

## **Appendix B:** **Biological Resources Supporting Information**

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## Memorandum

**Date:** January 22, 2020

**To:** Stan Donn, Project Manager  
City of Chula Vista

**From:** Alec Villanueva, Staff Biologist

**Subject:** Biological Resources Summary Memorandum for the 676 Moss Street Project, Chula Vista, CA  
(Updated January 2020)

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This memorandum summarizes the findings of FirstCarbon Solutions (FCS's) January 2, 2020, biological resources site visit for the 676 Moss Street Project (proposed project) in the City of Chula Vista, California. At the City's request, FCS Biologist, Alec Villanueva, conducted a biological resources site visit to confirm the findings and conclusions of our desktop-level analysis for the Moss Street Project IS/MND. According to the October 30, 2019, comment letter from Dudek, a site visit was recommended to verify the findings of the analysis. Dudek's comments, which can be found in Attachment A, have been addressed and incorporated within this updated memorandum.

### Project Location

The project site is located at 676 Moss Street, Chula Vista, in San Diego County, California. The site is located on the northeast corner of Industrial Boulevard and Moss Street (Attachment B, Exhibit 1). The site can be accessed via Interstate 5 (I-5), which is approximately 612 feet west of the project site.

### Site Description

The project site is located in an urbanized area of the City of Chula Vista and is zoned for industrial uses. The project site has been developed with buildings and associated paved lots since the 1960s. The project site is surrounded by man-made improvements and development, including light industrial uses to the north; light industrial uses and residential dwellings to the east; Moss Street and residential dwellings to the south; and light industrial uses, an at-grade rail crossing, and Industrial Boulevard to the west. Landscaping on-site is almost non-existent, with two small clusters of trees in the northwest and southeast corners of the project site. Wildlife within the surrounding area consists of species commonly found in an urban setting (Attachment B, Exhibit 2).

### Methods

The CEQA-level analysis of potential impacts on biological resources included a site visit, as well as a general biological resources literature review; an assessment of Geographic Information System (GIS) data and aerial photography for the project site and vicinity; a desktop survey to identify any potentially sensitive plant or wildlife species, vegetation communities, and/or jurisdictional waters in the project area; and the identification of any applicable habitat management plans associated with the project site.

The literature review provides a baseline from which to evaluate the biological resources with the potential to occur on the project site and in the surrounding area.

Special-status species are commonly characterized as species with a potential risk or actual risk to their persistence in a given area or across their native habitat (locally, regionally, or nationally), and that are identified by a State and/or federal resource agency such as the California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFWS) or by local agencies/ordinances. Additionally, San Diego County identifies protected species as well as their habitats under the San Diego County Multiple Species Conservation Program (MSCP),<sup>1</sup> a comprehensive long-term habitat conservation plan developed to address the needs of multiple species and the preservation of natural vegetation communities in San Diego County. The MSCP includes three Subregional Plans: The North County MSCP, the South County MSCP, and the East County MSCP. The project site lies outside the boundaries of the three Subregional Plans. The City of Chula Vista has developed an MSCP Subarea Plan, through which the County's MSCP Subregional Plan is implemented within the City's jurisdiction. The project site is not located within the City's MSCP Subarea Plan area.

Special-status plant and wildlife species with the potential to occur on-site or in the project vicinity were determined from a search of the California Natural Diversity Database (CNDDDB);<sup>2</sup> the USFWS's Information for Planning and Consultation System (IPaC)<sup>3</sup> list of special-status species that are known to occur in the project vicinity; and professional expertise.

## Summary of Findings

The project site is highly unlikely to contain any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or the USFWS. The project site and its immediate surroundings are highly developed and the area offers little to no habitat for most species. Nine special-status wildlife species and six special-status plant species were recorded to occur within a 1-mile radius of the project site (i.e., in CNDDDB and IPaC searches). Of the nine wildlife species recorded, three are federally listed and two are listed in California. No State or federally-listed plant species were recorded. However, all of these species have little to no potential to occur on-site due to the lack of suitable habitat. This is based on the fact that most of the recorded species are typically associated with tidal marsh, coastal sage scrub, or riparian habitats. None of these habitats are present within or adjacent to the project site. Attachment D of this memorandum lists all recorded occurrences of special-status species recorded within 1 mile of the project site by the CNDDDB.

