



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: February 26, 2019

TO: Gretchen Eichar, Senior Planner, Public Works/Engineering

FROM: Maya Mazon, Biologist III, Public Works Department

SUBJECT: Summary of Results from Biological Field Assessment for Ocean Beach Dog Beach Accessibility Improvements, San Diego California

This letter report summarizes the biological resources present within the proposed project area in the community of Ocean Beach and Mission Bay Park located in San Diego, California. This report analyzes potential impacts to sensitive resources, and proposes mitigation or minimization measures to compensate for potential impacts associated with this project.

PROJECT LOCATION AND BACKGROUND

The project is located north of the parking lot for the Ocean Beach Dog Beach on Brighton Avenue in Ocean Beach (Vicinity Map - Attachment 1). The Project is partially within the MHPA and is completely within California Coastal Commission only jurisdiction. The project includes ADA upgrades to the primary path of travel by improving the accessibility path from the parking lot to the San Diego River Pathway which will then continue a path of travel down to the beach. The structure will have sloped sidewalks with a high curb wall and the existing k-rails will be adjusted to accommodate the new structure. The scope will include demolition of the existing sidewalk to be replaced with a more robust foundation to prevent movement and walls to prevent sand migration onto the walking surface to improve pedestrian safety.

METHODS

A desktop survey was completed to determine potential for sensitive plant and wildlife within a 3-mile radius of the Project site by using the following databases: online aerial satellite imagery (Google 2016), City Multiple Species Conservation Program (MSCP) Subarea Plan (City 1997), U.S. Fish and Wildlife (USFWS) species occurrence data (USFWS 2016a) and critical habitat portal (USFWS 2016b), SanBIOS database (County of San Diego 2016), California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CNDDDB; CDFW 2016a), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2016b), California Native Plant Society (CNPS) *Electronic Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2016), the *Jepson On-Line Interchange for California Floristics* (UC Berkeley 2016) and *Special Animals List* (CDFW 2016c).

A site visit was conducted February 20, 2019 by Public Works Department biologist Maya Mazon to conduct a biological reconnaissance survey and vegetation mapping to document

the existing biological resources within the project footprint. In addition, a 100-foot survey buffer was surveyed for potential to support sensitive resources. The City biologist recorded all plant and wildlife species observed directly and/or detected indirectly through sign (e.g., scat, tracks, burrows, and vocalization) within the survey areas. The City biologist conducted the biological reconnaissance survey on foot, mapping vegetation communities and land cover types by hand onto aerial imagery with a 1 inch equals 80 feet scale and noting dominant plant species within these vegetation communities. Digital photographs of representative areas were taken during the reconnaissance survey. The hand-drawn vegetation community and land cover type boundaries were digitized in the office using GIS software (Attachment 2). Vegetation community classifications follow Holland (1986) as modified by Oberbauer et al. (2008). Wildlife and plant species lists were created using the nomenclature of Laudenslayer (1991) and Simpson and Rebman (2014), respectively.

RESULTS

The site consists of Bare Ground, Developed and Disturbed habitat within the Project area. Photographs of the vegetation community and Project area can be found in Attachment 3.

Vegetation Communities

Vegetation community classifications follow City of San Diego Biology Guidelines (2012). The acreage of each vegetation community within the Survey Area (Project area and 100 foot buffer) can be found in Table 1.

Bare Ground

Bare Ground areas are devoid of vegetation or support very little vegetation. The Bare Ground areas within the Project are composed of bare sand that is regularly disturbed by pedestrian and recreational activity.

Developed

Developed areas have been constructed upon or are otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape. Areas where no natural land is evident due to a large amount of debris or other materials being placed upon it may also be considered Developed (e.g., car recycling plant, quarry). Developed areas within the Project are composed of sidewalks, paved parking lot, and a paved walk-way and bike path. The only vegetation present within this area are Mexican fan palms (*Washingtonia robusta*) that were planted as ornamentals.

