook. Plant identifications were either resolved in the field or later determined through verification of voucher specimens, and wildlife species were determined through direct observation (aided by binoculars), identification of songs, call notes and alarm calls, or by detection of sign (e.g., burrows, tracks, scat, etc.). In addition, searches for sensitive species that would potentially occur on site were conducted within the Survey Area, and any other potential occurrences were assessed in the field based on the existing biological conditions. Photographs of the Survey Area were taken to record the biological resources present (Attachment E).

Vegetation Communities

Three vegetation types were identified within the Survey Area during the biological survey conducted April 11, 2024. These identified vegetation types are considered upland habitats (i.e., City MSCP IV). The vegetation types within the Survey Area are Non-Native Vegetation, Urban/Developed Habitat, and Eucalyptus Woodland. For a full listing of the plants found during the surveys, refer to Attachment A. For a map of the Survey Area and locations of the habitats, refer to Attachment B.

Table 2. Vegetation Communities within Survey Area

Vegetation Type/ Land Cover	Holland/Oberbauer Code	Upland Tier Habitat Type	Acres*
Urban/Developed	12000	Tier IV	0.006
Non-Native Vegetation	11000	Tier IV	0.234
Eucalyptus Woodland	79100	Tier IV	0.040
Total			0.280

* Acres are approximate.

Non-Native Vegetation (11000)

The Survey Area is dominated by non-native plant species. This includes century plant (*Agave americana*), bougainvillea (*Bougainvillea* sp.), fennel (*Foeniculum vulgare*), English ivy (*Hedera helix*), and wild radish (*Raphanus raphanistrum*). The private property to the north of the Survey Area contains a magnolia tree (*Magnolia species*) of an unknown caliper size that is very close to the fence line. The tree branches will be trimmed and the roots will be protected in place from any trenching and excavation activity, to the greatest extent feasible. Non-Native Vegetation is considered a Tier IV vegetation community.

Urban/ Developed Habitat (12000)

Urban/Developed habitat consists of areas that have been constructed upon or otherwise physically altered to an extent that native vegetation can no longer be supported. This area includes Burnham Place. The Impact Area where the dissipator is located has deteriorated hardscape used to convey above ground drainage that has been undermined and collapsed over the years. Vegetative cover in this habitat is made up primarily by Fennel (*Foeniculum vulgare*) and wild radish (*Raphanus raphanistrum*). The remaining land/habitat is primarily concrete, asphalt, and soil (Attachment E). Developed land is considered a Tier IV vegetation community.

Eucalyptus Woodland (79100)

There are a wide range of Eucalyptus Woodland types, the Survey Area consists of scattered Eucalyptus trees with an herbaceous understory. Within the Survey Area are large Eucalyptus trees; one of these trees is approximately 12 feet to the north of the Impact Area and has a 52.55-inch caliper. The other two trees in this vegetation community are in the northern portion of the Survey Area and are of an unknown caliper due to inaccessibility; there will be no impacts to these two trees. Eucalyptus Woodland is considered a Tier IV

vegetation community.

Wildlife

A total of five bird species and one mammal species were observed in the Survey Area and are listed in Table 3 below and in Attachment A. A map of where all the wildlife was observed in the Survey Area is found in Attachment B.

Table 3. Wildlife Species Observed

Scientific name	Common name	Habitat	Number Observed
Aves	Birds		
Corvidae	Crows & Jays		
<i>Corvus brachyrhynchos</i>	American crow	Eucalyptus Woodland/ Non-Native Vegetation/ Urban/Developed	1
Fringillidae	Finches, Euphonias & allies		
<i>Haemorhous mexicanus</i>	House finch	Non-Native Vegetation	3
<i>Spinus psaltria</i>	Lesser goldfinch	Non-Native Vegetation	1
Passeridae	Old World Sparrows		
<i>Passer domesticus</i>	House sparrow	Non-Native Vegetation	2
Trochilidae	Hummingbirds		
<i>Calypte anna</i>	Anna's hummingbird	Non-Native Vegetation	1
Mammalia	Mammals		
Felidae	Cats		
<i>Felis catus</i>	Domestic cat	Urban/Developed	1

All the species that were observed are common to the region and expected in the habitats in the Survey Area. The most common species encountered during the survey included the house finch (*Haemorhous mexicanus*), and house sparrow (*Passer domesticus*). The primary location within the Survey Area that could support nesting by any of these or other potentially occurring bird species are in the Non-Native Vegetation within and adjacent to the north, west and south boundaries of the Survey Area (Attachment A).

No amphibian or reptile species were directly or indirectly observed on site.

Sensitive Resources

There were no plants or animals observed in the Survey Area that are listed as State or Federally endangered or threatened or otherwise sensitive, nor on the MSCP list of covered or narrow endemic species. The tables of all MSCP covered species and their potentials to occur are listed in Attachment A. The Survey Area will support upland habitat types and no jurisdictional or City-defined wetlands were identified. The site is also not identified or mapped within a wildlife corridor.

Large Eucalyptus trees provide suitable locations for nesting by a variety of bird species, including Cooper’s hawk and other raptors. While Cooper’s hawk has a high potential to be present due to the presence of Eucalyptus trees, none were present at the time of the surveys.

Compliance with MSCP

The project is not located within or adjacent to the City’s MHPA, and no encroachment into the MHPA would occur. However, the Cooper’s hawk is a MSCP covered species that was not observed in the Survey Area but has a high potential to occur on site. Protection of this species is ensured through project compliance with the MSCP, and implementation of the conditions of coverage identified for the specific species in the Subarea Plan. Further, since construction is anticipated to occur during the avian breeding season (January 15 -September 15), a preconstruction nesting bird survey will be completed by a qualified biologist 72 hours prior to the start of any construction activities. In the event an active nest is discovered, the project would implement a 300-foot avoidance buffer around the active nest to protect the Cooper’s hawk. Additionally, the biological monitor would remain on site during construction to monitor all the work, noise levels, and any active nests, and to stop work as necessary. By implementing these measures and the MSCP species specific conditions of coverage, the project would be in compliance with the MSCP and potential impacts to the Cooper’s hawk would be avoided.

Project Impact Analysis

Direct Impacts

Impacts from installing the dissipator include a 20-foot-wide construction area extending 65 feet with a total Impact Area of approximately 1,300 square feet (0.029 acre). Direct impacts to the Non-Native Vegetation will be approximately 1,020 square feet (0.023 acre) with the remainder 280 square feet (0.006 acre) of impacts being Urban/Developed habitat (Table 4). Less than 0.001 acre of the Eucalyptus Woodland is within the Impact Area, and therefore was omitted from impact acreage calculations. The area where work will occur has been previously disturbed, graded, and some portions have been planted with non-native ornamental species. Impacts to the vegetation within the area of the Impact Area is as follows:

Table 4. Project Impacts

Vegetation Type (Holland/Oberbauer Code)	Upland Habitat Type	Impacts (Acres)*
Urban/Developed (12000)	Tier IV	0.006
Non-Native Vegetation (11000)	Tier IV	0.023
Eucalyptus Woodland (79100)**	Tier IV	<0.001
Total Impacts		0.029

* Acres are approximate.

** Eucalyptus trees would remain. However, branches and roots may need to be trimmed under supervision of a Project Arborist.

No sensitive species were detected during the survey. In addition, no impacts to sensitive

habitat (Tier I-III A/B) will occur that would require mitigation.

The magnolia tree located in an adjacent property to the north of the Impact Area may be impacted by construction from this project. For equipment to enter the site, some of the branches will need to be trimmed. The tree is also very close to the property line where excavation will occur, and its roots may be impacted from this activity. When work is being done near this location, a designated Project Arborist will be on-site to monitor and give guidance for any branch and root removal. All roots and branches will be protected in place to the greatest extent feasible.

The existing base of the large Eucalyptus tree covering the Impact Area is at a sufficient distance away and the landform is such that the work to be performed would not impact the tree or its roots. However, as a precaution, a designated Project Arborist will be on-site during the time soil is excavated near the Eucalyptus tree. All roots will be protected in place to the greatest extent feasible.

During construction, temporary erosion control methods such as silt fence and fiber rolls will be used, and after construction the area will be revegetated for erosion control with native coastal sage scrub plants and mulch. Native coastal sage scrub will replace what was formerly Non-Native Vegetation. Mitigation is not required for impacts to areas that have been planted with native species for the purpose of erosion control, and removal of non-native plants is not considered a significant habitat impact which requires mitigation (City of San Diego CEQA Significance Determination Thresholds).

Sensitive Resources

The project would be in compliance with the MSCP and implement species specific condition of coverage to avoid and minimize potential direct impacts to nesting Cooper's hawk. Since construction is anticipated to occur during the avian breeding season (January 15 – September 15), a preconstruction nesting bird survey would be completed by a qualified biologist 72 hours prior to any construction activity, trimming or removal of shrubs or trees. In the event an active nest is discovered, all efforts should be made to avoid the nest. If avoidance is not possible, a biological monitor will be required to ensure appropriate buffers are in place, stop construction if necessary, and ensure no direct impacts would occur. If work stops for 72 hours or more, a new nesting bird survey will need to be conducted before work can resume.

Indirect Impacts

The Impact Area is located approximately 380 feet west of the MHPA, near Fairmont Avenue (Attachment H).

The proposed dissipator in the Impact Area is located at the northern terminus of the stormwater system alignment, which will be releasing stormwater from the project into the urban canyon and vegetated buffers before any drainage enters the MHPA. The project is maintenance of the existing City's stormwater system and there will be no additional impacts from new or additional flow into the system as it primarily proposes only replacement in-kind for deteriorated hardscape post pipe installation (e.g. there is no new hardscape or development proposed by this project that will affect stormwater flow). All

stormwater handled by this storm drain system, currently and post project, flow into the urban canyon. The urban canyon contains vegetated buffers which help reduce water flow, filter sediment, and decrease erosion prior to stormwater entering the MHPA (Attachment H). A hydrology study has been performed and shows that, with project implementation, flows will be below permissible levels (Attachment J). Construction BMPs, including but not limited to fiber rolls, silt fences, and wood mulch for erosion control and water quality would be implemented during the project to protect the adjacent canyon area (Attachment K). The use of BMPs will further provide protection to the MHPA. This will minimize potential water quality impacts from sedimentation. Long term erosion control of the Project will be maintained by the Revegetation Plan (Attachment M).

There will be no indirect impacts as a result of this project.

Hydrology

Existing Conditions: The following stated conditions were provided by City of San Diego Stormwater Engineering (Attachment J). The project site consists of multiple sub basins draining into the adjacent urban canyon. Currently, a curb inlet and corrugated metal pipe collects and conveys surface drainage from Sub Basin 4. Three curb inlets and storm drainpipes collect and convey surface drainage from Sub Basin 1 and Sub Basin 2 and discharge the flow into the urban canyon from an existing pipe cutoff wall that has deteriorated/eroded. The total flow exiting the outfall is 17.664 Cubic Feet per Second (CFS) with a final exit velocity 17.049 feet per second (ft/sec). Sub Basin 0 (24.69 CFS) flows as surface runoff into the urban canyon with a velocity of 18.003 ft/sec. Both existing velocities entering the urban canyon are beyond the permissible velocity of 3.75 ft/sec (Attachment J).

Proposed Conditions: The calculations developed for this study are based on the methodology in the City of San Diego's Drainage Design Manual. The proposed pipes include appropriately sized inlets to fully capture a 50-year storm event and appropriately sized pipes to handle a 100-year storm. Surface drainage from Sub Basin 1, 2, 0 and 4 will discharge into the urban canyon from a standard 24" energy dissipator with rip rap. The total flow exiting the outfall is 44.57 CFS with a final exit velocity of 2.447 ft/sec. The proposed velocity is less than the permissible velocity of 3.75 ft/sec for this location. Under the proposed conditions, there will no longer be any uncontrolled surface runoff from Sub Basin 0 into the urban canyon within the Survey Area (Attachment J).

To maintain the existing stormwater system and improve system performance, the City of San Diego's Stormwater Department engineers have designed a system where the surface drainage from the project area will be properly collected through conveyance piping and new storm drain structures, in accordance with current City stormwater design standards. This will ensure continued and controlled drainage to the Survey Area in the adjacent urban canyon. Presently the stormwater flow, as a combination of surface drainage and piped drainage, outfall to the Survey Areas urban canyon without a dissipator to reduce the stormwater flow velocity. The stormwater system being updated to meet the new City stormwater standards will outfall to the same location, but with the addition of a dissipator to reduce the velocity of stormwater flow into the urban canyon located within the Survey Area. The reduced stormwater flow velocity (2.447 ft/sec) is significantly less compared to the present conditions (17.049 ft/sec and 18.003 ft/sec) and permissible velocity (3.75 ft/sec) and therefore will not result in type conversion from uplands to wetlands (Attachment J). The improved system will lead to less erosion in the urban canyon, leading to less sediment entering the MHPA. This will further protect the MHPA area by maintaining open flow

conditions as less sediment will be deposited in this waterway.

Noise

Construction is anticipated to occur February 18, 2025, through April 29, 2025, during the avian breeding season (January 15 – September 15). To avoid and minimize potential indirect impacts to nesting Cooper's hawk, a preconstruction nesting bird survey would be completed by a qualified biologist 72 hours prior to any construction activity, trimming or removal of shrubs or trees. In the event an active nest is discovered, all efforts should be made to avoid the nest. If avoidance is not possible, a biological monitor will be required to ensure appropriate buffers are in place, noise monitoring is conducted, and stop construction, if necessary, indirect impacts related to noise would not occur. If work stops for 72 hours or more, a new nesting bird survey will need to be conducted before work can resume.

Lighting

Project construction would occur between 7:00 AM to 6:00 PM. No lighting would be needed or proposed. The project would construct a storm water drainage facility that would not require lighting during its long-term operation. No impacts are anticipated.

Invasive Species

Project construction would be required to implement standard best management practices, such as cleaning of tools and equipment and mulching. In addition, the Revegetation Plan (Attachment M) does not propose planting or hydroseeding with any invasive plant species. No impacts are anticipated.

Cumulative Impacts

The MSCP was designed to compensate for the cumulative loss of biological resources throughout the San Diego region. Projects that conform to the MSCP as specified by the City's Subarea Plan and implementing ordinances, (i.e., Biology Guidelines and ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources adequately covered by the MSCP. These resources include the vegetation communities identified as Tier I through IV and MSCP Covered Species. The Project would comply with the City's Subarea Plan by implementing species specific conditions of coverage. Other projects in the City would also be required to comply with the City's Subarea Plan. Further, the project is not mapped within or adjacent to the MHPA. Therefore, the project lacks connectivity to the MHPA and would not contribute considerably to cumulatively significant impacts on sensitive biological resources in the City, and no mitigation for cumulative impacts would be required.