FCS found no special-status plant or wildlife species on-site during the January 2, 2020, site visit. The following wildlife species (mostly birds) were observed within the project site and its vicinity:

- Anna's hummingbird (*Calypte anna*)

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<sup>1</sup> San Diego County Planning and Development Services. 2019. Multiple Species Conservation Program (MSCP). Website: <https://www.sandiegocounty.gov/pds/mscp/>. Accessed September 4, 2019.

<sup>2</sup> California Department of Fish and Wildlife (CDFW). 2019. California Natural Diversity Database (CNDDDB). Accessed September 4, 2019.

<sup>3</sup> United States Fish and Wildlife Service (USFWS). 2019. Information for Planning and Consultation. Website: <https://ecos.fws.gov/ipac/>. Accessed September 4, 2019.

- Rock dove (*Columba livia*)
- Common raven (*Corvus corax*)
- American crow (*Corvus brachyrhynchos*)
- California gull (*Larus californicus*)
- Osprey (*Pandion haliaetus*)
- Western fence lizard (*Sceloporus occidentalis*)

As mentioned previously, there are a few ornamental trees present on the project site. Most of the trees found on-site are located along the railroad tracks in the northwestern portion of the project site and along the southeastern property line. Due to high levels of disturbance from traffic and continuous human activity, the likelihood of any nesting birds occurring on the site remains low. Despite this, several of the trees found on-site are large enough that birds may be able to utilize them for nesting. If construction is to occur during the nesting season (generally March 1–August 31), FCS recommends conducting preconstruction surveys prior to initiating construction in order to ensure that no nesting birds are adversely affected due to construction of the proposed project.

The Migratory Bird Treaty Act (MBTA) protects migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping unless expressly authorized in the regulations or by permit. The State of California has incorporated the protection of birds of prey in Sections 3800, 3513, and 3503.5 of the Fish and Game Code. All raptors and their nests are protected from take or disturbance under the MBTA (16 United States Code [USC] § 703, *et seq.*) and California statute (Fish and Game Code [FGC] § 3503.5).

## Potential Jurisdictional Waters and Wetlands

The proposed project was evaluated for the presence of potential wetland features under both State and federal jurisdiction. Based on a literature review and a desktop survey of the site, no potential jurisdictional wetlands or waters are expected to occur on-site.<sup>4</sup> As previously mentioned, the entire project site is developed and does not contain nor is it adjacent to any jurisdictional body of water. FCS confirmed the project site lacks any potentially jurisdictional features during the January 2, 2020, site visit.

## Habitat Conservation Plans

The project site is not located within the boundaries of any of the three MSCP Subregional Plans and is not located within a Subarea Plan area such as the Chula Vista Subarea Plan,<sup>5</sup> the nearest boundary of which is located approximately 2.8 miles northeast of the project site. As a result, the proposed project is not required to comply with the standards specified by the MSCP. The proposed project lies within an extensively developed urban area that does not contain habitat suitable for special-status species, and

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<sup>4</sup> United States Fish and Wildlife Service (USFWS) . 2019. National Wetlands Inventory. Website: <https://www.fws.gov/wetlands/Data/Mapper.html> Accessed September 4, 2019.

<sup>5</sup> San Diego County Planning and Development Services. 2019. South County Subarea Plan. Accessed September 4, 2019.

the construction and operation of the proposed project would not affect any designated significant ecological area, as defined by the MSCP.<sup>6</sup>

## Conclusion

Because the site has been previously developed and in continuous use for decades, it does not contain sensitive biological habitats or any suitable habitat for any special-status species. The site also lies outside the boundaries of the San Diego County MSCP. The only biological-specific mitigation measure that is recommended for the project is a preconstruction nesting bird survey to ensure that proposed project activities do not impact nesting birds potentially occurring on-site.