Disturbed

Disturbed areas typically have heavily compacted soils following intense levels of disturbance such as grading or agriculture. These areas may contain sparse remnants of native vegetation but are dominated by at least 50% cover of invasive broad-leaved non-native plant species. The Disturbed areas within the project are adjacent to the developed areas where there is regular disturbance from pedestrian traffic and water accumulates which has encouraged growth of the following species: cheeseweed (*Malva parviflora*), American sea rocket (*Cakile edentula*), goosefoot (*Chenopodium* sp.), pink melaleuca (*Melaleuca nesophila*), California sun cup (*Camissoniopsis bistorta*), emex (*Emex* sp.), false-brome (*Brachypodium distachyon*) and Mexican fan palm.

Table 1. Vegetation Communities within the Survey Area

Vegetation Community	Acreage
Bare Ground	0.653
Developed	0.900
Disturbed	0.307
Total	1.860

Wildlife Observed

Wildlife observed during the site visit are as follows: western gull (*Larus occidentalis*), rock pigeon (*Columba livia*), American crow (*Corvus brachyrhynchos*) and domestic dog (*Canis familiaris*).

Sensitive Species

The Project site occurs completely within Tier IV habitats: Developed and Disturbed Lands. No sensitive habitats per the City's Land Development Code Biology Guidelines were observed within or directly adjacent to the project area.

Flora

Thirty-seven plant species have been historically observed within 3-miles of the Project site and are listed in Attachment 4. Several species were determined to have a low potential to occur within the Project site as appropriate habitat is not present to support the species. The remaining species that had a low potential to occur were observed more than 50 years ago and have not been observed during more current surveys or the current land use as a dog park would deter establishment of the species. The remaining species were determined to be absent as the species would have been observed in a vegetative state during the time of survey. Therefore, no impacts to sensitive floral species are anticipated.

Fauna

Twenty-six wildlife species have been historically observed within 3-miles of the Project and are listed in Attachment 4. All species were determined to have a low potential of occurring. Appropriate habitat is present adjacent to the Project site for some of these species; however, current use of the area as an off leash dog beach would preclude habitat use by these species.

IMPACTS

Impacts to vegetation and land cover will total 0.125-acre with approximately 0.088-acre of Developed, 0.021-acre of Disturbed and 0.016-acre of Bare Ground. A portion of the impacts are occurring within the MHPA and will total 0.060-acre with approximately 0.030-acre of Developed, 0.014-acre of Disturbed and 0.016-acre of Bare Ground within the MHPA.

Table 2: Project Impacts				
Vegetation Community	City Tier Level	Impacts inside of the MHPA	Impacts outside of the MHPA	Total Impacts†
Developed	Tier IV - other uplands	0.030	0.058	0.088
Disturbed	Tier IV - other uplands	0.014	0.007	0.021
Bare Ground	Land cover	0.016	0	0.016
Total		0.060	0.065	0.125

Note: †All impacts are considered permanent and are in acres.

Direct Impacts

Implementation of this project will not directly impact ESL habitat as only Tier IV habitat will be impacted. Any temporary impacts would be restored with native sand.

Sensitive Flora

No sensitive flora species or sensitive vegetation communities were observed; therefore, no impacts to sensitive floral species or sensitive vegetation communities are anticipated.

Sensitive Fauna

No state or federally listed wildlife species were observed onsite; therefore, no impacts to sensitive wildlife species are anticipated.

MHPA Consistency Analysis

The Project lies within the City's MSCP Subarea and is partially within area designated as MHPA under the MSCP (Attachment 2), therefore compliance with several MSCP Subarea Plan directives is required for this portion of the Project in addition to compliance with the City's other MSCP implementing regulations. A portion of the Project is not within the MHPA but will be subject to land use adjacency guidelines.

MHPA Compatible Land Uses

The northern portion of the Project area is located within lands designated within the MHPA under the City's MSCP. The MSCP Subarea Plan (§1.4.1) precludes development within the MHPA except in limited circumstances that are considered "conditionally compatible with the biological objectives of the MSCP." The allowed uses are as follows:

- Passive recreation
- Utility lines and roads in compliance with policies 1.4.2 below
- Limited water facilities and other essential public facilities
- Limited low density residential uses
- Brush Management (Zone 2)
- Limited agriculture

The ADA access improvements qualify as “passive recreation” and are conditionally compatible allowed uses within the MHPA. When design and construction are performed conformance with relevant planning and design guidelines as outlined below will be required.

