

ATTACHMENT 8

Biological Survey Memorandum

Endemic Environmental Services,
Biological Survey Memorandum for 8837 Magnolia Avenue Project,
Santee, California
August 31, 2023.

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110 E Wilshire Avenue
Suite 305
Fullerton, CA 92832
Endemicenvironmental.net

August 31, 2023

Mr. David Schatz
Project Manager of Site Development
Superstar Carwash
Dschatz@sscwarz.com

Subject: Biological Survey Memorandum for 8837 Magnolia Avenue Project, Santee, California

Dear Mr. Schatz:

This memorandum summarizes the methods and results of the biological survey conducted by Endemic Environmental Services for the 8837 Magnolia Avenue Project (Project) in the City of Santee (City) proposed by Superstar Carwash. A biological field survey was conducted on July 25, 2023. The survey was performed to identify and document biological resources present on the Project site. The survey included creating an inventory of plant and wildlife species observed on the Project site and documenting the suitable plant and wildlife habitat in the vicinity of the site. The methods and results of the biological field survey are discussed below.

Methodology

Endemic Environmental Services Senior Biologist Lyell Buttermore conducted the biological field survey of the Project site on July 25, 2023. The area surveyed included the entirety of the Project site (Figure 1, Local Project Vicinity) and its vicinity. All plant and wildlife species observed on the Project site were identified and recorded, and the potential for special-status species to occur on the Project site was evaluated. Special-status species include those that are listed under the Federal and California Endangered Species Acts, California Department of Fish and Wildlife (CDFW) Species of Special Concern and Fully Protected Species, and plants determined to be rare by the California Native Plant Society (CNPS). A list of special-status species known to occur in the vicinity of the Project site was compiled prior to the biological field survey by querying the California Natural Diversity Database (CNDDDB) for species occurrence records within one mile of the site. Additionally, the City of Santee Draft Multiple Species Conservation Program (MSCP) Subarea Plan Preserve Map was reviewed to determine the Project's potential to conflict with the implementation of the plan.

Results and Discussion

The Project site contains urban/developed land cover. The majority of the Project site is paved and the center of the site contains a single-story building used as a recreational vehicle rental office. The majority of the perimeter of the Project site is lined with landscaping that consists primarily of non-native ornamental tree and plant species. Land cover to the north, west, and south of the Project site consists of urban/developed land, while land cover to the east of the site consists of urban/developed land as well as



hillsides containing sage scrub habitat. The Project site is separated from the sage scrub habitat by existing urban development.

During the biological field survey, the Project site was determined to have suitable nesting habitat for birds protected under the Migratory Bird Treaty Act (MBTA), and seven native bird species protected under the MBTA were observed. Raptors were not observed during the survey and suitable raptor nesting habitat is not present on the Project site or within approximately 1,000 feet of the site. A list of plant and wildlife species observed during the biological field survey is included in Appendix A. A list of species with CNDDDB occurrences within one mile of the Project site is included in Appendix B. Potential impacts to birds protected under the MBTA would be considered a significant impact. Potential impacts include loss of nesting habitat due to the removal of vegetation. If the Project would require vegetation removal, potential impacts to bird species protected under the MBTA can be avoided by clearing vegetation outside of nesting bird season (February 15 through August 31). If vegetation clearing during the nesting bird season is required, it is recommended that a qualified biologist conduct a nesting bird survey on the Project site no less than 72 hours prior to the commencement of vegetation removal activities. If nesting birds are observed on or adjacent to the Project site, impacts to nesting birds can be avoided or minimized by establishing avoidance buffers around each nest and having a qualified biologist conduct biological monitoring during construction activities until each nest is no longer active. The implementation of these actions would reduce Project impacts to birds protected under the MBTA to less than significant.

The land cover on the Project site, including the minimal landscaping, does not provide suitable habitat for the special-status species identified as having the potential to occur through the CNDDDB query. The nearest potentially suitable habitat for special-status wildlife species observed during the biological field survey was sage scrub that may serve as coastal California gnatcatcher (*Polioptila californica californica*) habitat. This area, however, is located approximately 500 feet away from the Project site. As such, no special-status wildlife species are expected to occur on the Project site. Additionally, no special-status plants were observed during the biological field survey, nor is the Project site expected to provide suitable habitat for any special-status plant species. As such, the Project is not anticipated to result in impacts to any candidate, sensitive, or special-status species.