Avoidance and Minimization Measures to be Implemented

The following avoidance and minimization measures will be implemented by or under the supervision of a Project Biologist to preclude potential significant impacts to environmental resources. Strict compliance with local, State and federal regulatory requirements, such as the MSCP Subarea Plan and MBTA for sensitive plant and animal species, would also preclude significant impacts and no mitigation, pursuant to CEQA, would be required:

1. A preconstruction nesting bird survey shall be done within 72 hours before the start of any construction activities during bird breeding season (January 15 – September 15). The Project Biologist will recommend in-field avoidance and/or protection measures in the event of discovery of an active nest. If an active nest is found, a biological monitor will remain on site during construction to monitor the nest, work and noise levels, and stop work if necessary. If construction were to stop for 72 hours a new nesting bird survey will be performed before the start of any construction activities.
2. A 300-foot avoidance buffer around an active Cooper's hawk nest shall be maintained in the event one is present.
3. Roots of the adjacent magnolia tree shall be protected during construction to the greatest extent feasible. Coordination with the designated Project Arborist will be done when the tree is to be trimmed and in the event roots would need to be removed.
4. Roots of the adjacent Eucalyptus tree shall be protected during construction, to the greatest extent feasible. Coordination with the designated Project Arborist will be done in the event roots would need to be removed.
5. Staging of equipment shall only occur on improved areas (e. g. developed right-of-way, paved surfaces) (Attachment K).
6. A Water Pollution Control Plan (WPCP) with appropriate Construction BMPs shall be implemented during construction for erosion control and protect water quality on site, as well as in the areas adjacent to and downstream of the Project (Attachment K). Attachment K outlines the BMPs to be implemented, along with references from the associated California Stormwater Quality Association (CASQA) BMP Handbook. Specific BMPs, such as storm drain inlet protection, check dams, and erosion control measures like fiber rolls, silt fences, and wood mulch, are shown in the exhibit and are to be placed in designated areas within the project footprint. All construction BMPs are temporary, and erosion control measures within the Survey Area will be removed before revegetation occurs. While mulch is a BMP, it is permanent and will be applied after the plants are installed.
7. Since more than 25 square feet of bare soil will likely remain post construction, revegetation and mulching shall be implemented to secure the site for erosion control purposes (see Revegetation Plan (Attachment M)).
8. All existing trees shall be protected in place.

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Attachment A: MSCP Covered Species & Potential to Occur & Plant & Animal Species Found

List of Plants Found on Survey Area		
Non-native		
Scientific name	Common name	Habitat Type
<i>Agave americana</i>	Century plant	Non-Native Vegetation
<i>Bougainvillia sp.</i>	Bougainvillea	Non-Native Vegetation
<i>Eucalyptus sp.</i>	Eucalyptus	Eucalyptus Woodland
<i>Foeniculum vulgare</i>	Fennel	Urban/Developed
		Non-Native Vegetation
<i>Hedera helix</i>	English ivy	Non-Native Vegetation
<i>Phoenix canariensis</i>	Canary Island Palm	Non-Native Vegetation
<i>Raphanus raphanistrum</i>	Wild radish	Urban/Developed
		Non-Native Vegetation
<i>Tropaelum majus</i>	Nasturtium	Non-Native Vegetation
List of Plant Species Found Surrounding Survey Area		
Scientific name	Common name	Habitat type
<i>Magnolia sp.*</i>	Magnolia	Non-Native Vegetation
*Located on adjacent property near property line. May be impacted by construction.		

MSCP Covered Plant Species and Potential to Occur		
Species	Status*	Potential to Occur
<i>Acanthomintha ilicifolia</i> (San Diego thornmint)	PE, SE, 1B.1	Very low. While this plant lives in coastal sage scrub habitat and historically has lived nearby, it has not been found here since the 1950s. The closest known population was found in 2017 in Tierrasanta.
<i>Agave shawii</i> (Shaw's agave)	2	None. Only occurs in maritime succulent scrub. Nearest known location is Mission Hills.
<i>Ambrosia pumila</i> (San Diego ambrosia)	1B.1	None. Found in freshwater wetlands, vernal pools and coastal sage scrub. Nearest known population was found in 2016 in Jamul.
<i>Aphanisma blitoides</i> (Aphanisma)	S2, 3	None. Only found in sand or scrub at immediate coastline.
<i>Arctostaphylos glandulosa var. crassifolia</i> (Del Mar manzanita)	FE, 1B.1	None. Occurs in chaparral, primarily maritime chaparral. Closest known population in La Mesa.
<i>Arctostaphylos otayensis</i> (Otay manzanita)	1B.2	None. Occurs in foothill woodlands and chaparral. Closest known population in Otay Mesa.
<i>Astragalus tener var. titi</i> (Coastal dunes milk vetch)	F1, SE, 1B.1	None. Occurs along the coastal strand, usually in wetlands. Nearest known population is Coronado.
<i>Baccharis vanessae</i> (Encinitas coyote brush)	F1, SE, 1B.1	None. Occurs in chaparral. Nearest known population is Alpine.
<i>Brodiaea filifolia</i> (Thread-leafed brodiaea)	PT, SE, 1B.1	None. Occurs in vernal pools and grasslands. Nearest known population is Poway.
<i>Brodiaea orcuttii</i> (Orcutt's brodiaea)	1B.1	None. Occurs in vernal pools and meadows. Closest known population in Mission Regional Park.
<i>Calamagrostis (Satureja) densa</i> (Dense reed grass)	4	None. Occurs in chaparral, pine and spruce forests, meadows, and dry hills and ridges. Closest known population in Otay Open Space Preserve.
<i>Calochortus dunnii</i> (Dunn's mariposa lily)	SR, 1B.2	None. Found in closed-cone pine forests and chaparral. Nearest known population in San Ysidro Mountains.
<i>Caulanthus stenocarpus</i> (Slender-pod jewelflower)	SR	Low. Occurs in disturbed, coastal sage and chaparral habitat. No plants found in Survey Area. Closest known population in Mission Trails Regional Park.

MSCP Covered Plant Species and Potential to Occur		
Species	Status*	Potential to Occur
<i>Ceanothus cyaneus</i> (Lakeside ceanothus)	1B.2	None. Found in closed-cone pine forests and chaparral. Nearest known population in Crest.
<i>Ceanothus verrucosus</i> (Wart-stemmed ceanothus)	2B.2	Low. Occurs in coastal sage scrub and chaparral. Historically found nearby however none found in Survey Area. Nearest known population in Balboa Park.
<i>Cordylanthus maritimus</i> ssp. <i>maritimus</i> (Salt marsh bird's beak)	FE, SE, 1B.2	None. Occurs in salt marshes, dunes, and coastal areas. Nearest known population is mouth of the San Diego River.
<i>Cordylanthus orcuttianus</i> (Orcutt's bird's beak)	2	None. Found in coastal sage scrub habitat near riparian habitat. The nearest known population is in National City.
<i>Corethrogyne filaginifolia</i> <i>var.linifolia</i> (Del Mar sand aster)	1B.1	Low. Occurs in many habitats, including coastal sage scrub. No known locations have been found near the Survey Area, the closest known population being Torrey Pines.
<i>Cupressus (Hesperocyparis) forbesii</i> (Tecate cypress)	1B.1	None. Found in closed-coned pine forests and chaparral. Closest known population in Spring Valley.
<i>Cylindropuntia parryi</i> var. <i>serpentina</i> (Snake cholla)	1B.1	Very low. Occurs in coastal sage scrub habitat. No known populations occur near Survey Area. Closest known population South Park.
<i>Dudleya blochmaniae</i> ssp. <i>brevifolia</i> (Short-leaved dudleya)	SE, 1B.2	None. Found only in Torrey Pines State Preserve and Del Mar.
<i>Dudleya variegata</i> (Variegated dudleya)	4	None. Occurs on dry hillsides and mesas in coastal sage scrub, scrub oak, vernal pool, and other habitats. Closest known population in Mission Trails Regional Park.
<i>Dudleya viscida</i> (Sticky dudleya)	F1, 1B	None. Occurs on coastal sage scrub bluffs and chaparral rocky slopes. Nearest known population in La Jolla, with only other known southern population in Coronado.
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> (Palmer's ericameria)	2	Very low. While this plant lives in coastal sage scrub habitat and historically has lived nearby, it has not been found here since the 1930s. The closest known population was found in 1994 in Spring Valley.
<i>Erysimum Ammophilum</i> (Coast wallflower)	4	None. Occurs on dunes and bluffs of the coastline. Closest known population in Coronado.
<i>Eryngium aristulatum</i> ssp. <i>parishii</i> (San Diego button celery)	FE, SE, 1B.1	None. Occurs in vernal pool habitat. Closest known population in Kearny Mesa.
<i>Ferocactus viridescens</i> (San Diego barrel cactus)	2	Low. Occurs in coastal sage scrub and chaparral habitats. Seeds dispersed by frugivores. Closest known population in Tierrasanta.
<i>Hemizonia (Deinandra) conjugens</i> (Otay tarplant)	PE, SE, 1B.1	None. Occurs in grasslands, maritime sage scrub and coastal sage scrub. All populations are south of the Survey Area, with the closest known population in Paradise Valley.
<i>Lepechinia cardiophylla</i> (Heart-leaved pitcher sage)	1B.2	None. This species grows in chaparral and cismontane woodland. The nearest known location is in Poway.
<i>Lepechinia gander</i> (Gander's pitcher sage)	1B.3	None. Occur in chaparral, coastal sage scrub and close-coned pine forests in the foothills and mountains. All populations are southeast of the Survey Area, with the closest known population on San Miguel Mountain.
<i>Lotus (nuttallianus/Acmispon prostratus</i> (Nuttall's lotus/acmispon)	1B.1	None. Habitat is coastal strands and coastal dunes. Nearest known location is Mission Bay.
<i>Mahonia (Berberis) nevinii</i> (Nevin's barberry)	F1, SE, 1B.1	None. Prefers riparian and alluvial scrub habitat. Nearest known location in Mission Valley.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> (Felt-leaved monardella)	1B.2	None. Occurs in foothill woodlands and chaparral. Closest known location in McGinty Mountain Ecological Reserve.
<i>Monardella linoides</i> ssp. <i>viminea</i> (Willow monardella)	PE, SE, 1B.1	Very low. Occurs in coastal sage scrub habitat. All but one population occur north of Survey Area (the one population south of Survey area was seen in 1878 in South Park). Closest known population in Kearny Mesa.
<i>Muilla (Bloomeria) clevelandii</i> (San Diego goldenstar)	1B.1	Very low. Occurs in coastal scrub, vernal pool, grassland and chaparral. While this plant historically has lived nearby, it has not been found here since the 1950s. The closest known population was found in Mission Trails Regional Park.
<i>Navarretia fossalis</i> (Prostrate navarretia)	1B.1	None. Occurs in vernal pools and seasonally flooded areas. Closest known population is Kearny Mesa.

MSCP Covered Plant Species and Potential to Occur		
Species	Status*	Potential to Occur
<i>Nolina interrata</i> (Denesa bear-grass)	F1, SE, 1B.1	None. Occurs in coastal scrub and chaparral habitat on dry, stony slopes. All are located in El Cajon.
<i>Orcuttia californica</i> (California Orcutt grass)	FE, SE, 1B	None. Occurs in vernal pool habitats. Closest known population in Marine Corps Air Station Miramar.
<i>Pogogyne abramsii</i> (San Diego mesa mint)	FE, SE, 1B.1	None. Occurs in vernal pool habitats. Closest known population in Marine Corps Air Station Miramar.
<i>Popogyne nudiuscula</i> (Otoy mesa mint)	FE, SE, 1B.1	None. Occurs in vernal pool habitats. Closest known population is Dennerly Canyon Preserve.
<i>Pinus torreyana ssp. torreyana</i> (Torrey pine [native populations])	1B,2	None. Occurs in closed-cone pine forests and chaparral. Closest known population is La Jolla.
<i>Rosa minutifolia</i> (Small-leaved rose)	SE, 2	None. Grows in chaparral in northern Baja, mostly extinct in San Diego. Nearest known location is at I-805 and Palm Avenue in Chula Vista.
<i>Satureja chandleri</i> (San Miguel savory)	4	None. Occurs in rocky slopes and chaparral in specialized soils. Nearest population in San Diego Wildlife Refuge near Sweetwater.
<i>Senecio (Packera) ganderi</i> (Gander's butterweed)	SR, 1B.2	None. Occurs in chaparral gabbro rock outcrops, more abundant after habitat burns. Closest known population near Jamul.
<i>Solanum tenuilobatum</i> (Narrow-leaved nightshade)	N/A	Low. While this species is widespread through many plant communities in San Diego, it prefers chaparral and forest habitat. The most recent nearest known location was on the North side of San Miguel Mountain.
<i>Tetracoccus dioicus</i> (Parry's tetraococcus)	1B.2	None. Occurs in coastal sage scrub and chaparral habitat on gabbro soils. Nearest known location in Southcrest.