General Planning Policies and Design Guidelines (S1.4.2)

The following are the Project-relevant requirements from the ‘Fencing, Lighting, and Signage’, and ‘Materials Storage’ discussion of Section 1.4.2 of the City’s MSCP Subarea Plan, along with an analysis of Project compliance with each requirement. The proposed Project is replacing an existing facility and does not include the removal of any fencing, or lighting. Outdated ADA signage will be removed and replaced with signage that adheres to current standards. The current use of the area is for passive recreation and adjacent sensitive areas within the MHPA currently display signage to deter trespass into the sensitive areas. Materials storage during Project construction will occur outside of the MHPA and will ensure appropriate storage per applicable regulations in areas that may impact the MHPA, especially due to potential leakage.

Land Use Adjacency Guidelines

The project lies within the City’s MSCP Subarea and occurs adjacent to lands designated as MHPA under the MSCP (Attachment 2). Projects occurring adjacent to the City’s MHPA, must adhere to the City’s MHPA land use adjacency guidelines as outlined in section 1.4.3 of the City’s MSCP Subarea Plan. The guidelines and analyses of project conformance are as follows:

Drainage

All new and proposed development adjacent to the MHPA must not drain directly into the preserve, and must prevent the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA.

The design of the Project is to replace an existing structure in order to adhere to current ADA regulations and does not include any new development. During construction Best Management Practices (BMP) will be implemented to capture and treat all storm water flows within the Project Site. There would not be a change to the baseline conditions and the project would not result in a significant impact due to drainage.

Toxins

Land uses such as recreation and agriculture that use chemicals or generate byproducts that are potentially toxic or harmful to wildlife, habitat, or water quality must incorporate measures to reduce the impact of application or drainage of such materials into the MHPA.

The design of the Project is to replace existing ADA access which will not use chemicals or generate byproducts that are potentially toxic or harmful to wildlife, habitat, or water quality. During construction Best Management Practices (BMP) will be implemented to capture and treat all storm water flows within the Project Site to deter movement of toxins. In addition, materials storage during Project construction will ensure appropriate storage per applicable regulations in areas that may impacts the MHPA, especially due to potential leakage. There would not be a change to the baseline conditions and the project would not result in a significant impact due to toxins.

Lighting

Lighting must be directed away from the MHPA and, if necessary, adequately shielded to protect the MHPA and sensitive species from night lighting.

This project does not involve installation of lighting. There would not be a change to the baseline conditions and the project would not result in a significant impact due to lighting.

Noise

Uses adjacent to the MHPA must be designed to minimize noise that might impact or interfere with wildlife utilization of the MHPA.

Current land use of the Project area is designated as a year round off-leash dog park and passive recreational area. Noise levels within this area tend to be highest during the breeding season (February 1 to September 15) as tourist and locals utilize the recreational area. The adjacent habitat suitable for Belding's savannah sparrow (*Passerculus sandwichensis beldingi*) and light-footed Ridway's rail (*Rallus longirostris levipes*) is more than 1,000 feet from the Project area and will not be affected by construction noise. California least tern (*Sterna antillarum browni*) has been recorded as foraging in the area; however, construction noise will be short in duration and is unlikely to negatively affect flight patterns of this species. Therefore, the project would not result in significant impact from noise.

Barriers to Incursion

New development adjacent to the preserve may be required to provide barriers along MHPA boundaries to redirect public access to appropriate locations and reduce domestic animal predation in the preserve.

New development is not proposed with this project and the nature of the project is to make a pathway available for the public which directs them away from the MHPA sensitive resources. Currently signs are posted to discourage trespass (by human or domestic animals) into the sensitive resources within the MHPA and the proposed project does not include disturbance of the signage. Therefore, the project would not result in significant impact from public access or domestic animal predation.

