

August 23, 2022

12919

Mr. Tony Pauker  
Brookfield Properties  
733 8th AvenueSan  
Diego, CA 92101**Subject: Biological Resources Letter Report for the Otay Ranch Freeway Commercial (FC-1) Sectional Planning Area Plan Planning Area 12 Project, Chula Vista, California**

Dear Mr. Pauker:

The following letter report describes the results of a biological site assessment performed by Dudek and a summary of identified potential biological constraints and recommendations for the future development of the Otay Ranch Freeway Commercial Sectional Planning Area Plan Planning Area 12 Project (Project) (FC-1) within the City of Chula Vista, California (Figure 1, Project Site and Location).

This site assessment letter report is intended to provide a current description of the existing conditions of biological resources within the Project site, discuss special-status biological resources with potential to occur on site, and recommend any focused studies or likely mitigation requirements. A general site review was conducted, but no focused surveys for special-status species were conducted during this preliminary assessment.

## 1 Project Description

The proposed project includes residential and mixed-use/residential in the northwest quadrant of FC-1 by introducing 840 residential units within the Town Center site. The northwest portion of the FC-1 site (approximately 14.77 acres) would be rezoned to Mixed-Use/Residential (MU/R). The SPA Amendment would also reduce existing commercial entitlements on the entirety of the FC-1 site from 960,000 square feet to 816,000 square feet.

FC-1 is 87.25 acres and is currently developed with commercial uses known as the Otay Ranch Town Center (Town Center) (Figure 1). Existing land uses at the Otay Ranch Town Center are primarily commercial in nature including retail, food and beverage, entertainment, and community-serving land uses.

## 2 Location

Otay Ranch lies within the East Planning Area of the City of Chula Vista (Figure 1). The East Planning Area is bordered by Interstate 805 (I-805) to the west, San Miguel Mountain and State Route 54 to the north, the Otay Reservoir and the Jamul foothills to the east, and the Otay River Valley to the south. The SPA Plan is located in the northeastern portion of the Otay Valley Parcel of the 22,899-acre Otay Ranch GDP project area. The project site, which comprises the northwestern portion of FC-1, is located immediately east of State Route 125, west of Eastlake Parkway, between Ring Road, and Birch Road.

The project site is surrounded by other Otay Ranch development areas including Village 6 to the west, Village 11 to the east, a portion of the existing Eastlake community to the north and northeast, Village 7 to the southwest, and the EUC to the south of Birch Road. Eastlake High School and a commercial area are located north of the project site and the Arco Olympic Training Center is located east of the project site, immediately adjacent to Otay Lake.

## 3 Methods

In August, 2022 Dudek Biologist Christopher Oesch performed a general data review of the Project site to assess and document existing conditions of biological resources present, and to evaluate the presence of appropriate habitat for nesting birds and special-status plant and wildlife species. Dudek created an updated map of the land cover types present within the study area.

Dudek reviewed regional California Natural Diversity Database occurrence data (CDFW 2021) to identify special-status species that are known to occur within the vicinity and potentially occur within the Project site.

Land covers within the survey area were mapped in GIS based on general definition criteria. Aerial base map imagery of the study area, and a geographic information system (GIS) coverage was created.

The vegetation community and land cover mapping follow the *Draft Vegetation Communities of San Diego County* (Oberbauer et al. 2008), which is based on the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). Certain vegetation communities or land covers may be used that are not included within Oberbauer et al. 2008, but were included in order to best represent existing resources present.

## 4 Results

The Project site consists entirely of Urban/ Developed land cover type, consisting of commercial retail and paved parking lots, with associated minor ornamental landscaping and structures (Figure 1). Urban development is present to the north, south, east and west of the site. No natural land covers or potential habitat is located adjacent the site on any side. Because of the singular land cover type present (Urban/ Developed), no specific investigation of species present within land cover types was warranted.