Sincerely,



Alec Villanueva, Staff Biologist

**FirstCarbon Solutions**

650 E. Hospitality Lane, Suite 125  
San Bernardino, CA 95765

Enc: Attachment A: Dudek Comment Letter (October 30, 2019)  
Attachment B: Exhibits  
Attachment C: Site Photos  
Attachment D: CNNDDB Search Results

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<sup>6</sup> San Diego County Planning and Development Services. 2019. Multiple Species Conservation Program (MSCP). Website: <https://www.sandiegocounty.gov/pds/mscp/>. Accessed September 4, 2019.

Stan Donn  
January 22, 2020

**Attachment A:**  
**Dudek Comment Letter (October 30, 2019)**

October 30, 2019

6805

Mr. Stan Donn  
City of Chula Vista  
276 Fourth Avenue  
Chula Vista, CA 91910

**Subject:** *Peer Review of the Biological Resources Summary Memorandum for the 676 Moss Street Project, City of Chula Vista, California*

Dear Mr. Donn,

Dudek has reviewed the biological resources memorandum to be incorporated into the Initial Study/Mitigated Negative Declaration (IS/MND) for the 676 Moss Street Project (project) in Chula Vista, California. This letter provides a discussion regarding areas where Dudek feels the memorandum needs improvement to satisfy the requirements of the California Environmental Quality Act (CEQA).

## Comments on Biological Resources Memorandum

The following discussion outlines Dudek's comments and clarifying questions with respect to the project's Biological Resources Summary Memorandum.

- Page 1, fourth paragraph ("Methods" section). Given the language in this section, Dudek interprets that no site visit was conducted as part of the evaluation of biological resources on the project site. Even for heavily disturbed or developed sites, it is recommended that a site visit is conducted prior to making conclusions about the condition of the site and whether biological resources occur/have potential to occur there. Given the lack of mention of a site visit, it is assumed that the findings of the memorandum were based entirely on desktop review and aerial imagery. A desktop review does not truly inventory the full extent of vegetation and wildlife that occurs on-site and thus the memorandum may not satisfy CEQA biological documentation and IS/MND checklist requirements.
- Page 2, third paragraph ("Summary of Findings" section). Dudek recommends providing a list or table of the "several special-status species" recorded within 1 mile of the site. Not listing the results of desktop research may deem this findings section incomplete. Additionally, this section mentions that trees on the site are "likely ornamental." Given the lack of a site visit and a corresponding list of plants and wildlife observed on the site, this statement is not founded on evidence.
- Page 2, third paragraph ("Summary of Findings" section). Dudek agrees that surveys for nesting birds (with a focus on the several trees on-site) should be conducted prior to construction (if construction is to occur during the nesting season, generally March 1 – August 31), but several significant spelling and grammar errors exist in the last sentence of this paragraph. "Reconstruction surveys" should be changed to *preconstruction* surveys and "nest birds" should be changed to *nesting* birds. It may also be helpful to cite



Mr. Donn

Subject: *Peer Review of the Biological Resources Summary Memorandum for the 676 Moss Street Project, City of Chula Vista, California*

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the California Fish and Game Code or the Migratory Bird Treaty Act as the regulations that require such surveys be conducted prior to construction during the nesting season.

- Page 3, first paragraph. Dudek recommends that the resources used to determine the lack of jurisdictional aquatic resources on the site (such as The National Wetlands Inventory available from US Fish and Wildlife Service) be supplied as a footnote reference. Additionally, Dudek believes that a site visit and reconnaissance is the only way to truly confirm or deny the presence of potentially jurisdictional aquatic resources.
- Page 3, final paragraph ("Conclusion" section). Dudek recommends that the last sentence of this paragraph be revised to "The only biological-specific mitigation measure that is recommended for the project is a preconstruction nesting bird survey to ensure that project activities do not impact nesting birds potentially occurring on-site."