Invasive Species

No invasive plant species shall be introduced into areas adjacent to the MHPA.

The proposed project does not include the installation of any ornamental landscaping. Any areas where temporary impacts occur would be covered with native sand so that invasive species are not introduced. Therefore, the project would not result in a significant impact due to invasive species.

Brush Management

New residential development located adjacent to and topographically above the MHPA must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zone 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA.

New residential development is not proposed with this project, and installation of the ADA access does not require additional brush management. There would not be a change to the baseline conditions.

Grading/Land Development

Manufactured slopes associated with project development must be included in the project footprint.

No manufactured slopes are associated with the proposed project. There would not be a change to the baseline conditions.

Indirect Impacts

Indirect impacts are potential impacts that occur as a result of carrying out and completing the proposed project and include habitat fragmentation, and grading/land development and are discussed below

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Habitat Fragmentation

The project involves permanent impacts associated with development of Bare Ground, Developed and Disturbed areas which are Tier IV habitats. The development will not prevent the movement of wildlife or isolate existing habitat from one another.

Best Management Practices (BMP's)

Implementation of best management practices such as sediment and erosion control (silt fences, straw wattles, fiber rolls, gravel bags), fugitive dust suppression during removal of fill, concrete and grading activities, trash control (covered trash cans), spill prevention (secondary containment of all fuels, oils, solvents, etc., and drip pans under all equipment), and delineation of project limits (fencing along sensitive habitats), will prevent significant indirect effects from construction activities.

Grading/land development

The proposed project will not impact sensitive vegetation communities, as discussed above. No grading or development will occur outside of the impact footprint.

Cumulative Impacts

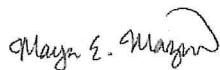
This project does not have cumulative impacts at this time as all proposed impacts are permanent impacts to Tier IV habitat which does not require mitigation.

Mitigation

The development would not impact sensitive vegetation communities and therefore no mitigation is required.

If you have any questions or concerns, do not hesitate to contact me: mmazon@sandiego.gov or call (619) 533-4620.

Sincerely,



Maya Mazon
Biologist III

- Attachments:
1. Vicinity Map
 2. Vegetation Community Map
 3. Site Photographs
 4. Potential to Occur Tables (Flora and Fauna)