### Vegetation Communities and Land Covers

#### Urban/ Developed

Urban/ Developed refers to areas that have been constructed on or disturbed so severely that native vegetation is no longer supported. Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials (Oberbauer et al. 2008).

Urban/ Developed land within the study area consists primarily of commercial structures and paved parking lots, with minor presence of isolated, ornamental landscaped plantings.

The site is entirely bordered by urban development in the form of parking lots, commercial development, primary city streets and freeway. No natural land cover types or habitat are present within the site or directly adjacent.

## Special Status Wildlife

The site consists entirely of Urban/ Developed land cover type, and does not contain any natural vegetation communities of land cover types that are known to provide habitat to any special status wildlife species.

## Special Status Plants

The site consists entirely of Urban/ Developed land cover type and does not contain any natural vegetation communities of land cover types that are known to provide habitat to any special status plant species.

## Jurisdictional Aquatic Resources

No potentially jurisdictional aquatic features were observed within the site, as it is entirely developed. No wetlands or other aquatic features were observed, though a formal jurisdictional delineation was not conducted during the site review. Due to the developed nature of the site and surrounding areas, no indirect or peripheral impacts to any nearby aquatic resources are likely to result from the implementation of this project.

# 5 Discussion and Recommendations

Based on the results of the site assessment and land cover type mapped in the Project site, the site does not contain sensitive habitat and does not have the potential to support special-status species that would require mitigation if impacted.

While no land cover types were observed which have a likelihood of utilization for nesting by migratory birds, native bird species have the potential to perch, or otherwise utilize non-native ornamental trees within the landscaping and would be protected by the Migratory Bird Treaty Act (MBTA). In order to comply with the MBTA, a pre-construction nesting bird survey will be conducted if demolition or construction occurs within the nesting season (January 15 to August 31).

# 6 Conclusion

The fully developed nature of the site has precluded presence of native or natural vegetation communities or habitat types. Given the lack of wildlife and plant species habitat and lack of potentially jurisdictional aquatic features, no further focused studies or delineations are warranted.

In order to comply with the MBTA, a pre-construction nesting bird survey will be conducted if demolition or construction occurs within the nesting season (January 15 to August 31).

The proposed project will be required to meet all goals and objectives of the City of Chula Vista and applicable Zoning Ordinance, including compliance with all CEQA regulations.

If you have any questions or comments regarding the contents of this biological resources letter report, please do not hesitate to contact me at 619.977.6507 or via email at coesch@dudek.com.

Sincerely,



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Christopher Oesch  
Senior Biologist – Project Manager