*

MSCP	Covered Species in Multiple Species Conservation Plan	State (continued)		State Rank and CRPR is followed by a threat code-	
		ST	State Threatened		
	Federal	FP	Fully Protected		
MBTA	Migratory Bird Treaty Act	SR	State Rare		
FE	Federally Endangered	SSC	Species of Special Concern	.1	Seriously endangered in CA (>80% occurrences threatened)
FT	Federally Threatened	California Rare Plant Rank (CRPR)			
FC	Federal Candidate	1A	Presumed Extinct in CA	.2	Fairly endangered in CA (20-80% occurrences threatened)
PE/PT	Potentially Endangered/ Potentially Threatened	1B	Rare, Threatened, or Endangered		
BCC	Bird of Conservation Concern	2	Rare, Threatened, or Endangered Elsewhere		
	State	3	Need More Info- Review list	.3	Not very endangered in CA (<20% of occurrences threatened)
SE	State Endangered	4	Watch List- Plants of limited distribution		

List of Animals Found on Survey Area			
Scientific name	Common name	Habitat	Number Observed
Aves	Birds		
Corvidae	Crows & Jays		
<i>Corvus brachyrhynchos</i>	American crow	Eucalyptus Woodland/ Non-Native Vegetation/ Urban/Developed	1
Fringillidae	Finches, Euphonias & allies		
<i>Haemorhous mexicanus</i>	House finch	Non-Native Vegetation	3
<i>Spinus psaltria</i>	Lesser goldfinch	Non-Native Vegetation	1
Passeridae	Old World Sparrows		
<i>Passer domesticus</i>	House sparrow	Non-Native Vegetation	2
Trochilidae	Hummingbirds		
<i>Calypte anna</i>	Anna's hummingbird	Non-Native Vegetation	1
Mammalia	Mammals		
Felidae	Cats		
<i>Felis catus</i>	Domestic cat	Urban/Developed	1

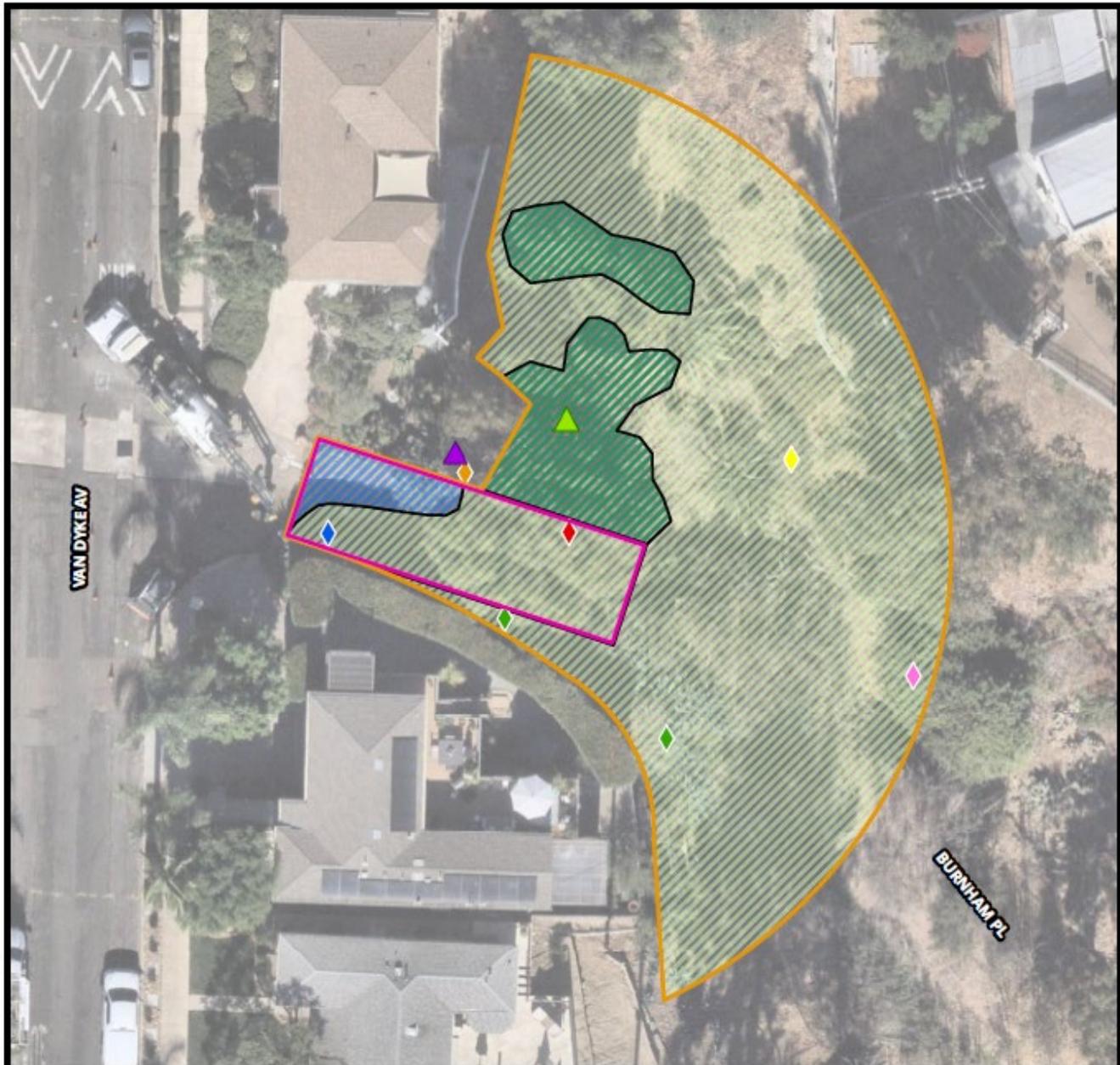
MSCP Covered Animal Species and Potential to Occur		
Species	Status*	Potential to Occur
<i>Panouina errans</i> (Saltmarsh skipper)	N/A	None. Only live in coastal salt marshes.
<i>Mitoura thornei</i> (Thorne's hairstreak)	S2	None. Host plant is Tecate cypress, which is not found in the Survey area.
<i>Branchinecta sandiegoensis</i> (San Diego fairy shrimp)	FE	None. Exclusively live in vernal pool habitat, which is not found in the Survey area.
<i>Streptocephalus woottonii</i> (Riverside fairy shrimp)	FE	None. Habitat is vernal and non-vegetated ephemeral pools, which are not found in the Survey Area.
<i>Bufo microscaphus californicus</i> (Arroyo southwestern toad)	FE, SSC	None. Habitat is a slow-moving body of running water, which is not present on the site. Closest known location is Jamul.
<i>Bombus crotchii</i> (Crotch's bumble bee)	SC	Low. Few floral resources on site for foraging. Site contains primarily non-native vegetation. Habitat is not suitable for overwintering. Closest known location is approximately three miles away.
<i>Rana aurora Draytoni</i> (California red-legged frog)	FT, SS	None. Requires terrestrial areas near a water source. Other than a few translocated populations, the species was extinct in San Diego.
<i>Clemmys marmorata ssp. pallida</i> (Southwestern pond turtle)	SSC	None. Lives in streams, lakes, ponds, and permanent and ephemeral wetlands, none of which are present in the Survey Area.
<i>Chemidophorus hyperythrus ssp. beldingi</i> (Orange-throated whiptail)	SSC	Very low. Habitat open areas of coastal sage scrub and chaparral. Has not been found in the area historically. Closest known location was 34 th Street Canyon in 2004.
<i>Phrynosoma coronatum ssp. blainvillei</i> (San Diego horned lizard)	SSC	None. Most common habitat is chaparral with loose sandy soil. Has not been found in the area historically. Closest know location was Mission Trails Regional Park.
<i>Accipiter cooperii</i> (Cooper's hawk)	SSC	High. Habitat is eucalyptus and other large trees in lowland, foothill and urban canyons.
<i>Agelaius tricolor</i> (Tricolored blackbird)	SSC	None. Habitat and nesting area are riparian, fields, and giant reeds, which are not found in the Survey Area.
<i>Aquila chrysaetos</i> (Golden eagle)	SSC	None. Nest in cliffs and trees on steep slopes and forage in grasslands. None have been known to nest in the Survey area.
<i>Aimophila ruficeps ssp. canescens</i> (S. Ca. rufous crowned sparrow)	SSC	Low. Habitat is steep south-facing rocky slopes covered with over 50% sage scrub, chaparral, or grassland. Return to same location to nest and juveniles nest a few miles from where they were hatched. Nearest known location was Rancho Mission Park.
<i>Branta canadensis ssp. moffitti</i> (Canada goose)	N/A	None. Habitat includes bays, tundra, marshes and fields, none of which are present at the Survey Area.

MSCP Covered Animal Species and Potential to Occur		
Species	Status*	Potential to Occur
<i>Buteo swainsoni</i> (Swainson's hawk)	ST	None. Habitat includes open grasslands and desert-like habitats, none of which are present at the Survey Area.
<i>Buteo regalis</i> (Ferruginous hawk)	SSC	None. Habitat is open plains, none of which are present in the Survey Area.
<i>Campylorhynchus brunneicapillus</i> <i>ssp. couesi</i> (coastal cactus wren)	PE, SSC	None. Habitat occurs almost exclusively in thickets of 1 species cholla and 2 species prickly pear dominated stands of coastal sage scrub in lower coastal slopes and mesas. None of these cacti are on the Survey Area. Do not disperse far from nest. Nearest location is Navajo Canyon Open Space Park.
<i>Charadrius alexandrinus ssp. nivosus</i> (Western snowy plover)	FT, SSC	None. Habitat is coastline above high tide line, sandspits, sparsely vegetated dunes, unvegetated beach strands, and similar coastal areas.
<i>Charadrius montanus</i> (Mountain plover)	SSC	None. Habitat is grasslands and bare ground. Last known location is Tijuana River Valley.
<i>Circus cyaneus</i> (Northern harrier)	SSC	None. Habitat is grasslands and marshes, which are not present on the Survey Area.
<i>Egretta rufescens</i> (Reddish egret)	N/A	None. Occurs in coastal wetlands, is not known to nest in San Diego.
<i>Empidonax traillii ssp. eximius</i> (SW. willow flycatcher)	FE, SE	None. Habitat is dense riparian tree and shrub communities, not found in the Survey Area.
<i>Falco peregrinus anatum</i> (American peregrine falcon)	ST	None. Nests in cliffs, tall trees, bridges, and buildings, and forages in open habitats. These are not present in the Survey Area.
<i>Haliaeetus leucocephalus</i> (Bald eagle)	FE, SE	None. Habitats are dense forested areas and cliffs near large bodies of water and low human activity. This is not present in the Survey Area.
<i>Numenius americanus</i> (Long-billed curlew)	SSC	None. Habitats are tidal mudflats and open grasslands, neither of which are present in the Survey Area.
<i>Passerculus sandwichensis ssp. beldingi</i> (Belding's savannah sparrow)	SE	None. Habitat is coastal marshes dominated by pickleweed, which is not present in the Survey Area.
<i>Passerculus sandwichensis ssp. rostratus</i> (Large-billed savannah sparrow)	SSC	None. Habitat is shoreline, coastal salt marshes, and mudflats. Does not breed in California. This habitat is not present in the Survey Area.
<i>Pelcanus occidentalis ssp. californicus</i> (California brown pelican)	FE, SE	None. Habitat is offshore islands, open sea, harbors, marinas, estuaries, and breakwaters, all of which are not located in the Survey Area.
<i>Plegadis chihi</i> (White-faced ibis)	SSC	None. Habitat is freshwater marsh and shallow water. Closest known location is Sweetwater Reservoir.
<i>Poliptila californica ssp. californica</i> (California gnatcatcher)	FT, SSC	Low. Habitat is coastal sage scrub. No coastal sage scrub habitat exists in the Survey Area.
<i>Rallus longirostris ssp. levipes</i> (Light-footed Ridgway's rail)	FE, SE	None. Habitat includes coastal lagoons and marshes. These are present in the Survey Area.
<i>Sialia Mexicana</i> (Western bluebird)	N/A	None. Habitat includes open-canopied mature, valley foothill, montane hardwood, and valley foothill hardwood-conifer. None of this is present in the Survey Area.
<i>Speotyto (Athene) cucularia ssp. hypugaea</i> (Burrowing owl)	SSC	None. Habitat needs large open areas of sparsely vegetated, level terrain with many small mammal burrows. This is not present in the Survey Area.
<i>Sterna elegans</i> (Elegant tern)	SSC	None. Habitat is the islands of the Gulf of California, Baja California, and San Diego and in estuaries and beaches of the California coast. These do not occur in the Survey Area.
<i>Sterna antillarum ssp. browni</i> (California least tern)	FE, SE	None. Habitat is beaches, lagoons, estuaries, lakes and rivers. These are not present in the Survey Area.
<i>Vireo bellii ssp. pusillus</i> (Least Bell's vireo)	FE, SE	None. Habitat is willow dominated woodland or scrub along streams or rivers. This is not present in the Survey Area.
<i>Taxida taxus</i> (American badger)	SSC	None. Badgers prefer grasslands and uplands with few trees where they can burrow, largely absent within urban areas. Closest known sighting in Bonita.
<i>Felis concolor</i> (Mountain lion)	N/A	Very low. Habitat is steep slopes with vegetative cover, relatively unpopulated areas. Due to the urban location of the Survey Area and low vegetative cover, it is not likely in survey area.

MSCP Covered Animal Species and Potential to Occur

Species	Status*	Potential to Occur
<i>Odocoileus hemionus fuliginata</i> (Southern mule deer)	N/A	Very low. Habitat is clearings interspersed with several plant communities of dense brush or tree thickets. This is not present in the Survey Area.