References

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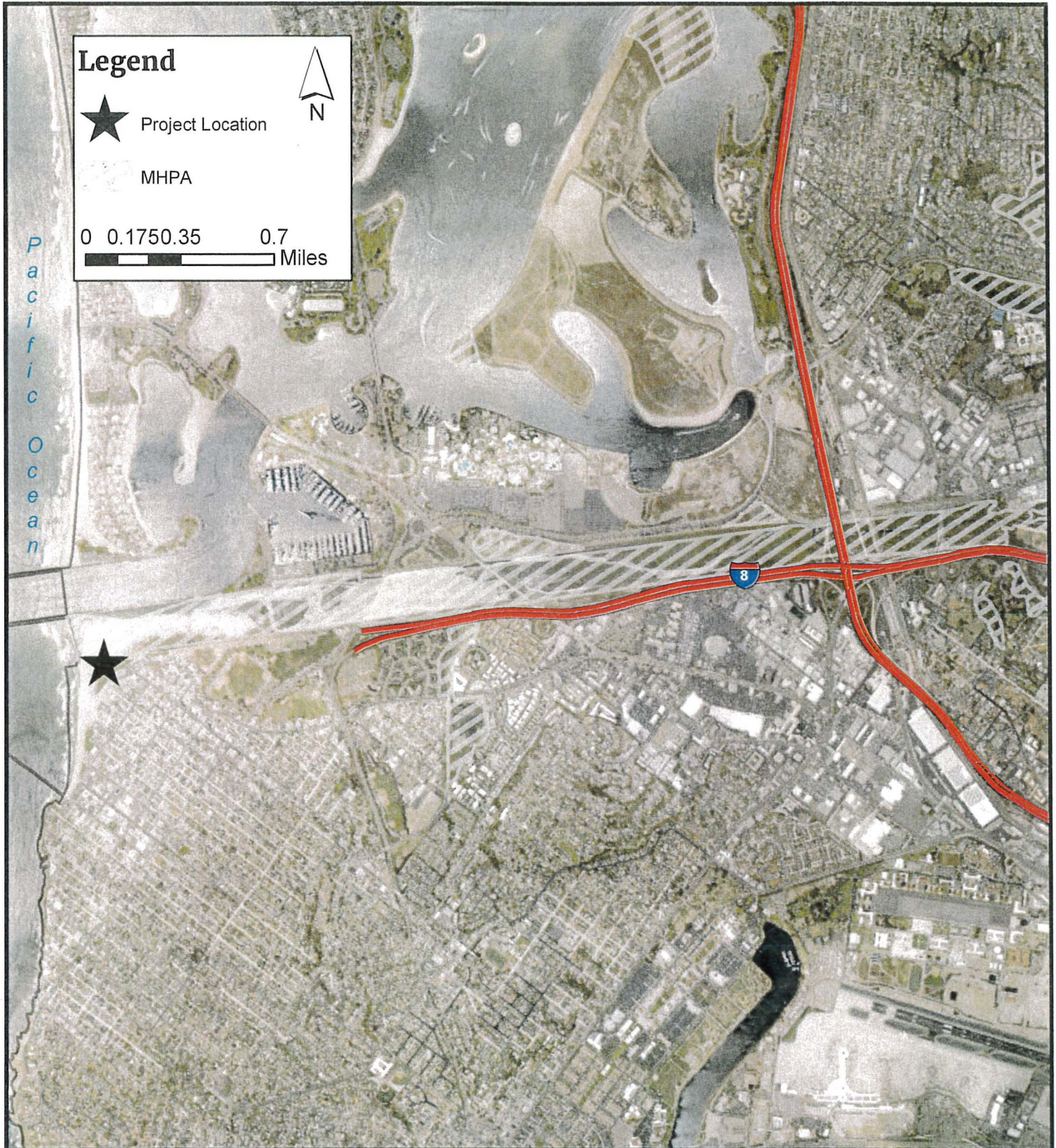
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ATTACHMENT 1: VICINITY MAP