The Project site is located within the planning area of the City of Santee Draft MSCP Subarea Plan. The Project site, however, is not located within any of the designated open space or managed preserve lands established in the City of Santee Draft MSCP Subarea Plan. Furthermore, the Project site is fully developed and is located in a built-up, urban area. Therefore, the Project would not conflict with the City of Santee Draft MSCP Subarea Plan.

Attachments

Figure 1 – Local Project Vicinity

Appendix A – Plant and Wildlife Species Observed on the Project Site

Appendix B – CNDDDB Occurrences Within 1 Mile



Literature Cited

City of Santee. 2023. Notice of Preparation of a Draft Program Environmental Impact Report, Notice of Public Scoping Meeting: Santee Multiple Species Conservation Program Subarea Plan. March 2023. <https://www.cityofsanteca.gov/Home/Components/News/News/4006/>.

Figure 1



8837 Magnolia Avenue
Local Project Vicinity





Appendix A. Plant and Wildlife Species Observed on the Project Site

Common Name	Scientific Name
Plants	
African sumac	<i>Searsia lancea</i>
Australian laurel	<i>Pittosporum tobira</i>
Brazilian pepper tree	<i>Schinus terebinthifolia</i>
Bougainvillea	<i>Bougainvillea spp.</i>
Brisbane box	<i>Lophostemon confertus</i>
Broom bacheris	<i>Baccharis sarothroides</i>
Cape Rain daisy	<i>Dimorphotheca pluvialis</i>
Common juniper	<i>Juniperus communis</i>
Common sowthistle	<i>Sonchus oleraceus</i>
Crape myrtle	<i>Lagerstroemia spp.</i>
Dandelion	<i>Taraxacum spp.</i>
Flax-leaved horseweed	<i>Erigeron bonariensis</i>
Fremont's cottonwood	<i>Populus fremontii</i>
Horseweed	<i>Erigeron canadensis</i>
Illawarra fig	<i>Ficus rubiginosa</i>
Japanese photinia	<i>Photinia glabra</i>
Laurel sumac	<i>Malosma laurina</i>
Matted sandmat	<i>Euphorbia serpens</i>
Monterey pine	<i>Pinus radiata</i>
Prickly lettuce	<i>Lactuca serriola</i>
Prickly sow-thistle	<i>Sonchus asper</i>



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Common Name	Scientific Name
Ripgut brome	<i>Bromus diandrus</i>
Rosemary	<i>Salvia rosmarinus</i>
Sacred datura	<i>Datura wrightii</i>
Shortpod mustard	<i>Hirschfeldia incana</i>
Southern magnolia	<i>Magnolia grandiflora</i>
Sweet osmanthus	<i>Osmanthus fragrans</i>
Tamarisk	<i>Tamarix spp.</i>
Western sycamore	<i>Platanus racemosa</i>
Reptiles	
Western fence lizard	<i>Sceloporus occidentalis</i>
Birds	
Allen's hummingbird	<i>Selasphorus sasin</i>
American crow	<i>Corvus brachyrhynchos</i>
California towhee	<i>Melospiza crissalis</i>
Common raven	<i>Corvus corax</i>
Eurasian collared dove	<i>Streptopelia decaocto</i>
House finch	<i>Haemorhous mexicanus</i>
Mourning dove	<i>Zenaidura macroura</i>
Snowy egret	<i>Egretta thula</i>
Mammals	
California ground squirrel	<i>Otospermophilus beecheyi</i>



Appendix B. CNDDDB Occurrences Within 1 Mile

Common Name (<i>Scientific Name</i>)	Federal Status	State Status	Rare Plant Rank	CDFW Status
Coastal California gnatcatcher (<i>Polioptila californica californica</i>)	Threatened	None	--	SSC
Least Bell's vireo	Endangered	Endangered	--	None
San Diego ambrosia	None	None	2B.2	None
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	None	None	--	None
Tricolored blackbird	None	Threatened	--	SSC
Western spadefoot toad (<i>Spea hammondi</i>)	None	None	--	SSC
<p>CNPS Ranking System: 1A = Plants presumed extirpated in California and either rare or extinct elsewhere 1B = Plants rare, threatened, or endangered in California and elsewhere 2A = Plants presumed extirpated in California but common elsewhere 2B = Plants rare, threatened, or endangered in California but more common elsewhere</p> <p>California Rare Plant Ranks: 0.1 = Seriously threatened in California 0.2 = Moderately threatened in California 0.3 = Not very threatened in California</p> <p>CDFW Status Definition: SSC = Special of Special Concern</p>				