If you have any questions or would like to discuss any of the comments/questions included in this letter, do not hesitate to reach out via email at [cschaaf@dudek.com](mailto:cschaaf@dudek.com) or (760) 479-4138.

Sincerely,



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Cody Schaaf  
Biologist

cc: *Brian Grover, Dudek*

Stan Donn  
January 22, 2020

## **Attachment B: Exhibits**



Source: Census 2000 Data, The CaSIL

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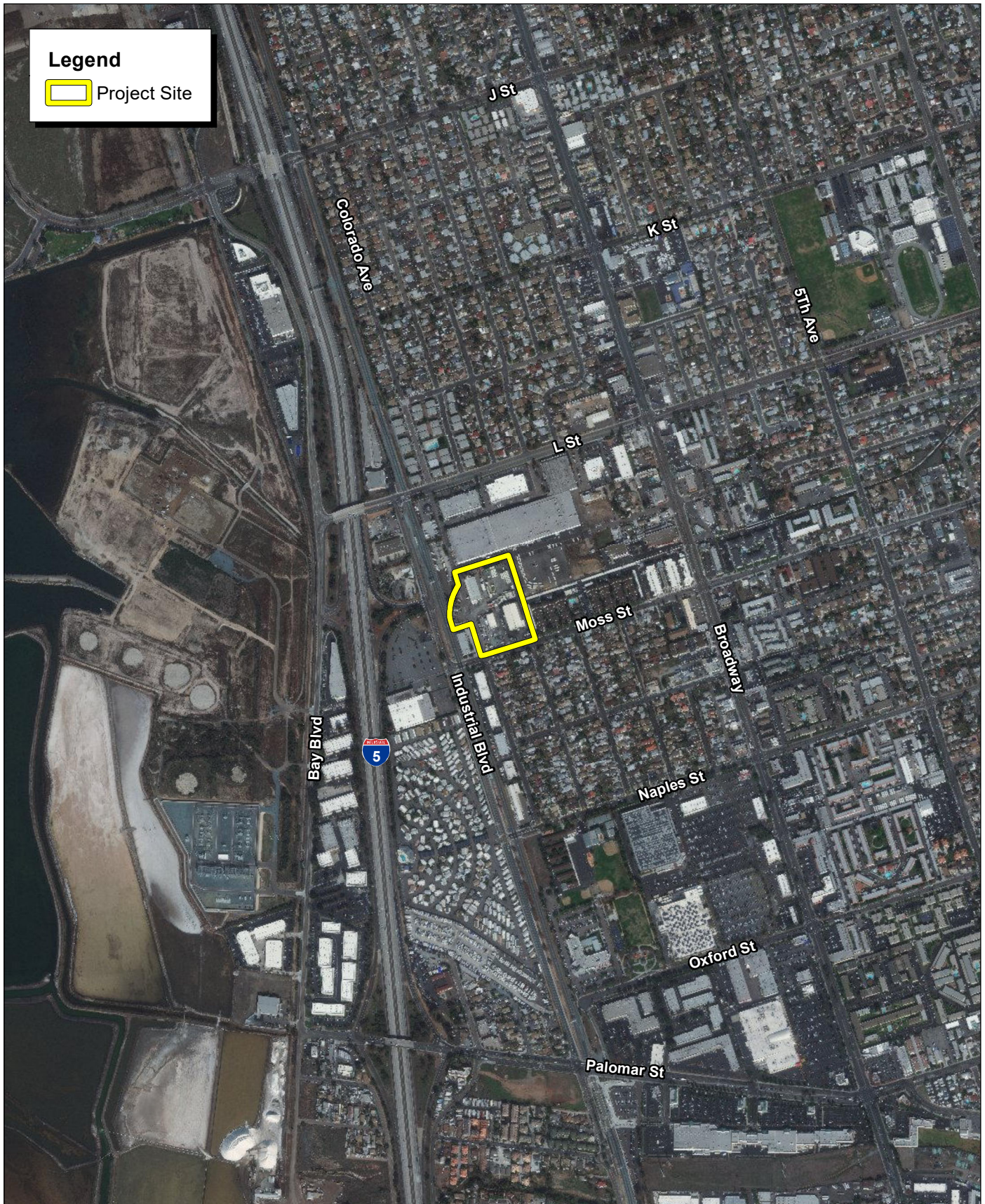
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## Exhibit 1 Regional Location Map