Ocean Beach Dog Beach Accessibility Improvements

Date: February 20, 2019

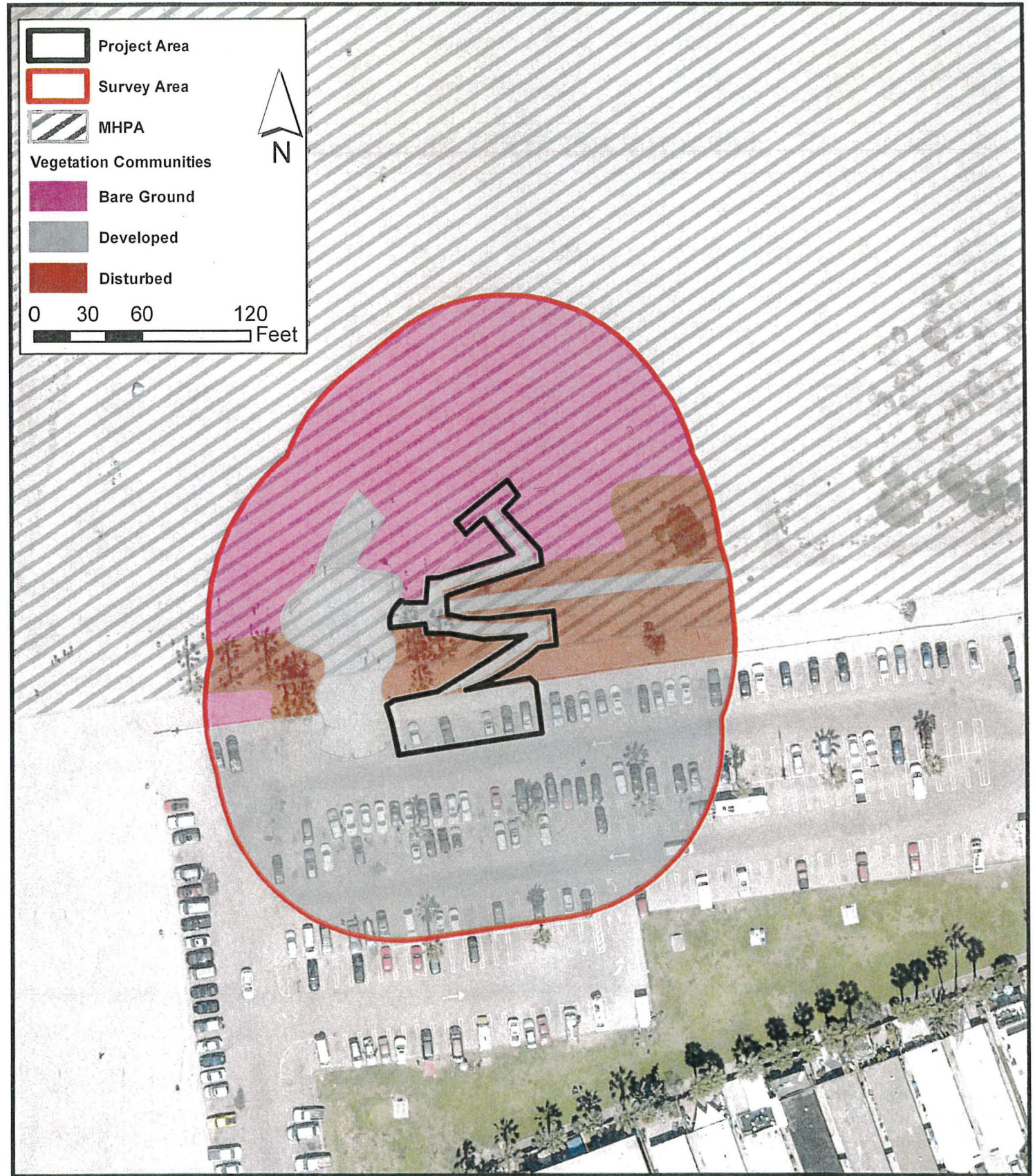


Note: The proposed project is entirely within California Coastal Commission (CCC) jurisdiction only.

ATTACHMENT 2: VEGETATION COMMUNITY MAP

Ocean Beach Dog Beach Accessibility Improvements

Date: February 20, 2019



Note: The proposed project is entirely within California Coastal Commission (CCC) jurisdiction only.



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ATTACHMENT 3: Site Photographs



Photo 1. Overview of the northern portion of the project which is north of the bike path. Taken facing east.

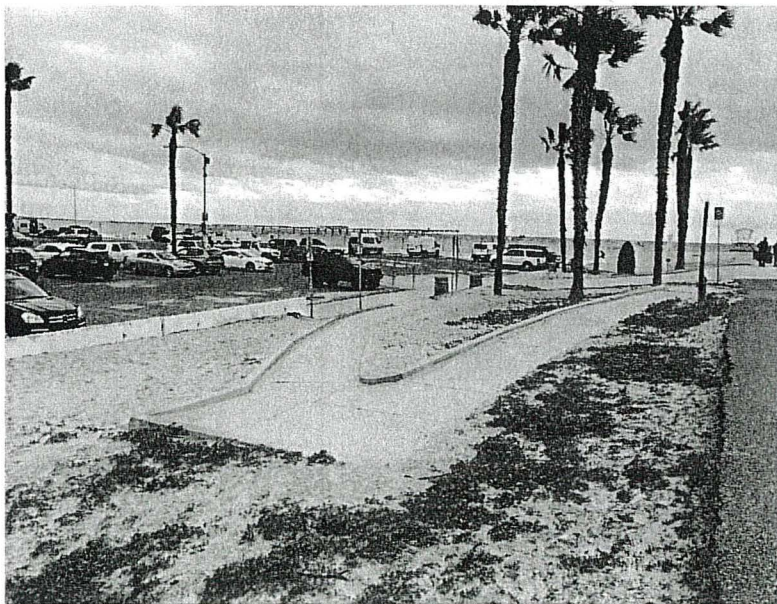


Photo 2. Overview of the southern portion of the project which is south of the bike path. Taken facing west.