Attachment B: Survey Area & Survey Results/Vegetation Map



Species Sighting

- ◆ American Crow
- ◆ Anna's Hummingbird
- ◆ Domestic Cat
- ◆ House Finch
- ◆ House Sparrow
- ◆ Lesser Goldfinch

— Impact Area

— Survey Area Limits

Habitats

- ▨ Eucalyptus Woodland(IV)
- ▨ Non-Native Vegetation(IV)
- ▨ Urban/Developed(IV)

- ▲ Magnolia Tree
- ▲ Eucalyptus Tree

0 5 10 20 30 40 Feet

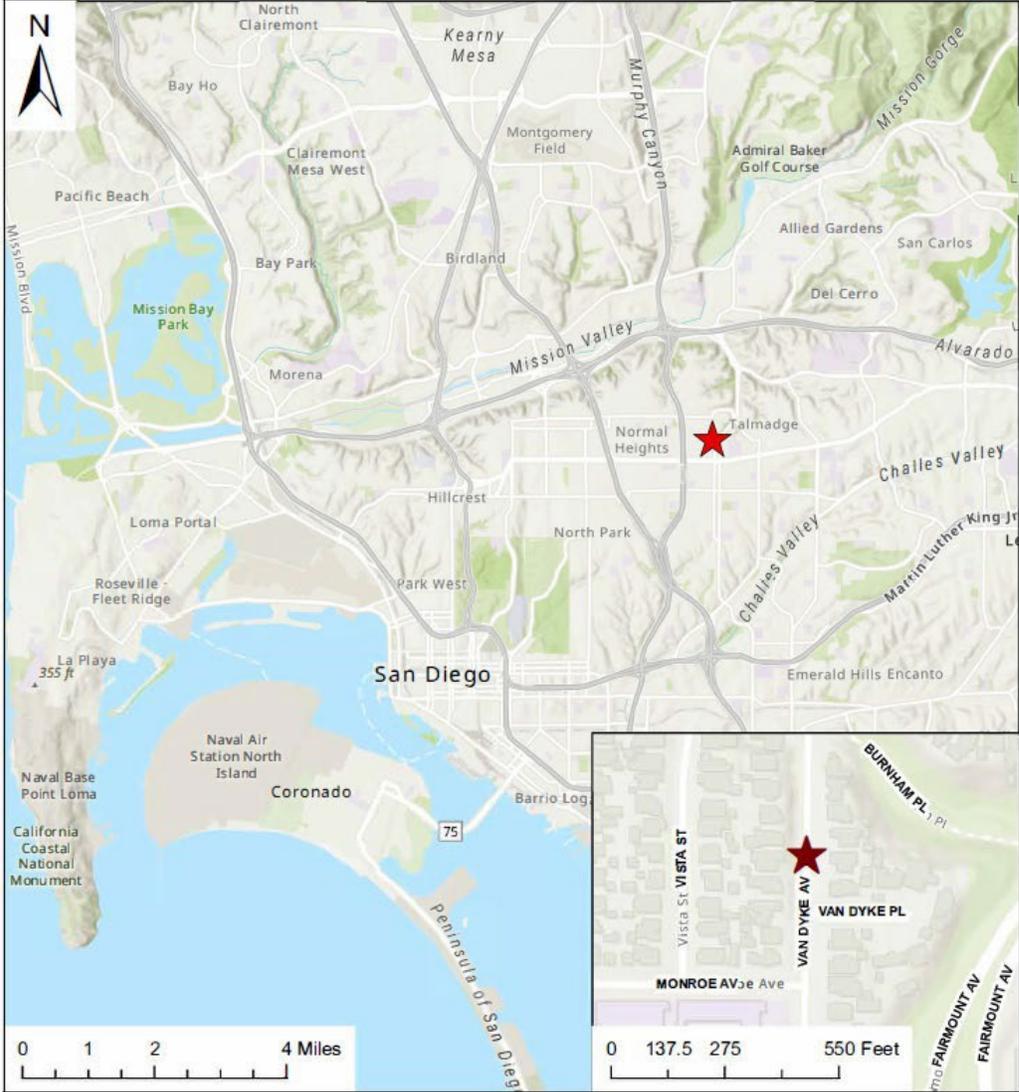


THINK BLUE
City of San Diego
Stormwater Department

Survey Area

Attachment C: Location Map

Location Map: Van Dyke Pl at Van Dyke Ave SD SWD WBS # B-25023

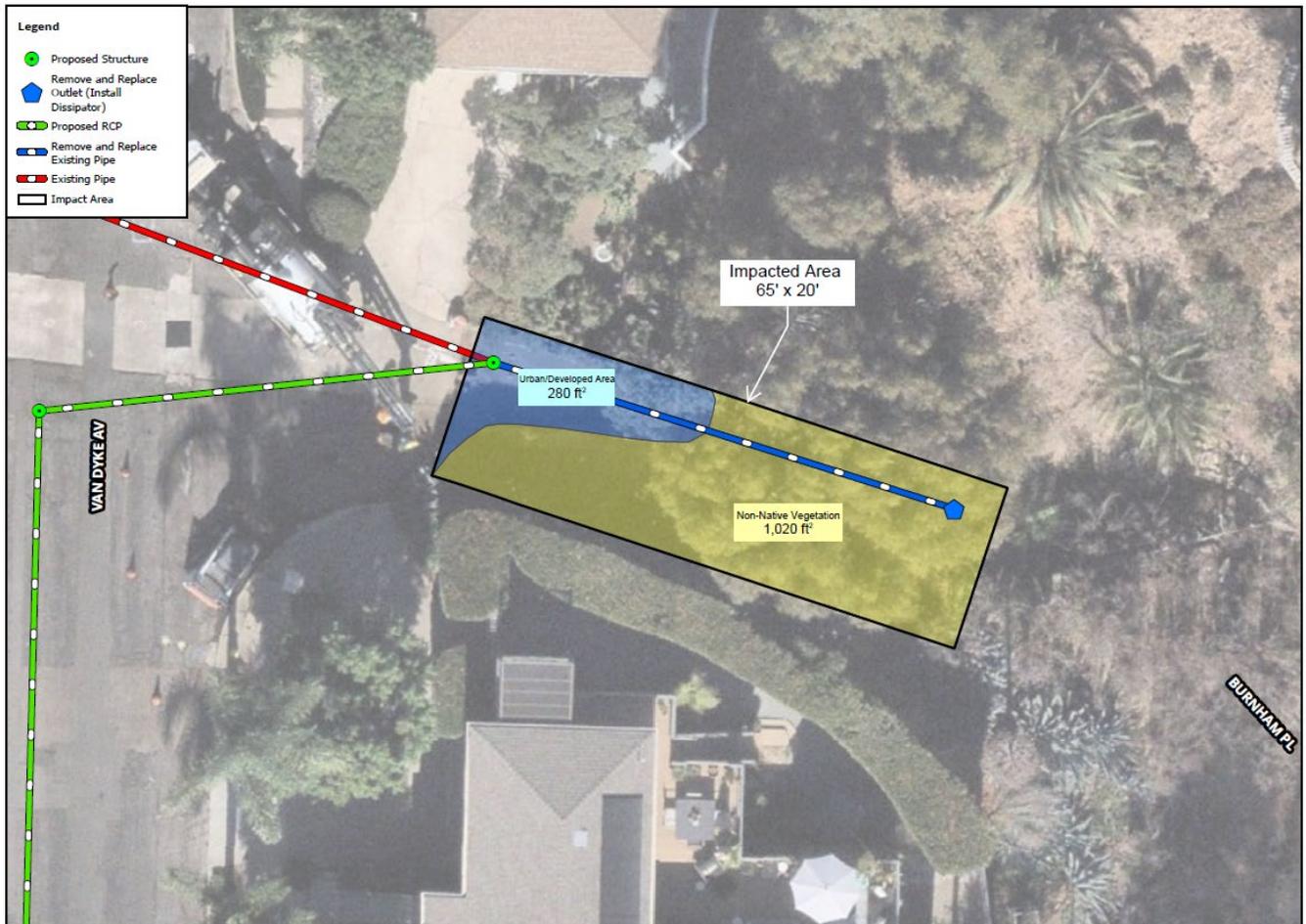


Legend

★ Project Location



Attachment D: Ortho/ Impact Area



PROJECT: Van Dyke Pl at Van Dyke Ave SD SWD



- Note:** Dissipator Install Impact Area (65'x20') = 1,300 sq'
a. Non-Native Vegetation Impact Area = 1,020 sq'
b. Urban/ Developed Impact Area = 280 sq'

Attachment E: Photo Survey

PHOTO KEY

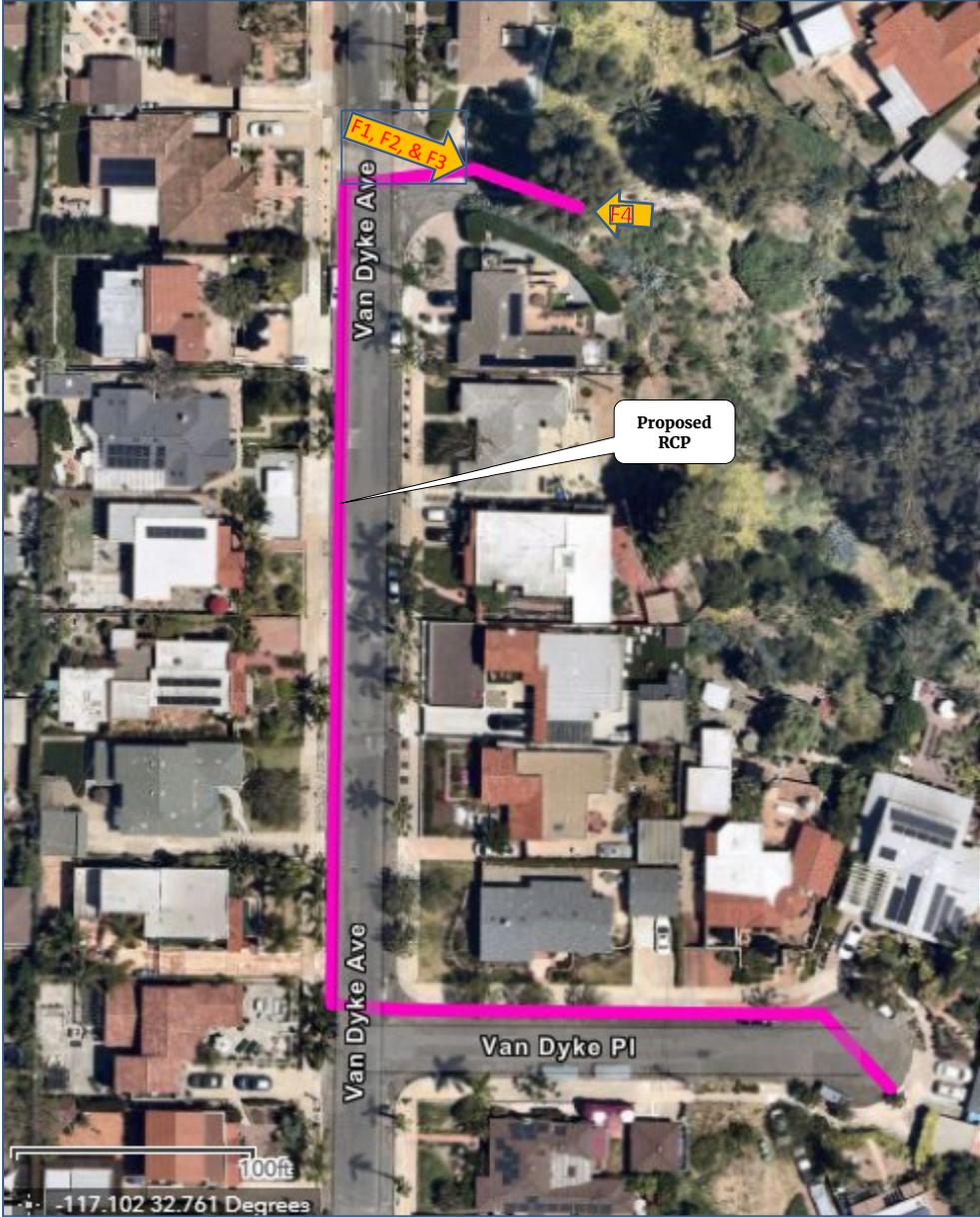




Figure 1 (F1 - looking east). Previously disturbed hardscape (asphalt/concrete) for surface drainage to be repaired/improved. Fennel (*Foeniculum vulgare*) and Agave Americana on the right and Agave Americana, bougainvillea, and English Ivy on the left.

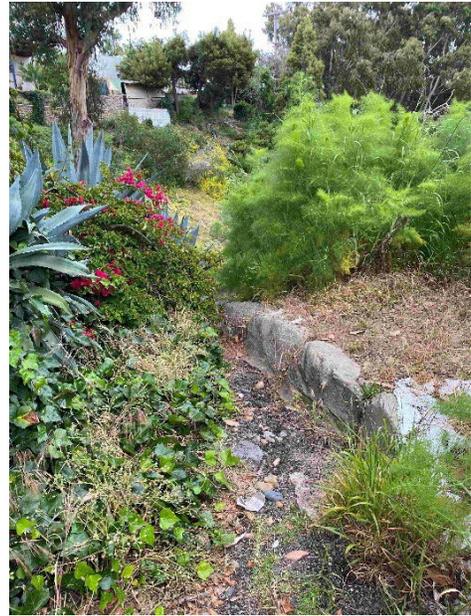


Figure 2 (F2 - looking east). Fennel (*Foeniculum vulgare*) on right and on the left is Agave Americana, bougainvillea, and English Ivy surrounding hardscape (asphalt/concrete to be repaired/improved. Eucalyptus tree will not be affected.



Figure 3 (F3-looking east). Area of proposed work underlain by deteriorated asphalt/concrete with Agave Americana on left, Fennel on right. Further east wild radish (*Raphanus raphanistrum*) with Canary Island Palm (*Phoenix canariensis*) outside of the project Impact Area.



Figure 4 (F4-looking west). Deteriorated concrete to be removed/repaired/improved. Fennel on the left to be removed. Agave Americana on the right to be partially removed and a Eucalyptus tree on the right that will not be impacted.