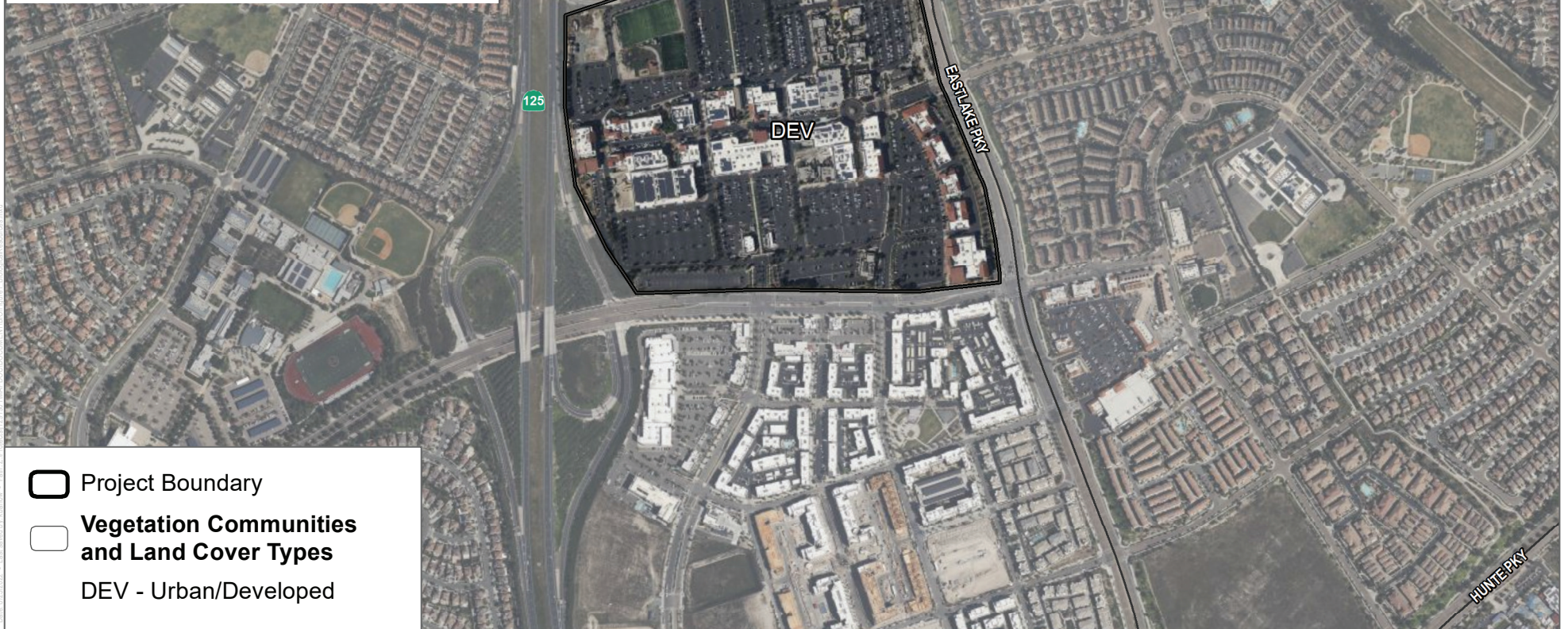
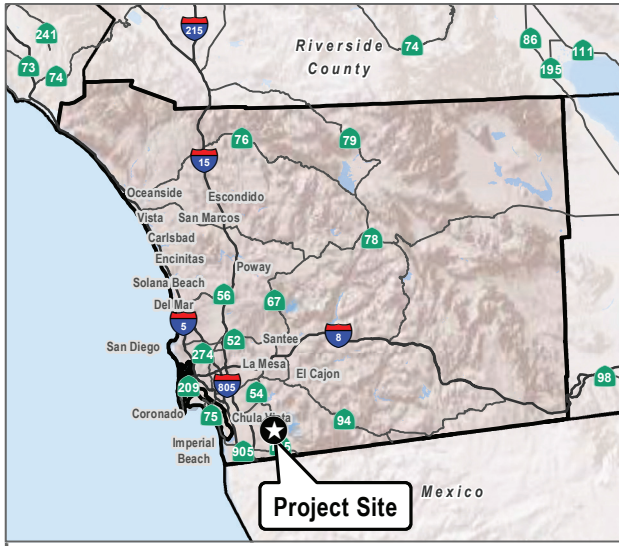
Att.: *Figure 1, Project Location*



cc: *Alexandra Martini, Dudek*

## 7 Literature Cited

- CDFW (California Department of Fish and Wildlife). 2021. California Natural Diversity Database (CNDDDB) Rarefind 5 Version 5.2.14. Accessed December, 2021. <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx>.
- Holland, R.F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Nongame-Heritage Program, California Department of Fish and Game. October 1986.
- Oberbauer, T., M. Kelly, and J. Buegge. 2008. *Draft Vegetation Communities of San Diego County*. Based on *Preliminary Descriptions of the Terrestrial Natural Communities of California*, by R.F. Holland, October 1986. March 2008.





-  Project Boundary
-  **Vegetation Communities and Land Cover Types**
- DEV - Urban/Developed

SOURCE: Bing Maps 2022

**FIGURE 1**  
 Biological Resources  
 Otay Ranch Town Center Redevelopment Project