

**FINDINGS OF CONFORMANCE
MULTIPLE SPECIES CONSERVATION PROGRAM
For Lakeside Riverwalk Fire Facility
STP 09-014, Log No. 98-10-014**

November 9, 2009

I. Introduction

The project is a Site Plan application to allow for a new fire station facility. It will consist of a 23,000 square-foot, two-story fire station and administrative building with accessory structures and retaining walls. The project site is located at the intersection of Lakeside Avenue and Channel Road in the Lakeside Community Planning area. It is in the Metro-Lakeside-Jamul segment of the MSCP, but is not within Pre-approved Mitigation Area (PAMA). The site contains existing residences that may be removed. Access would be provided by a private road/driveway connecting to Lakeside Avenue and Channel Road. The project would be served by sewer and imported water from the Lakeside Water District. The project includes off-site private roadway improvements, utility extensions and landscaping.

The findings contained within this document are based on County records, staff site visits, and GIS mapping information. The information contained within these Findings is correct to the best of staff's knowledge at the time the findings were completed. Any subsequent environmental review completed due to changes in the proposed project or changes in circumstance shall need to have new findings completed based on the environmental conditions at that time.

The project has been found to conform to the County's Multiple Species Conservation Program (MSCP) Subarea Plan, the Biological Mitigation Ordinance (BMO) and the Implementation Agreement between the County of San Diego, the CA Department of Fish and Game and the US Fish and Wildlife Service. Third Party Beneficiary Status and the associated take authorization for incidental impacts to sensitive species (pursuant to the County's Section 10 Permit under the Endangered Species Act) shall be conveyed only after the project has been approved by the County, these MSCP Findings are adopted by the hearing body and all MSCP-related conditions placed on the project have been satisfied.

II. Biological Mitigation Ordinance Findings

The project is exempt from the BMO (Section 86.503(a)(8)), which states:

A public facility or public project, determined to be essential by the County, including but not limited to a County Park or County recreational facility, provided that the County decision making body considering an application for such a project makes the following findings:

- a. The facility or project is consistent with the County General Plan, the MSCP Plan and Subarea Plan, as approved by the Board of Supervisors;**

The site is subject to the General Plan Regional Category CUDA. Two land use designations converge on the project site: Specific Planning (21) for the USDRIP Specific Plan Area and Residential 1. The proposal for a civic use conforms to these designations.

The proposal is consistent with the MSCP Plan and Subarea Plan since it is not located in an area of critical importance to sensitive species or habitats. The site is located near an area that is mapped as PAMA. However, the property and adjacent areas do not contain native habitat. The San Diego River is nearby to the east, on the other side of Lakeside Avenue. The site is greatly disturbed and is flanked on two sides by two major roads. The north side of the project site abuts residential development.

- b. All feasible mitigation measures have been incorporated into the facility or project, and there are no feasible, less environmentally damaging locations, alignments or non-structural alternatives that would meet project objectives;**

No biological mitigation is proposed since the project qualifies for a BMO exemption. Mitigation has been incorporated per CEQA for paleontological resources and geologic hazards. The site is an ideal location for a fire station facility. Since the site is heavily disturbed, an alternate location would not provide any environmental benefit.

- c. Where the facility or project encroaches into a wetland or floodplain, mitigation measures are required that result in a net gain in wetland and/or riparian habitat;**

The project will not encroach into any wetlands or floodplains.

- d. Where the facility or project encroaches into steep slopes, native vegetation will be used to revegetate and landscape cut and fill areas;**

The site is relatively flat. However, any slopes created will be vegetated with approved non-invasive landscaping.

- e. No mature riparian woodland is destroyed or reduced in size due to otherwise allowed encroachments; and**

The project will not impact any riparian woodland.

- f. All Critical Populations of Sensitive Plant Species Within the MSCP Subarea, (Attachment C); Rare, Narrow Endemic Animal Species Within the MSCP Subarea, (Attachment D); Narrow, Endemic Plant Species Within the MSCP Subarea, (Attachment E); and San Diego County Sensitive Plant Species, as**

defined herein will be avoided as required by, and consistent with, the terms of the Subarea Plan.

No sensitive plant or animal species occur on or near the site. Therefore, the avoidance requirements in the Subarea Plan do not apply.

III. Subarea Plan Findings (Section 1.2 of the MSCP Subarea Plan)

Staff has determined the proposed project is exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(8)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is for a fire station facility at the corner of an intersection in the Metro-Lakeside-Jamul segment. The site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area or other highly sensitive area as designated by the MSCP. The site does not support sensitive habitat or wildlife. The project will be located at a busy intersection that is not conducive for wildlife movement. It is surrounded by development and is not part of a linkage or corridor. Surrounding land uses include dense development. Valuable habitat occurs along the San Diego River on the other side of Lakeside Avenue, but will not be affected by the project.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan.

Mindy Fogg, Department of Planning and Land Use

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