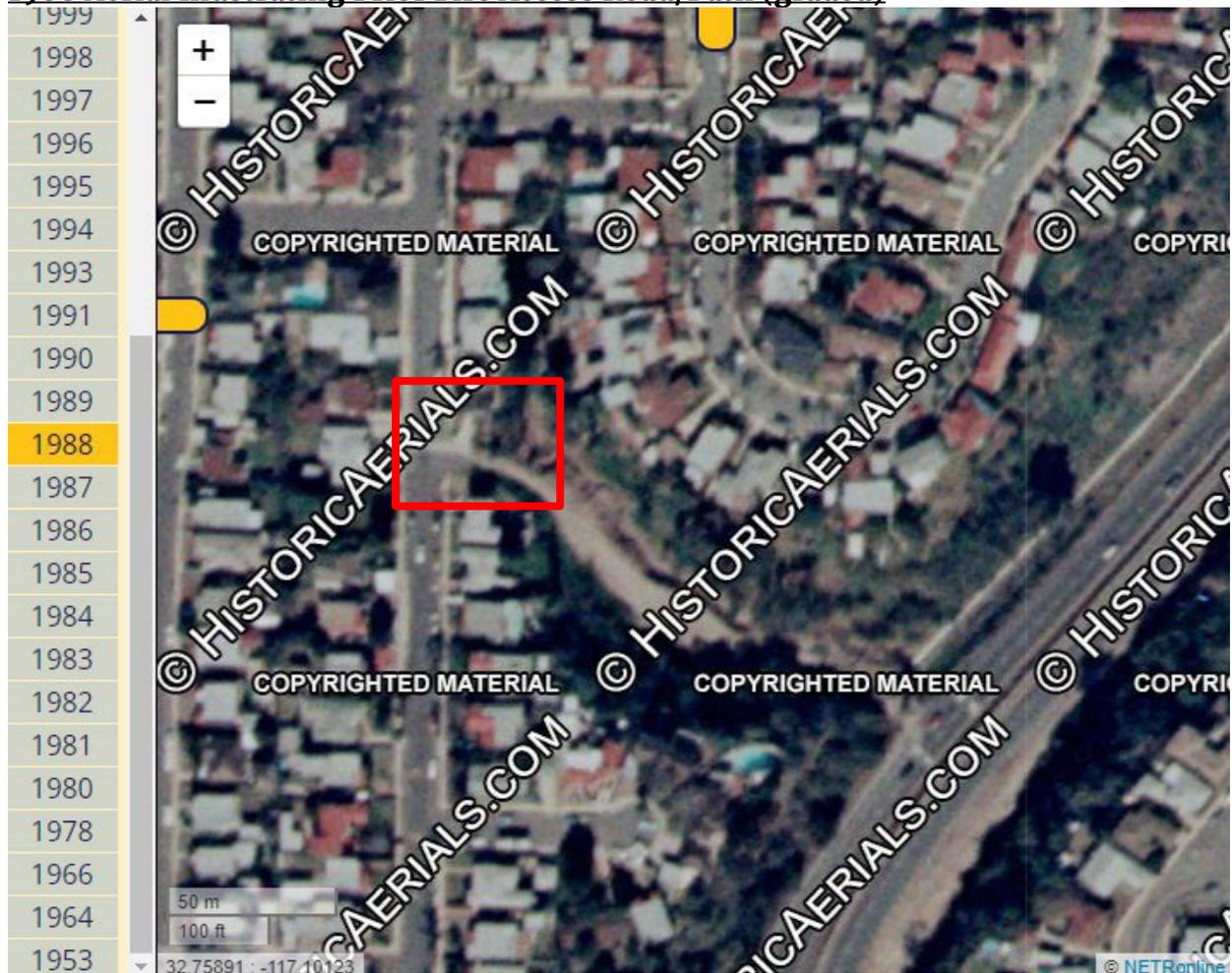
Attachment F: 2021 Google View

2021 Google View east onto the Work Area (shows site conditions)



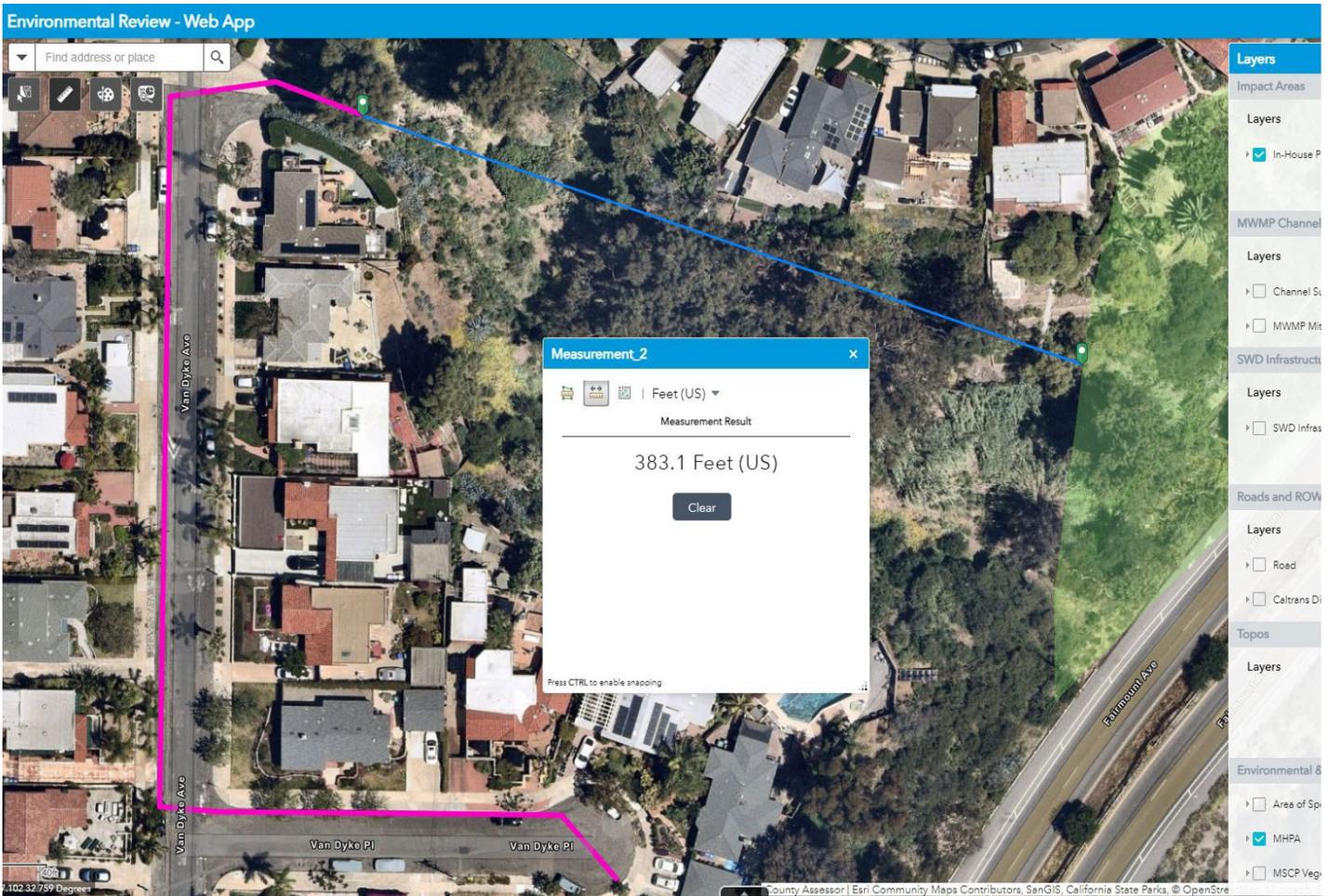
Attachment G: Aerial/Prior Disturbance

1988 Aerial Illustrating Prior Fire Access Road/Path (graded)



Attachment H: MHPA Proximity

MHPA Boundary



*Note: - the project drains to the dissipator that is over 380-LF away from the MHPA and vegetated buffers exist before any drainage enters the MHPA.

Attachment I: Biologist Diane Green Resume



City of San Diego Stormwater Department

2781 Caminito Chollas, San Diego, CA 92105

swppp@sandiego.gov | 619-235-1000

Diane Green

2781 Caminito Chollas MS#46

San Diego, CA 92105

GreenDM@sandiego.gov

Main Line: (619) 527-3449 / Cellular: (619) 310-4391

EDUCATION

Masters in Public Administration (MPA), *San Diego State University (SDSU)* (2000)

Bachelor of Science (BS) in Biology, emphasis in Zoology, *SDSU* (1994)

Additional Programs/Courses:

- Rare Plants of San Diego County–California Native Plant Society (March 2008, 20 hours)–*California Native Plant Society*
- Section 401/404: Activities Affecting Wetlands, Streams & Other Waters (March 2008, 8 hours)– *UCLA Extension*
- Endangered Species: Regulation, Conservation Planning, and Permits (October 2008, 8 hours)– *UCLA Extension*
- Nesting Bird Survey course (April 2023, 1 hour)– City of San Diego (Doug Allen)
- Riparian Habitat Restoration for the Arid Southwest (9/2024, 20 hours) Wetland Training Institute

RELEVANT EXPERIENCE

Associate Planner– *City of San Diego (Stormwater Dept.)* 3/2023–present

Use the Municipal Waterways Maintenance plan to manage channels maintenance activities. Obtain permits from City of San Diego Development Services Department (DSD), Army Corps of Engineers (ACOE), and Regional Water Quality Control Board (RWQCB) for routine, minor and emergency maintenance projects. Respond to comments from agencies, resolve issues, and ensure project timing and schedules are anticipated to implement the annual maintenance plan. Coordinate with the consultant project biologists in a lead capacity, to conduct onsite visits for early detection and identification of plants, avian and wildlife species in project impact area and vicinity. Oversee the preparation of consultant biological assessments as well as cultural analysis. Coordinate monitoring, weeding, planting and watering for projects as needed. Work with crew and engineers to implement maintenance including precon, kickoff and MMC coordination. Process purchasing requests (MRFs) for SAP. Completed the Public Service Management Certificate to improve knowledge and skills as a supervisor in the public sector.

Secretary (volunteer)– *California Native Plant Society (San Diego Chapter)* 5/2007–5/2009
(96 hours total time worked) Represented the California Native Plant Society (CNPS) on the East County Multiple Species Conservation Plan Steering Committee. Provide information to the other committee members ensuring that native plants and habitats were adequately protected under the plan. Worked in the Conservation division of the CNPS, reviewed Draft Environmental Impact Reports and developed comment letters on areas concerning removal and use of native and invasive plants (plant specific/identified listed plants). Also took minutes at monthly meetings, distributed them to board members, updated corrections and published on website.



www.thinkblue.org

Project Manager (Biologist) - Soil Ecology and Restoration Group (SERG) 6/2000-6/2003,
6,240 hours

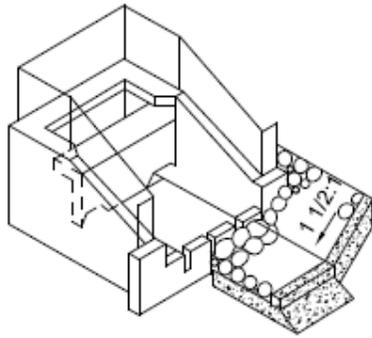
Worked on vernal pool, coastal sage scrub, herpetological, and small mammal monitoring. Implemented and managed restoration projects for Engelmann Oak and coastal sage scrub habitat including researching methods to improve survival, located appropriate restoration sites, collected seeds and grew plants, supervised a crew that planted and maintained the site, provided ongoing interaction with sub-contractors and clients, and prepared reports. Used ArcInfo and GPS coordinates to map sites and identify locations on maps. Completed in depth statistical analyses on effects of various initial irrigation methods on long-term survival of plants on Mojave Desert restoration projects. Co-wrote the SERG Project Manager's Guide to help assist current/future project managers with all aspects of projects including writing grants and reports, collecting soil samples for analysis, analyzing data and using computer programs.

Research Assistant (Biologist)- Soil Ecology Restoration Group (SERG) 6/1998- 6/2000,
2,080 hours

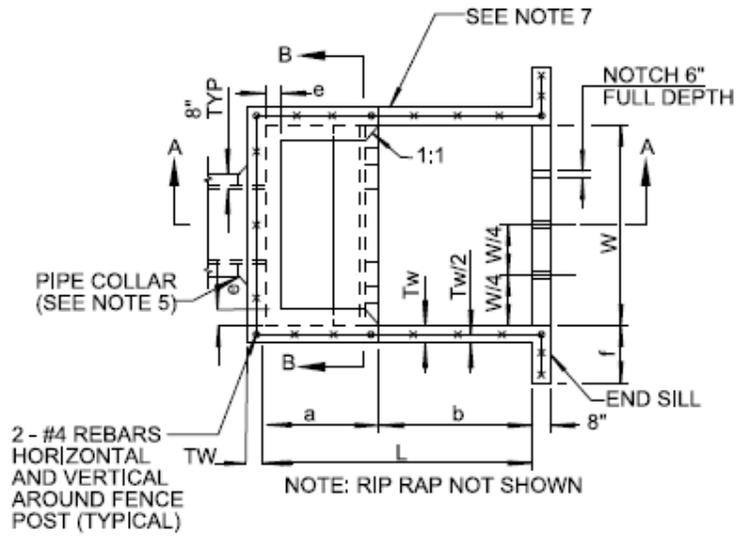
Participated in restoration projects involving planting, monitoring, and maintaining restoration sites for native habitat in coastal sage scrub and desert restoration sites, and weeded vernal pools of invasive species. Worked in laboratory making and reading bacteria and fungal slides and performing soil analyses (procedures included texture, phosphorous, ammonia and nitrates, and total nitrogen using a colorimeter and elemental analyzer). Set up spreadsheets, inputted data into Excel, and maintained and enhanced SERG website using Dreamweaver and Photoshop.

Attachment J: Hydrology Exhibit

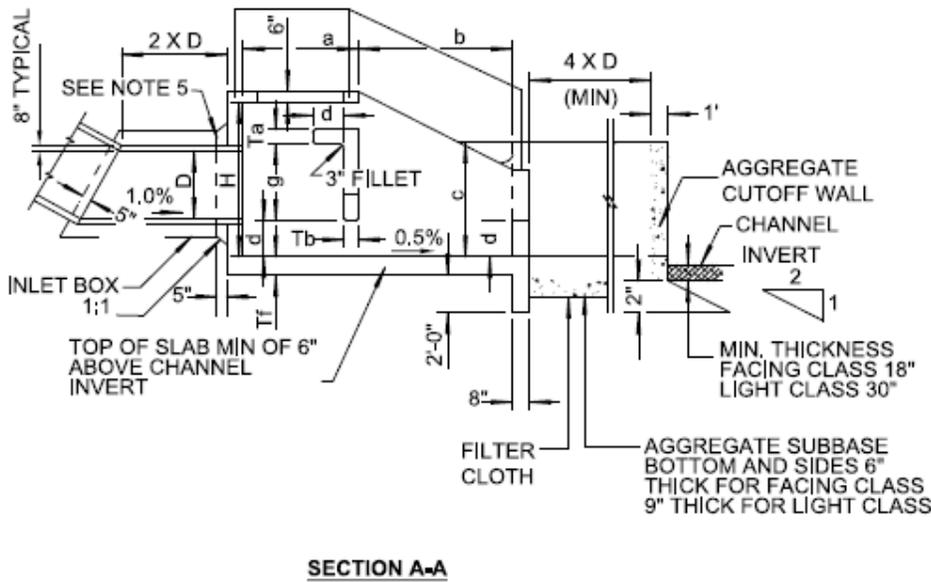




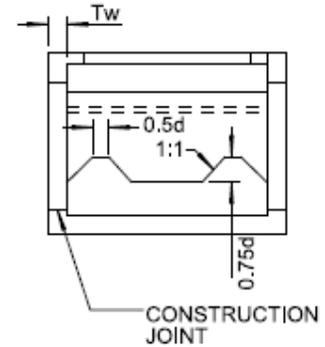
PICTORIAL VIEW



PLAN



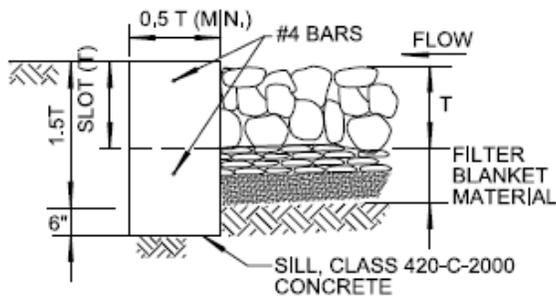
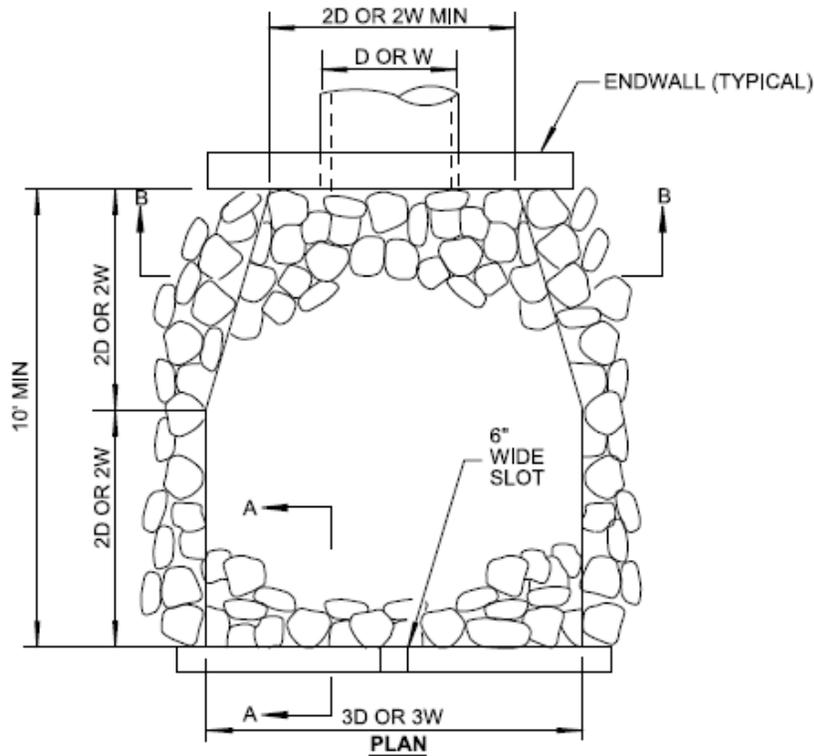
SECTION A-A