Photo 3. Overview of the parking lot portion of the project in the background. Taken facing east.



Photo 4. This photo shows the Bare Ground area facing northeast.



Photo 5. This photo shows the Developed areas in the background facing southeast.



Photo 6. This photo shows the Disturbed area facing south.

**ATTACHMENT 4: Potential to Occur Tables (Flora and
Fauna)**

Potential to Occur Table (Flora)

Scientific Name	Common Name	Ranking	Potential to Occur
<i>Acmispon prostratus</i>	Nuttall's acmispon	CRPR 1B.1	Low potential. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
<i>Agave shawii</i> var. <i>shawii</i>	Shaw's agave	CRPR 2B.1, MSCP	Low potential. Appropriate habitat not present.
<i>Aphanisma blitoides</i>	aphanisma	CRPR 1B.2	Absent. Appropriate habitat was surveyed during blooming period (Feb-Jun) after a wet winter and was not observed.
<i>Atriplex pacifica</i>	south coast saltscale	CRPR 1B.2	Low potential. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
<i>Bergerocactus emoryi</i>	golden-spined cereus	CRPR 2B.2	Absent. Perennial species would have been observed if present.
<i>Bloomeria clevelandii</i>	San Diego goldenstar	CRPR 1B.1	Low potential. Appropriate habitat not present.
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	CRPR 1B.1, MSCP	Low potential. Appropriate habitat not present.
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	CRPR 2B.2, MSCP	Absent. Perennial species would have been observed if present.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	CRPR 1B.1	Absent. Appropriate habitat was surveyed during blooming period (Feb-Jun) after a wet winter and was not observed.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE, SE, CRPR 1B.2	Low potential. Appropriate habitat is present and an adjacent population is present. However, disturbance from current use of the area as an off leash dog beach would impede species establishment.
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	FE, SE, CRPR 1B.1	Low potential. Appropriate habitat not present.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	CRPR 1B.2	Low potential. Appropriate habitat not present.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i>	San Diego sand aster	CRPR 1B.1	Low potential. Appropriate habitat present and observed in Ocean Beach in 1935; however, observed population is thought to be extinct due to results of subsequent surveys.
<i>Cylindropuntia californica</i> var. <i>californica</i>	snake cholla	CRPR 1B, MSCP, NE	Absent. Perennial species would have been observed if present.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	CRPR 1B.1	Absent. Perennial species would have been observed if present.
<i>Dudleya viscida</i>	sticky dudleya	CRPR 1B.2	Absent. Perennial species would have been observed if present.
<i>Erysimum ammophilum</i>	sand-loving wallflower	CRPR 1B.2	Absent. Appropriate habitat was surveyed during blooming period (Jan-Aug) after a wet winter and was not observed.
<i>Euphorbia misera</i>	cliff spurge	CRPR 2B.2	Absent. Perennial species would have been observed if present.
<i>Ferocactus viridescens</i>	San Diego barrel cactus	CRPR 2B.1	Absent. Perennial species would have been observed if present.