CITY OF CHULA VISTA • 676 MOSS STREET  
BIOLOGICAL RESOURCES SUMMARY MEMORANDUM





Source: ESRI Aerial Imagery.

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## Exhibit 2 Local Vicinity Map Aerial Base



Stan Donn  
January 22, 2020

**Attachment C:  
Site Photos**



Photograph 1: Project site looking North from across Moss St.



Photograph 2: Project site looking West along Moss St.



Photograph 3: Project site looking East along Moss St.



Photograph 4: Eastern boundary of the Project site looking North.





Photograph 5: Looking West at the grove of trees from inside the project site.



Photograph 6: Western boundary of Project looking towards San Diego Bay.



Photograph 7: Northern boundary of the project site looking North



Photograph 8: Interior of the project site looking North.

Stan Donn  
January 22, 2020

**Attachment D:  
CNNDB Search Results**



California Natural Diversity Database (CNDDB) Commercial [ds85]

Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
Passerculus sandwichensis beldingi	Belding's savannah sparrow	ABPBX99015	41	04173	24625	3211751	Imperial Beach	SDG	1/5 mile	Presumed Extant	Natural/Native occurrence	Fair	N	20010512	20010512	PVT	None	Endangered	G5T3	S3				804	Birds
Phrynosoma blainvillii	coast horned lizard	ARACF12100	187	04209	28031	3211751	Imperial Beach	SDG	1 mile	Possibly Extirpated	Natural/Native occurrence	None	N	19350617	19350617	UNKNOWN	None	None	G3G4	S3S4		SSC	BLM_S; IUCN_LC	204	Reptiles
Acmispon prostratus	Nuttall's acmispon	PDFAB2A0V0	34	47092	47092	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	N	2000XXXX	2000XXXX	UNKNOWN	None	None	G1G2	S1	1B.1		SB_CRES; SB_RSABG; SB_USDA	103	Dicots
Rallus obsoletus levipes	light-footed Ridgway's rail	ABNME05014	11	04130	25884	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1985XXXX	1985XXXX	USFWS-SAN DIEGO BAY NWR, UNK	Endangered	Endangered	G5T1T2	S1		FP	NABCI_RWL	803	Birds
Passerculus sandwichensis beldingi	Belding's savannah sparrow	ABPBX99015	30	04130	24631	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Fair	N	20010512	20010512	USFWS-SAN DIEGO BAY NWR, UNK	None	Endangered	G5T3	S3				803	Birds
Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	19	04130	13037	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	N	1978XXXX	1978XXXX	USFWS-SAN DIEGO BAY NWR, UNK	Threatened	None	G3T3	S2S3		SSC	NABCI_RWL; USFWS_BCC	803	Birds
Nyctinomops femorosaccus	pocketed free-tailed bat	AMACD04010	26	35040	68727	3211761	National City	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19770916	19770916	UNKNOWN	None	None	G4	S3		SSC	IUCN_LC; WBWG_M	804	Mammals
Ambrosia monogyra	singlewhorl burrobrush	PDAST50010	9	69215	69991	3211751	Imperial Beach	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19360930	19360930	UNKNOWN	None	None	G5	S2	2B.2			104	Dicots
Rallus obsoletus levipes	light-footed Ridgway's rail	ABNME05014	34	04173	72161	3211751	Imperial Beach	SDG	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	2003XXXX	2003XXXX	PVT	Endangered	Endangered	G5T1T2	S1		FP	NABCI_RWL	804	Birds
Chelonia mydas	green turtle	ARAAA02010	1	79618	80603	3211751	Imperial Beach	SDG	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20091105	20091105	SAN DIEGO UNIFIED PORT DIST	Threatened	None	G3	S1			IUCN_EN	202	Reptiles