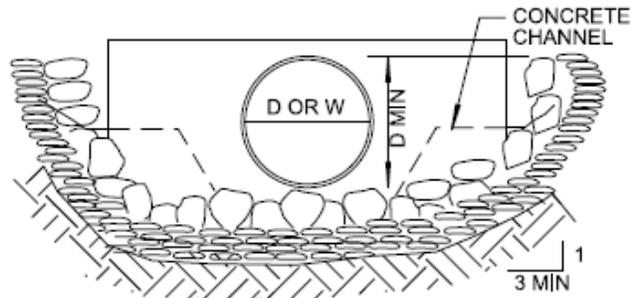
SECTION B-B

NOTES
SEE TABLE ON SHEET 2 FOR DIMENSIONS, SEE NOTES ON SHEET 2.

<table border="1"> <thead> <tr> <th>REVISION</th> <th>BY</th> <th>APPROVED</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>ORIGINAL*</td> <td>KA</td> <td>J. NAGELVOORT</td> <td>01/12</td> </tr> <tr> <td>UPDATED</td> <td>BD</td> <td>J. NAGELVOORT</td> <td>08/15</td> </tr> <tr> <td>UPDATED</td> <td>AB</td> <td>J. NAGELVOORT</td> <td>02/16</td> </tr> <tr> <td>REDRAFTED</td> <td>CD</td> <td>J. NAGELVOORT</td> <td>09/18</td> </tr> <tr> <td>UPDATED</td> <td>CG</td> <td>J. NAGELVOORT</td> <td>12/19</td> </tr> </tbody> </table>				REVISION	BY	APPROVED	DATE	ORIGINAL*	KA	J. NAGELVOORT	01/12	UPDATED	BD	J. NAGELVOORT	08/15	UPDATED	AB	J. NAGELVOORT	02/16	REDRAFTED	CD	J. NAGELVOORT	09/18	UPDATED	CG	J. NAGELVOORT	12/19	<p>CITY OF SAN DIEGO – STANDARD DRAWING</p> <p>CONCRETE ENERGY DISSIPATOR</p>		<p>RECOMMENDED BY THE CITY OF SAN DIEGO STANDARDS COMMITTEE</p> <p><i>Chungee</i> 12/18/19 COORDINATOR R.C.E. 58523 DATE</p> <p>DRAWING NUMBER SDD-105</p>	
REVISION	BY	APPROVED	DATE																												
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UPDATED	CG	J. NAGELVOORT	12/19																												



SECTION A-A



SECTION B-B

D = PIPE DIAMETER
W = BOTTOM WIDTH OF CHANNEL

NOTES

- PLANS SHALL SPECIFY:
A) ROCK CLASS AND THICKNESS (T).
B) FILTER BLANKET MATERIAL, NUMBER OF LAYERS AND THICKNESS
- RIP RAP SHALL BE EITHER QUARRY STONE OR BROKEN CONCRETE (IF **SHOWN ON THE PLANS**). COBBLES ARE NOT ACCEPTABLE.
- RIP RAP SHALL BE PLACED OVER A GEOTEXTILE FILTER FABRIC, FILTER BLANKET MATERIAL SHALL BE PLACED UNDER THE FABRIC WHEN SPECIFIED.
- SEE WHITE BOOK** FOR SELECTION OF FILTER MATERIAL.
- RIP RAP ENERGY DISSIPATORS SHALL BE DESIGNATED AS EITHER TYPE 1 OR TYPE 2. TYPE 1 SHALL BE WITH CONCRETE SILL; TYPE 2 SHALL BE WITHOUT SILL.
- FOR STRUCTURAL DETAILS, **SEE D-42** FOR PIPELINE SIZES FROM 18" TO 30" AND **SEE D-43** FOR PIPELINE SIZES FROM 36" TO 72".
- FOR RIP RAP SELECTION **SEE TABLE 200-1.7 OF THE WHITEBOOK**.

REVISION	BY	APPROVED	DATE
ORIGINAL*	KA	J. NAGELVOORT	01/12
UPDATED	AB	J. NAGELVOORT	03/16
REDRAFTED	CD	J. NAGELVOORT	09/16

CITY OF SAN DIEGO – STANDARD DRAWING

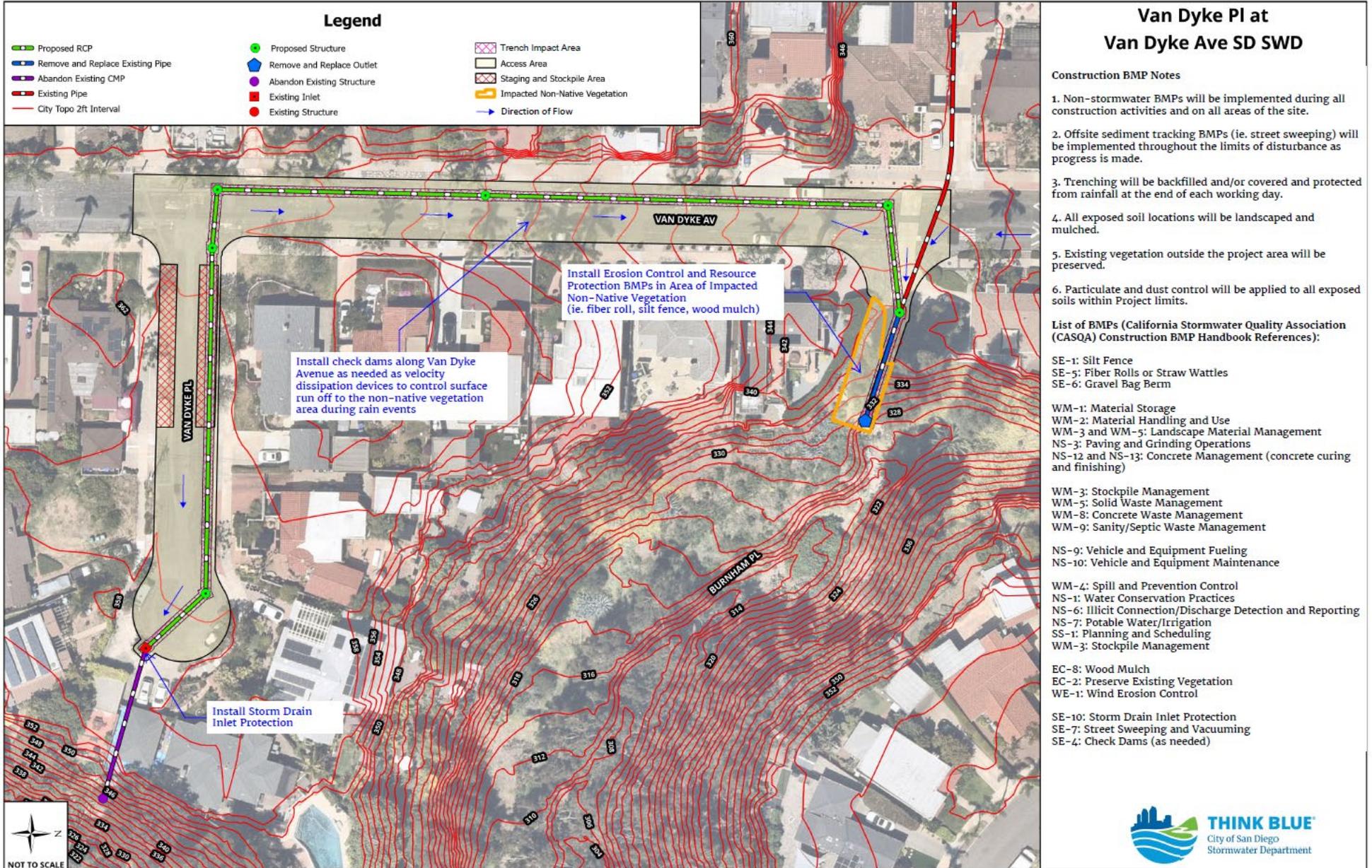
**RIP RAP
ENERGY DISSIPATOR**

RECOMMENDED BY THE CITY
OF SAN DIEGO STANDARDS COMMITTEE

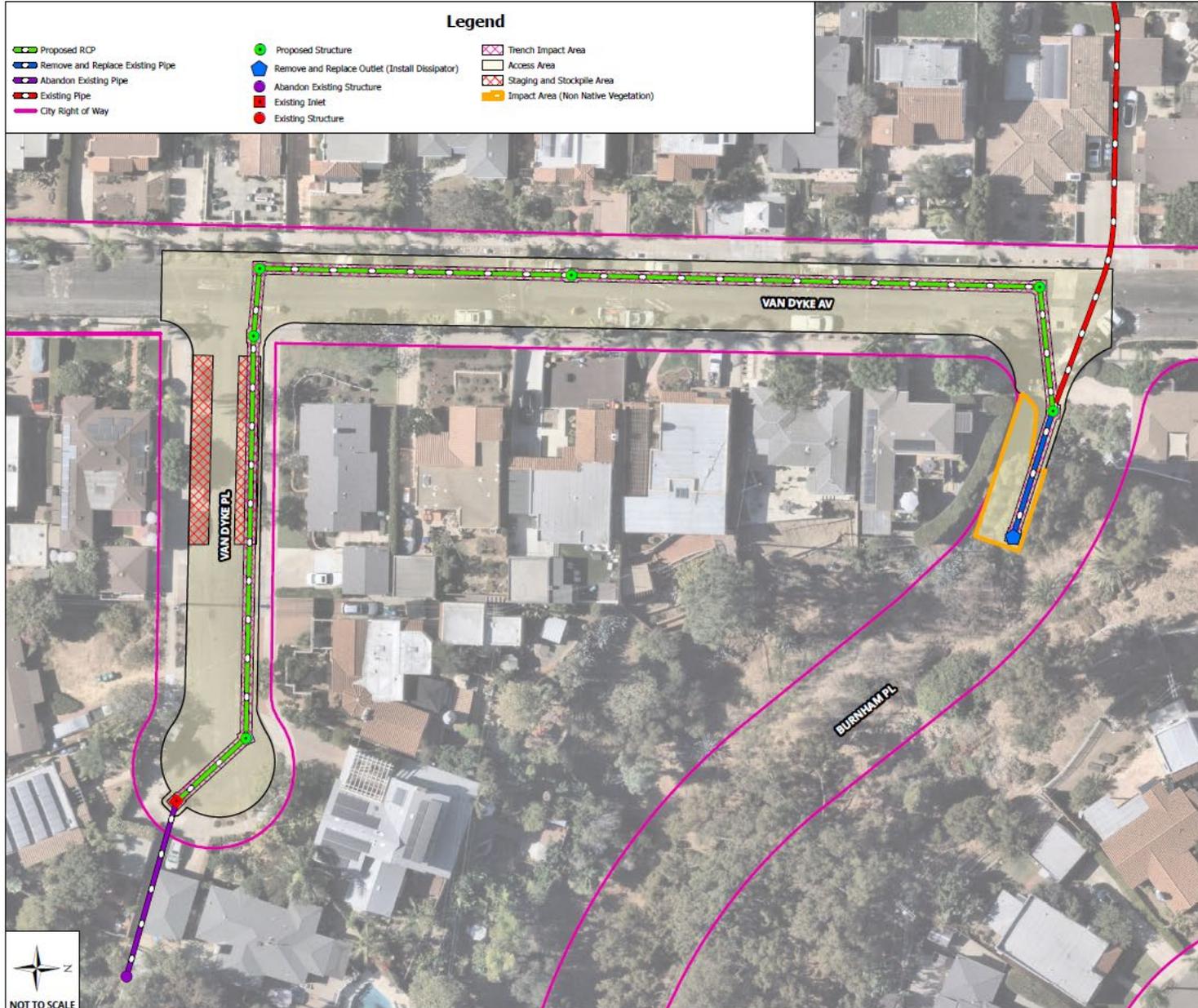
Chung 9/10/18
COORDINATOR R.C.E. 56523 DATE

DRAWING
NUMBER **SDD-104**

Attachment K: Temporary Construction BMP Exhibit



Attachment L: Site Plan



Van Dyke PI at Van Dyke Ave SD SWD

TABLE 1	TOTAL (SQ-FT)
TRENCH IMPACT AREA	3,550
ACCESS AREA	21,900
STAGING AND STOCKPILE AREA	1,560

TABLE 2	TOTAL (CU-YD)
EXCAVATION	1,840
BACKFILL	1,430

The Project will install approximately 712 Linear Feet (LF) of 18-inch Reinforced Concrete Pipe (RCP). This involves removal and replacement of 57 LF of 18-inch concrete pipe and abandonment of 90 LF of Corrugated Metal Pipe (CMP) in place. Six storm drain structures and a dissipator at the outfall will be installed. The maximum depth of excavation will be approximately 14 feet.