Scientific Name	Common Name	Ranking	Potential to Occur
Harpagonella palmeri	Palmer's grapplinghook	CRPR 4.2	Low potential. Appropriate habitat not present.
Heterotheca sessiliflora ssp. sessiliflora	beach goldenaster	CRPR 1B.1	Absent. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
Isocoma menziesii var. decumbens	decumbent goldenbush	CRPR 1B.2	Absent. Perennial species would have been observed if present.
Iva hayesiana	San Diego marsh-elder	CRPR 2B.2	Absent. Perennial species would have been observed if present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	CRPR 1B.1	Low potential. Appropriate habitat not present.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	CRPR 4.3	Low potential. Appropriate habitat not present.
Leptosyne maritima	sea dahlia	CRPR 2B.2	Absent. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
Nemacaulis denudata var. denudata	coast woolly-heads	CRPR 1B.2	Absent. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
Nemacaulis denudata var. gracilis	slender cottonheads	CRPR 2B.2	Low potential. Appropriate habitat present and observed in Ocean Beach in 1913; however, observed population is thought to be extinct due to results of subsequent surveys.
Phacelia stellaris	Brand's star phacelia	CRPR 1B.1	Absent. Appropriate habitat is present but this species would have been observed in a vegetative state if present.
Pogogyne abramsii	San Diego mesa mint	FE, CE, CRPR 1B.1, MSCP, NE, VPHCP	Low potential. Appropriate habitat not present.
Quercus dumosa	Nuttall's scrub oak	CRPR 1B.1	Absent. Perennial species would have been observed if present.
Senecio aphanactis	chaparral ragwort	CRPR 2B.2	Low potential. Appropriate habitat not present.
Stylocline citroleum	oil neststraw	CRPR 1B.1	Low potential. Appropriate habitat not present.
Suaeda esteroa	estuary seablite	CRPR 1B.2	Low potential. Appropriate habitat not present.

Potential to Occur Table (Fauna)

Scientific Name	Common Name	Ranking	Potential to Occur
Anniella stebbinsi	southern California legless lizard	SSC	Low potential. Appropriate habitat not present.
Arizona elegans occidentalis	California glossy snake	SSC	Low potential. Appropriate habitat not present.
Athene cunicularia	burrowing owl	MSCP, SSC	Low potential. Appropriate habitat not present.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE, MSCP, VPHCP	Low potential. Appropriate habitat not present.
Campylorhynchus brunneicapillus sandiegonensis	coastal cactus wren	SSC, MSCP	Low potential. Appropriate habitat not present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	SSC	Low potential. Appropriate habitat not present.

Scientific Name	Common Name	Ranking	Potential to Occur
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FE, SSC, MSCP	Low potential. Appropriate habitat is present; however, current use of the area as an off leash dog beach would preclude habitat use by this ground nesting species.
<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	SSC	Low potential. Appropriate habitat not present.
<i>Eumops perotis californicus</i>	western mastiff bat	SSC	Low potential. Appropriate habitat not present.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	ST	Low potential. Appropriate habitat is present adjacent to the Project site; however, current use of the area as an off leash dog beach would preclude habitat use by this ground nesting species.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	SSC	Low potential. Appropriate habitat not present.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	SSC	Low potential. Appropriate habitat not present.
<i>Nyctinomops macrotis</i>	big free-tailed bat	SSC	Low potential. Appropriate habitat not present.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	SE, MSCP	Low potential. Appropriate habitat is present adjacent to the Project site; however, current use of the area as an off leash dog beach would preclude habitat use by this ground nesting species.
<i>Phrynosoma blainvillii</i>	coast horned lizard	SSC, MSCP	Low potential. Appropriate habitat not present.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT, SSC, MSCP	Low potential. Appropriate habitat not present.
<i>Rallus obsoletus levipes</i>	light-footed Ridgway's rail	FE, SE, MSCP	Low potential. Appropriate habitat is present adjacent to the Project site; however, current use of the area as an off leash dog beach would preclude habitat use by this ground nesting species.
<i>Sternula antillarum browni</i>	California least tern	FE, SE, MSCP	Low potential. Appropriate habitat is present adjacent to the Project site; however, current use of the area as an off leash dog beach would preclude habitat use by this ground nesting species.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE, SE, MSCP	Low potential. Appropriate habitat not present.

FE (Federal-Listed Endangered)

FT (Federal-Listed Threatened)

SE (State-Listed Endangered)

ST (State-Listed Threatened)

SSC (State Species of Concern)

MSCP (Covered by Multiple Species Conservation Plan)

NE (City of San Diego Narrow Endemic)

VPHCP (City of San Diego Vernal Pool Habitat Conservation Plan)

CRPR (California Native Plant Society's California Rare Plant Rank)