Stemodia durantifolia	purple stemodia	PDSCR1U010	3	80352	49461	3211751	Imperial Beach	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19250520	19250520	UNKNOWN	None	None	G5	S2	2B.1		SB_CRES	104	Dicots
Nemacaulis denudata var. denudata	coast woolly-heads	PDPGN0G011	24	86424	87461	3211751	Imperial Beach	SDG	2/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	20050505	20050505	SAN DIEGO UNIFIED PORT DIST	None	None	G3G4T2	S2	1B.2		SB_CRES; SB_RSABG	104	Dicots
Isocoma menziesii var. decumbens	decumbent goldenbush	PDAST57091	24	87253	88236	3211751	Imperial Beach	SDG	3/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19341026	19341026	UNKNOWN	None	None	G3G5T2T3	S2	1B.2		SB_CRES	104	Dicots
Suaeda esteroa	estuary seablite	PDCHE0P0D0	2	A2479	48842	3211751	Imperial Beach	SDG	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20060526	20060526	PVT	None	None	G3	S2	1B.2			102	Dicots
Anniella stebbinsi	southern California legless lizard	ARACC01060	25	A2601	104192	3211751	Imperial Beach	SDG	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	20060628	20060628	PVT, CITY OF CHULA VISTA	None	None	G3	S3		SSC	USFS_S	201	Reptiles
Masticophis fuliginosus	Baja California coachwhip	ARADB21026	1	A3024	104644	3211751	Imperial Beach	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19470626	19470626	UNKNOWN	None	None	G5	S1S2		SSC		804	Reptiles
Arizona elegans occidentalis	California glossy snake	ARADB01017	203	A3024	105308	3211751	Imperial Beach	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	1946XXXX	1946XXXX	UNKNOWN	None	None	G5T2	S2		SSC		804	Reptiles
Anniella stebbinsi	southern California legless lizard	ARACC01060	368	35040	113194	3211761	National City	SDG	1 mile	Presumed Extant	Natural/Native occurrence	Poor	N	19320703	19320703	UNKNOWN	None	None	G3	S3		SSC	USFS_S	804	Reptiles
Pandion haliaetus	osprey	ABNKC01010	510	B3763	116679	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20190310	20190310	UNKNOWN, CITY OF CHULA VISTA	None	None	G5	S4		WL	CDF_S; IUCN_LC	203	Birds
Pandion haliaetus	osprey	ABNKC01010	511	B3764	116680	3211751	Imperial Beach	SDG	80 meters	Presumed Extant	Natural/Native occurrence	Unknown	N	20180709	20180709	SAN DIEGO UNIFIED PORT DIST	None	None	G5	S4		WL	CDF_S; IUCN_LC	201	Birds
Cicindela gabbii	western tidal-flat tiger beetle	IICOL02080	2	72496	22684	3211761	National City	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	XXXXXXXX	XXXXXXXX		None	None	G2G4	S1				999	Insects
Cicindela gabbii	western tidal-flat tiger beetle	IICOL02080	4	86732	22680	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	XXXXXXXX	XXXXXXXX		None	None	G2G4	S1				999	Insects
Cicindela latesignata latesignata	western beach tiger beetle	IICOL02113	1	72496	22666	3211761	National City	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	19870314	19870314		None	None	G2G4T1T2	S1				999	Insects

Cicindela latesignata latesignata	western beach tiger beetle	IICOL02113	2	72497	22663	3211751	Imperial Beach	SDG	nonspecific area	Presumed Extant	Natural/Native occurrence	Unknown	Y	19920418	19920418		None	None	G2G4T1T2	S1				999	Insects
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