The Project is located entirely within the Public Right of Way (PROW). Installation of the dissipator will impact approximately 1,020 Square Feet of previously disturbed non-native vegetation to allow continued and controlled drainage into the adjacent urban canyon where the stormwater conveyance system outfall presently flows.

No impacts to Environmentally Sensitive Lands (ESL) will occur. Staging and stockpile areas will be on Van Dyke Place within the PROW.

Construction will occur onsite between the hours of 7:00am to 6:00pm, Monday through Saturday. The total duration of construction is estimated to be 60 working days.



Attachment M: Revegetation Plan

DATE: December 30, 2024

TO: Project Submittal & Management, Public Projects, Development Services Department

FROM: Diane Green, Qualified Biologist (Associate Planner), Rebecca Boyd, Assistant Planner, Stormwater Department

SUBJECT: Revegetation Plan for Public Project Assessment for Van Dyke Pl at Van Dyke Ave SD SWD (PRJ-1122165/WBS# B25023)

Introduction

The City of San Diego (City) Stormwater Department proposes maintenance of the existing stormwater system to meet current City design standards and improve system performance on Van Dyke Place and Van Dyke Avenue. The stormwater drainage pipe project (Project) will implement the following maintenance activities, revegetation of temporary disturbance associated with the Project to minimize erosion and improve the appearance of the environment by increasing the quality and quantity of landscaping visible from the public right-of-way (PROW). The Project created ground disturbance will be revegetated in accordance with San Diego Municipal Code Sections 142.0402, 142.0403, 142.0411, and 142.0413, and the City's Landscape Standards in the Land Development Manual.

Project Location

The Project is generally located on Van Dyke Place and along Van Dyke Avenue in the Mid-City: Kensington-Talmadge Community Planning area (Council District 9) (Attachment A). The Project's dissipator at the outfall, is located at the northern terminus of the stormwater system alignment and will be installed approximately 380 feet from the Multi Habitat Planning Area (MHPA).

Project Purpose and Description

The Project will install approximately 712 Linear Feet (LF) of 18-inch Reinforced Concrete Pipe (RCP). This involves removal and replacement of 57 LF of 18-inch concrete pipe and abandonment of 90 LF of Corrugated Metal Pipe (CMP) in place. Six storm drain structures and a dissipator at the outfall will be installed. The maximum depth of excavation will be approximately 14 feet. The Project is located entirely within the PROW. Installation of the dissipator will impact approximately 1,020 Square Feet (Sq-Ft) of previously disturbed non-native vegetation to allow continued and controlled drainage into the adjacent urban canyon where the stormwater conveyance system outfall presently flows. No impacts to Environmentally Sensitive Lands (ESL) will occur. Staging and stockpile areas will be on Van Dyke Place within the PROW and will occupy approximately 1,560 Sq-Ft.

Construction is anticipated to start February 18, 2025, and end April 29, 2025. Construction will occur on site between the hours of 7:00am to 6:00pm, Monday through Saturday. The total duration of construction is estimated to be 60 working days.

Existing Conditions

The Project is located entirely within the PROW, the installation of a dissipator impacts approximately 1,020 sq-ft of previously disturbed non-native vegetation to allow continued and controlled drainage into the adjacent urban canyon where stormwater already flows. The total flow currently exiting the outfall is 17.664 cubic feet per second (CFS), with a final exit velocity of 17.049 feet per second (ft/sec). Both existing velocities entering the urban canyon are beyond the permissible velocity of 3.75 ft/sec.

Installation of the dissipator will extend into a previously disturbed and vegetated area that was once graded and used as an emergency fire access. This area is Burnham Place, a paper street. The dissipator will be installed where areas of deteriorated hardscape and non-native vegetation are located.

The Revegetation Area is dominated by Non-Native Vegetation, a Tier IV Multiple Species Conservation Plan habitat, as detailed in the Vegetation Communities. This includes Century Plant (*Agave americana*), Bougainvillea (*Bougainvillea sp.*), Fennel (*Foeniculum vulgare*), English ivy (*Hedera helix*), and wild radish (*Raphanus raphanistrum*). There is a large Eucalyptus tree approximately 12 feet to the north of the Revegetation Area, and a Magnolia tree is located in an adjacent property to the north of the Revegetation Area (Attachment D). Due to the lack of native plant species in the Revegetation Area there is a low likelihood that wildlife can be sustained by the non-native vegetation. All the species that were observed are common to the region and expected in the habitat found in the Revegetation Area. No impacts to Environmentally Sensitive Lands (ESL) will occur. For Revegetation Area see Attachment B.

Nesting bird surveys will be completed by a qualified biologist 72 hours before the start of any construction activities during bird breeding season (January 15 – September 15). If an active nest is found, a biological monitor will remain on site during construction to monitor the nest, work and noise levels, and stop work if necessary. If construction were to stop for 72 hours a new nesting bird survey will be performed before the start of any construction activities. A 300-foot avoidance buffer will be maintained in the event an active Cooper's hawk nest is present.

Site Preparation

Minimization and avoidance of ground disturbance will be practiced wherever feasible. Unavoidable temporary disturbance of approximately 0.023 acres (1,020 square feet) of Non-Native Vegetation and .006 acres (261 square feet) of Urban/ Developed habitat will occur at the northeastern end of the Project, where the dissipator installation and associated pipe replacement is within an urban canyon (refer to Biological Study Report). Prior to the start of construction, the Project Engineer will mark out the construction boundaries. During initial grading and excavation activities of the impacted non-native vegetated area, topsoil will be saved/stockpiled off-site. One Magnolia tree (*Magnolia sp.*) is located on an adjacent property approximately 5 feet away from the Revegetation Area. It is behind a fence on a neighboring property and could not be accessed to obtain the caliper size of the tree. The Magnolia tree will need to have its branches trimmed on one side for equipment usage of the access route, and its roots may be impacted during excavation. There is a Eucalyptus tree (*Eucalyptus sp.*) which is located 12 feet north from the Revegetation Area and has a 52.55-inch caliper. The existing base of the large Eucalyptus tree is at a sufficient distance away and work would likely not impact the tree or its roots. A designated Project Arborist will monitor activities at both locations. All trees and their roots will be protected in place to the greatest extent

feasible. See Attachment D for tree locations.

Following project installation within the Revegetation Area there will be over 25 sq-ft of bare soil. All areas comprised of bare soil within the disturbance area will be revegetated with hardy native coastal sage scrub plants without permanent irrigation. This will be done in conjunction with a mulch layer of a minimum depth of 2 inch and no greater than 4 inch over the site. Revegetation with native coastal sage scrub plants will minimize the need for long-term watering and maintenance, control erosion, and satisfy the Municipal Code requirements for construction and maintenance-related ground disturbance.

Irrigation

Watering shall be done by hand upon plant installation in coordination with the designated Project Biologist. The site is small enough that hand watering will be effective. A water truck with a hose will be used under the Project Biologist's direction. Since each plant will be watered individually, each plant will be examined when watering occurs which will allow signs of drought stress (signs include wilted, droopy leaves, brown spots on leaves, and leaves falling off) to be caught quickly and the watering schedule can be adjusted accordingly. This will also limit the water to just watering the plants and not the surrounding ground, which will limit the growth of invasive plants. The biologist's visits and watering will be done twice per month for the first 2 months, then once per month thereafter during the 120-day Plant Establishment Period (PEP) and will be adjusted accordingly due to signs of drought stress or rain events. After the 120 days, watering will be reduced and will be based on the water needs of the plants for the next 25 months. This is essential to encourage deep root growth and survival of native vegetation once supplementary water is discontinued. Typically, less watering is required if plants are installed during the rainy season (October 1 – April 30).

Plant Installation Specifications

The disturbed area of bare soil will be planted with hardy native coastal sage scrub shrubs (Table 1) and covered with weed-free wood mulch to stabilize the soil. Revegetation is estimated to begin 30 working days into construction after project installation is completed (March 24, 2025).

Methods and standards for the installation of container plants and mulch include:

- A Project Biologist to oversee the implementation of the Revegetation Plan.
- All graded, disturbed or eroded areas that will not be permanently paved or covered by structures to be permanently revegetated in accordance with the standards identified in the San Diego Municipal Code Landscape Regulations Section 142.0411, Revegetation and Erosion Control, and Table 142.04F. All required revegetation and erosion control to be completed within 90 calendar days of the completion of grading or disturbance.
- Topsoil to be saved/stockpiled upon initial grading/excavating activities and be reapplied to the revegetation area to a depth of at least 12 inches.
- Existing preconstruction grades to be reestablished and approved by the Project Engineer before installing container plants and mulch. Container plant stock to be supplied by a reputable nursery with experience in native plant horticulture.
- Container plants to be rejected if they show signs of girdling roots, insect infestation, disease, or decay, or are otherwise unhealthy.

- Container plants to be placed throughout the Revegetation Area, with the plants spaced approximately 5 feet on center from each other (Attachment B and Attachment C).
- The top of the planting hole to be at least 2 times larger than the root ball and no deeper than the root crown/trunk flare to bottom of the root ball (Attachment C).
- The installed container plants to have the root crown slightly (approximately 1-2 inches) above grade, and the root ball will be placed at the bottom of the planting hole with little to no backfill. The excavated soil to be used to backfill the hole, and wood mulch to be applied over the top to bring it to grade (Attachment C). Mulch depth to not exceed 2 inches within the planting basin.
- An earthen watering ring to be built around each installed container plant, using excavated soil. The watering ring will be at least 2 feet wide, and the earthen mounded ring will be at least 3 inches high (Attachment C).
- After installation container plants to be thoroughly watered, and any sunken soil to be backfilled and covered with mulch to bring to grade.
- Weed-free shredded wood mulch product to be uniformly spread to a minimum depth of 2 inches and no greater than 4 inches over the site.

When mulch is applied on the site, the following procedures will be utilized as determined by the designated Project Biologist:

- Jute netting and other approved geotextile materials to be installed and secured per manufacturer's specifications and in a manner precluding sheet flows and rilling below the material surface.
- Straw Stabilization:
 - Straw mulch to be uniformly spread at the rate of two tons per acre.
 - Straw on all cut slopes to be "tacked" with binder at a minimum rate of 160 pounds per acre. The binder shall be an organic derivative or processed organic adhesive.
 - Straw on all fill slopes shall be incorporated into the soil with a bladed roller so that the straw will not support combustion or blow away and will leave a uniform surface.
- Wood Products:
 - Shredded wood products shall be uniformly spread to a minimum depth of two inches.
 - When used in conjunction with indigenous native container stock, the mulch shall be applied directly after the container plants are installed.
- Watering shall be done by hand upon plant installation in coordination with the designated Project Biologist. More watering will be required during the PEP and be reduced thereafter. Typically, less watering is required if plants are installed during the rainy season (October 1 – April 30).
- In accordance with Section IV of the San Diego Land Development Code, the areas where vegetation has been removed will be replaced with a plant palette consisting of various species found in Diegan Coastal Sage Scrub habitat (Table 1). All plants will be 1 gallon minimum in size, and there will be at least 1 shrub for every 100 square feet of disturbed area.

Table 1: Plant Palette and Quantities

Species Name	Container Size	*Quantity
California Buckwheat (<i>Eriogonum fasciculatum</i>)	1 gallon	18
California encelia (<i>Encelia californica</i>)	1 gallon	18
California sagebrush (<i>Artemisia californica</i>)	1 gallon	18

**Note 1: Quantity of container stock will be reverified by the Project Biologist based on the actual bare soil that exists following project installation. The Project Biologist can adjust or modify the plant palette with similar or other native species, as needed.*

- If the vegetation does not survive the rainy season, specific measures need to take place to ensure the future survival of the plants. These measures will be handled and monitored by the Project Biologist and the Project Engineer as follows:
 - Employ erosion control measures to protect newly planted areas, such as:
 - Install temporary barriers or mats, such as silt fence barriers and fiber rolls, to prevent soil erosion until vegetation is established.
 - Mulch around plants to retain moisture and reduce weeds.
 - Thoroughly inspect and evaluate the existing vegetation after the rainy season. Determine areas of loss, possible causes, and areas that will require replanting. If causes can be determined for loss of plants, address these problems (fix erosion issues with silt fence barrier, etc.)
 - Prepare a detailed replanting plan that outlines:
 - Species selection appropriate for the local climate and soil conditions.
 - Timing for replanting to coincide with optimal growing conditions.
 - Methods for ensuring the successful establishment of new plants.
 - Make sure soil is properly prepared before replanting, including:
 - Amend soil to improve drainage and fertility.
 - Removing dead or dying vegetation to reduce competition and disease spread.
 - Implement a watering and maintenance schedule to support the establishment of new plants, including:
 - Monitoring soil moisture levels on a regular basis.
 - Additional irrigation during dry spells as needed.
 - Start a monitoring program to assess the survival and growth of newly planted vegetation, including:
 - Perform regular site visits to evaluate plant health.
 - Document replanting times, methods and outcomes.
 - Based on the monitoring results, make necessary adjustments to improve future plant survival rates.

Hydroseed Measures

The revegetation plan states the use of container plants instead of hydroseeding as a method for plant establishment. The number of container plants to be installed will adequately cover the area, any bare soil to be covered with mulch. However, if the planting of the bare slopes is delayed after project installation within the Revegetation Area, the area will be hydroseeded to maintain slope stability. While hydroseeding is not planned for use on the site, should hydroseeding be included, section 4.4 of the Landscape Standards for application procedures will be implemented as follows:

- HYDROSEEDING PROCEDURES
 - Mixes shall be specified by the pure live seed of each species, which are all native coastal sage scrub plants.
 - Fiber mulch shall be applied at a minimum rate of 2,000 pounds per acre except when used in conjunction with straw mulch, when it shall be applied at a minimum rate of 400 pounds per acre.
 - A wetting agent consisting of 95 percent alkyl polyethylene glycol ether shall be applied as per manufacturers’ recommendations.
 - Equipment used for the application of slurry shall have a built-in agitation system to suspend and homogeneously mix the slurry. The slurry mix shall be dyed green. The equipment must have a pump capable of applying slurry uniformly.

Interim Binder Note: Graded, disturbed, or eroded areas to be treated with a Non- Irrigated Hydroseed Mix shall receive an interim binder/ tackifier as needed between April 2 and August 31 for dust-erosion control with subsequent application of hydro seed mix during the rainy season between October 1 and April 1. The Hydroseed Mix will consist of the species and quantities listed in Table 2.

Table 2. Hydroseed Mix

Species Name	Minimum % Pure Live Seed	Pounds/Acre
Deerweed/ <i>Acmispon glaber</i>	85%	3.0
California sagebrush/ <i>Artemisia californica</i>	10%	3.0
Coyote brush/ <i>Baccharis Pilularis</i>	1%	3.0
Giant wild rye/ <i>Elymus condensatus</i>	70%	3.0
California Encelia/ <i>Encelia californica</i>	25%	5.0
California buckwheat/ <i>Eriogonum fasciculatum</i>	10%	6.0
California poppy/ <i>Eschscholzia californica</i>	85%	2.0
Goldenbush/ <i>Isocoma menziesii</i>	15%	1.0
Needle goldfields/ <i>Lasthenia gracilis</i>	39%	2.0
Miniature lupines/ <i>Lupinis bicolor</i>	83%	3.0
Dotseed plantain/ <i>Plantago erecta</i>	85%	6.0
Black sage/ <i>Salvia mellifera</i>	40%	2.0
Purple needle grass/ <i>Stipa pulchra</i>	75%	4.0

Maintenance Program and Biological Monitoring

In accordance with Section 4.5 of the City’s Landscape Standards, nonpermanent irrigated areas will be maintained for a period of 25 months following a 120-day PEP or until sufficient coverage is established (e.g., 70 percent), as determined the Project Biologist whichever comes first. All revegetated areas will be maintained by the Stormwater Department until final approval by the Project Biologist. The revegetated areas will adhere to the following success criteria:

Table 3. Success Criteria

Milestone	Percent Vegetative Cover
120-Day PEP	30%
12 Months	50%
25 Months	70%

The maintenance period begins on the first day following acceptance and may be extended at the determination of the Project Biologist. Prior to final approval, the Project Biologist may require corrective action, including but not limited to replanting, the provision or modification of irrigation systems (if any), and the repair of any soil erosion or slope slippage.

The following revegetation maintenance activities that are to be performed are provided below:

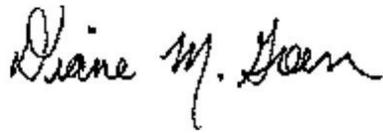
- Project biologist will monitor contractor/crew as they install plants onsite.
- Upon completion of container plant installation, conduct weed abatement, trash removal, and hand watering at least twice per month for the first two months, then once per month thereafter during the 120 days (i.e., during the PEP) or as determined by the project biologist.
- The watering schedule after the 120 days will be determined by the project biologist.
- Conduct twice yearly maintenance of the revegetation site for 25 months following the 120-day PEP.
- Identify and replace any dead plants 1 year after the container plant installation date.
- Replacement plantings will only use the species identified in Table 1.

The following biological monitoring activities that are to be performed are provided below:

- Observe watering twice per month for the first 2 months, then once per month thereafter during the 120-day PEP, adjusting watering schedule accordingly due to signs of drought stress or rain events.
- Provide 120-day PEP, 1 year maintenance (post PEP), and 25-month end of project reports, showing if site is meeting success criteria/intended design.
- Include photo documentation of the site.

Please contact me at GreenDM@sandiego.gov or (619) 527-3449 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Diane M. Goem". The signature is written in a cursive style with a large initial 'D' and a long, sweeping tail on the 'm'.

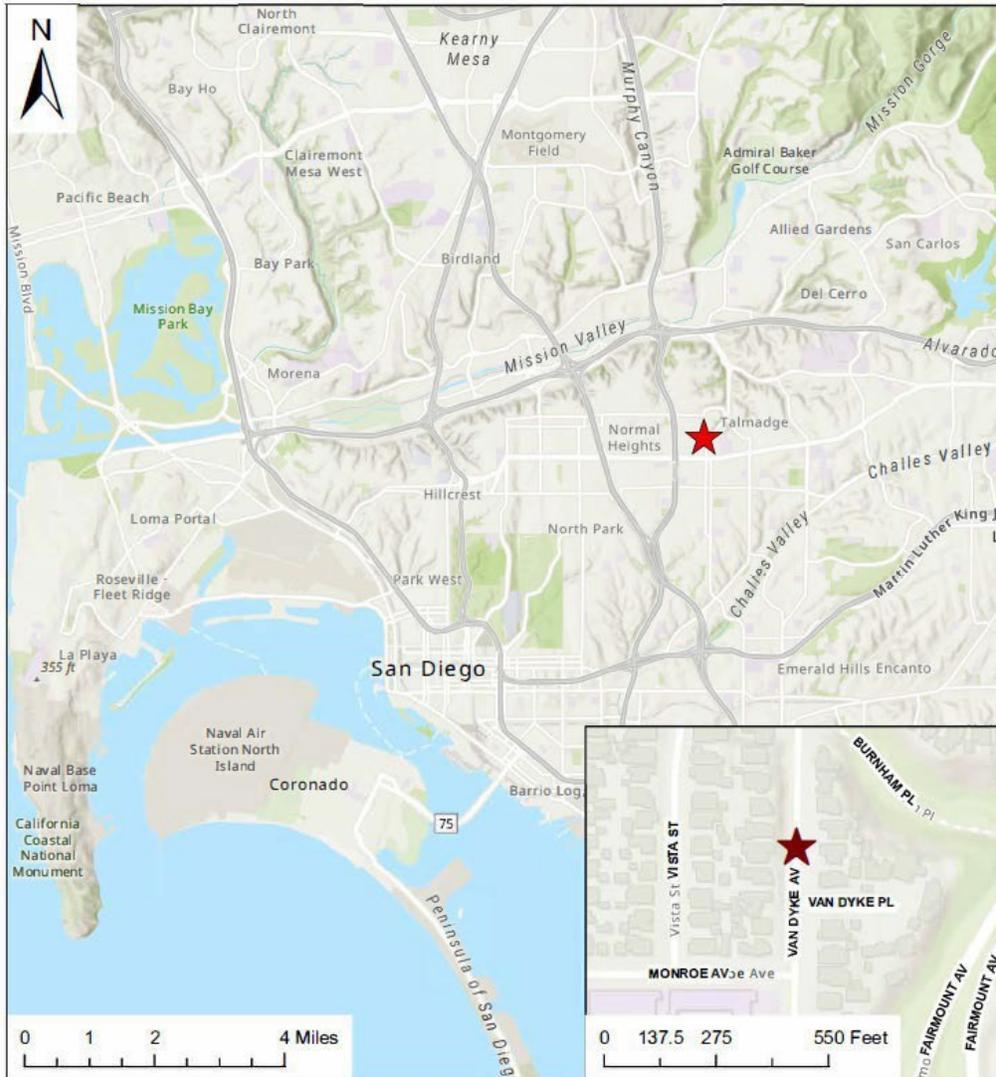
Qualified Biologist

Attachments

- A. Location Map
- B. Revegetation Area/Plan
- C. Container Plant Installation Diagram
- D. Biological Survey Map

ATTACHMENT A: Location Map

Location Map: Van Dyke Pl at Van Dyke Ave SD SWD WBS # B-25023



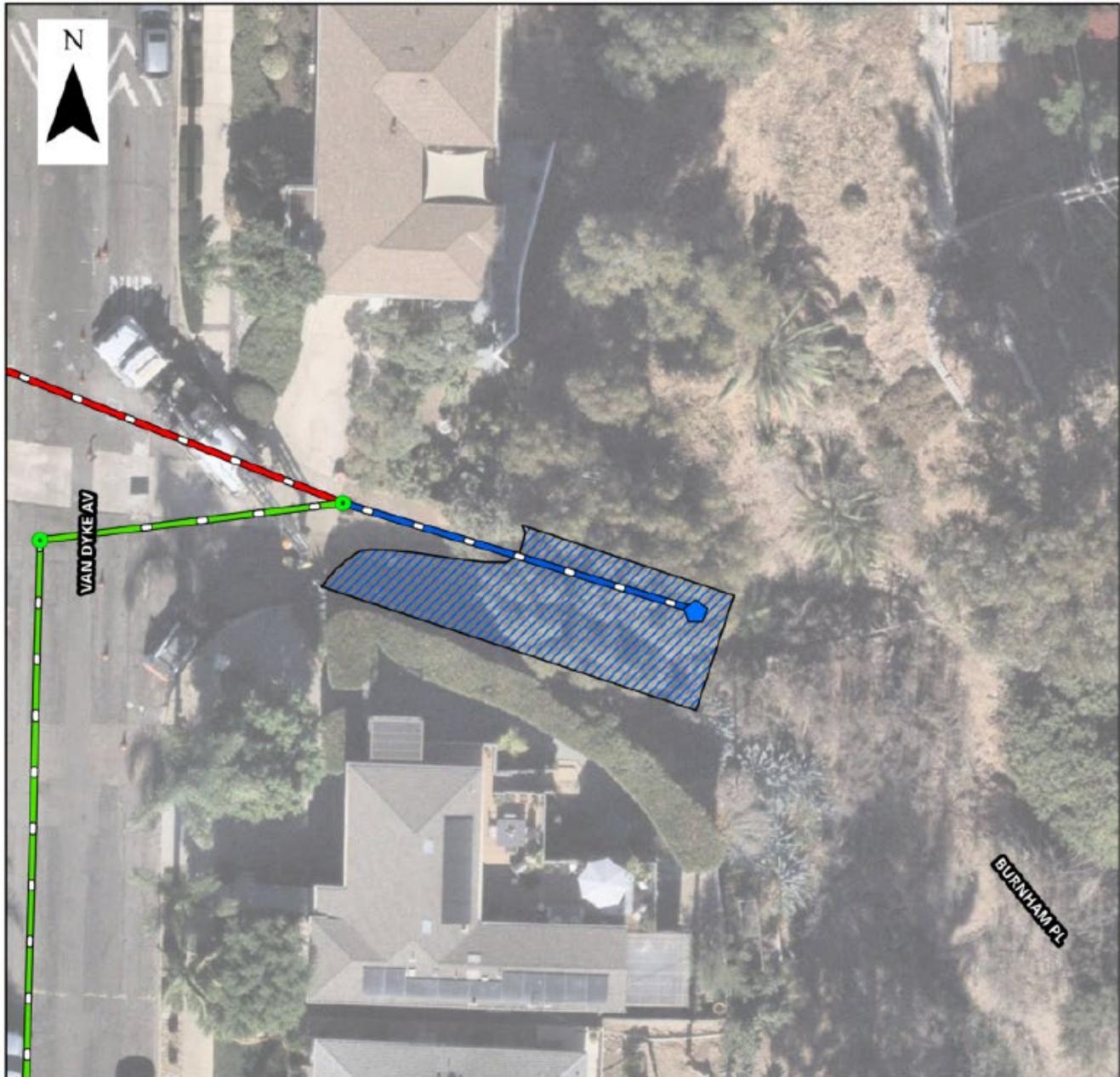
Legend

★ Project Location



ATTACHMENT B: Revegetation Area/Plan

Van Dyke Pl at Van Dyke Ave SD SWD
Revegetation Area



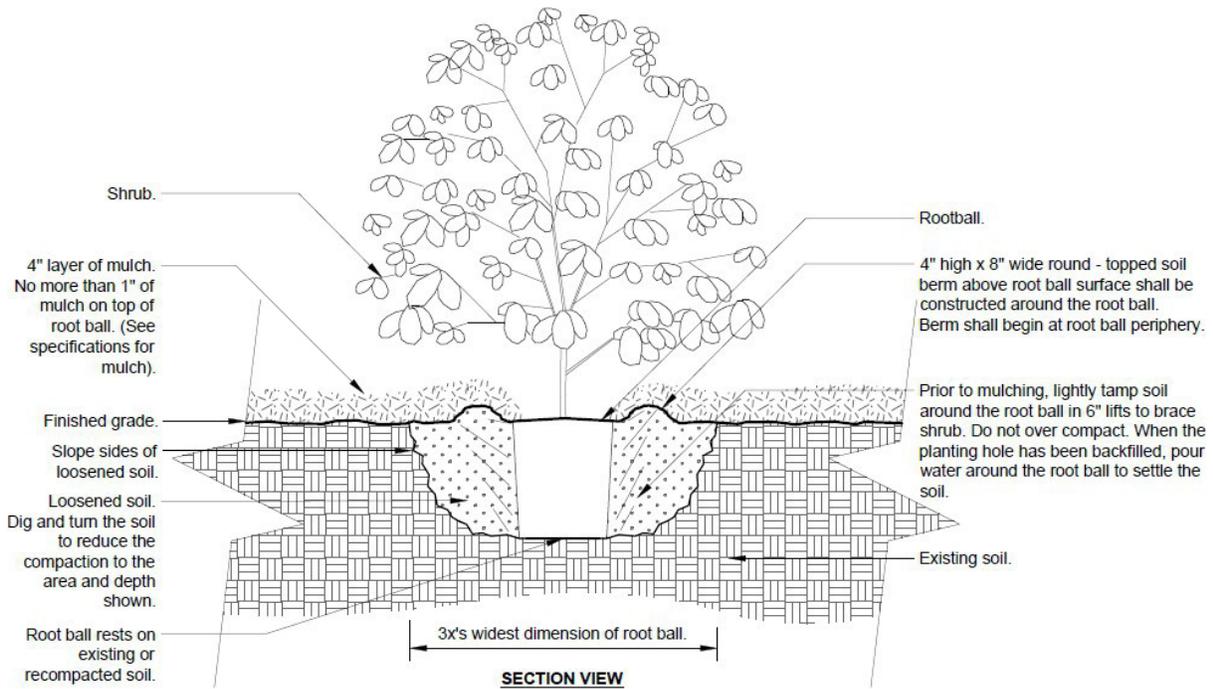
Legend

- Proposed Structure
- Remove and Replace Outlet (Install Dissipator)
- Proposed RCP
- Remove and Replace Existing Pipe
- Existing Pipe
- Revegetation Area

0 10 20 40 US Feet



ATTACHMENT C: Container Plant Installation Diagram



- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.



SHRUB - UNMODIFIED SOIL

ATTACHMENT D: Biological Survey Map

