

A BIOLOGICAL RESOURCES SURVEY REPORT
for the
EXCEL HOTEL AT TOWN CENTER PARKWAY
Santee, California

Prepared for

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A handwritten signature in black ink, appearing to read 'Vincent N. Scheidt', is written over a horizontal line.

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Appendix B

Biological Resources Survey Report

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INTRODUCTION

This report addresses biological resources, anticipated project-related impacts, and recommended mitigation measures relating to biological resources associated with the Excel Hotel at Town Center Parkway Project in the City of Santee, California (Figure 1). The subject project site is an approximately 1.64-acre property situated off Town Center Parkway in Santee (Figures 2 and 3). Complete site redevelopment is proposed, resulting in impacts to 100% of this small property.

SITE AND PROJECT DESCRIPTION

The Excel Hotel at Town Center Parkway Project (“Project”) is located in the central part of the city, immediately southwest of Town Center Parkway and northwest of Riverview Parkway. Mission Gorge Road is a short distance to the south, with California State Route (SR) 52 about 0.7 mile from the center of the project site. The San Diego River is located about 1,500 feet to the north. The Project site is a flat paved parking lot with commercial development to the north and south and vacant lots to the northwest and southeast. One hundred percent of the Project site supports either development or landscape vegetation along medians and sidewalks. Elevations on the property range between approximately 337 feet MSL and 341 feet MSL. A single soil-type is mapped as occurring onsite – Grangeville (GoA) on slopes between 0 to 2 percent.

The Project as proposed would result in the construction of a 4 story hotel with 99 rooms and parking stalls, common-area landscaping, a swimming pool, patio, loading areas, and the construction of infrastructure such as electrical lines, waterlines, gas lines, and other utilities. Site access would come off Town Center Parkway.

PURPOSE OF STUDY

The purpose of this study is to (1) assemble a species inventory of the subject property, identify and map all onsite habitats/plant communities, and identify and map any signs of any special status plants or animals that could occur onsite, and; (2) identify and quantify project-related impacts and proposed mitigation, as necessary, to bring the project into conformance with the requirements of the California Environmental Quality Act (CEQA), the federal Endangered Species Act (ESA), the City's draft Multiple Species Conservation Program (MSCP) Subarea Plan, and other local, state, and federal regulations.

METHODS

A biological field survey of the Project site, including a general site survey, a species inventory, and a directed survey for sensitive biological resources, was completed on 24 February 2022 between the hours of approximately 08:00 and 09:00. Skies were clear with temperatures in the low 50s and no measurable wind. Conditions were appropriate for site surveying, with no adverse conditions.

All areas of the property were slowly walked, and all plants, animals, and habitats were identified as they were encountered in the field. Because of the season of the survey and the methods used (visual and auditory identifications only), many of the cryptic or migratory animals, which might have been observed at other times or by using other techniques, were not detected. Animal activity was moderate, although some of the animal detections were based on characteristic signs of inhabitation, rather than a visual sighting of the specimens themselves.

RESULTS

Habitats/Plant Communities

A single habitat or plant community was identified on the Project site (Figures 3 and 4).

Developed Habitat (Holland Code 12000) - 1.64 acres

Developed Habitat (DH) covers the entire Project site. This site is fully developed consisting of an asphalt and concrete parking lot with associated landscaping and related improvements. A few isolated young Coast Live Oaks are found within the planted landscaping. These were clearly planted in this location. Other landscape plants on the project site include Myoporum (*Myoporum parvifolium*), London Plane (*Platanus x acerifolia*), Rosemary (*Rosmarinus officinalis*), other drought-tolerant species. The biological resource value of the DH currently found on this site is low.

Flora and Fauna

The flora and fauna identified during the survey is typical of developed areas in Santee. Nearly all of the plants associated with the property (other than occasional weeds) are of landscape origin and the animals detected are urban-tolerant species.

Eight species of plants and four of animals were detected during the field surveys of the project site (Table 2). The plants observed are expected to represent at least 80 percent of the species occurring on this property. All of the plants on the site are ornamental landscaping. The animals observed likely represent only about 10 percent of the total site fauna, as most of the animals (particularly invertebrates and nocturnal or burrowing species) are cryptic and difficult to detect.

SENSITIVE BIOLOGICAL RESOURCES

Sensitive Vegetation Communities

Vegetation communities (habitats) are generally considered "sensitive" if they; (a) are recognized by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service as being locally depleted; (b) are considered rare within the region by local experts, (c) are known to support sensitive animal or plant species, including Listed Species; and/or (d) they are known to serve as important wildlife corridors. These sensitive habitats are typically depleted throughout their known ranges, or are localized and/or highly fragmented.

The vegetation on the Project site is not sensitive and is not considered a significant biological resource for analysis purposes in this report.

Sensitive Plants and Animals

No sensitive plant species and no sensitive animal species were observed on the Project site during the field surveys. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise noteworthy by the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), or other conservation agencies, organizations, or local botanists.

Certain sensitive plants and animals are known from the nearby vicinity of the property. Plants include San Diego Ambrosia (*Ambrosia pumila*), Graceful Tarplant (*Holocarpha virgata* ssp. *elongata*), and Smooth Tarplant (*Centromadia pungens laevis*). Other sensitive plants known from the broader area include San Diego Thorn Mint (*Acanthomintha ilicifolia*), San Diego Sagewort (*Artemisia palmeri*), Orcutt's Brodiaea (*Brodiaea orcuttii*), Long-spinned Spineflower (*Chorizanthe polygonoides* var. *longispina*), Palmer's Grapplinghook (*Harpagonella palmeri*), and others. Sensitive vertebrates known from the area include Coronado Skink, Red-shouldered Hawk, and several other wide-ranging species, including various native bats, and others. None of these were encountered in spite of a directed search, and none are expected given the developed nature of the Project site.

Jurisdictional Wetlands and Waters

The Project site does not support any jurisdictional wetlands and "waters". No areas on Project site qualifies as jurisdictional wetlands or "waters", which are subject to regulation by the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the San Diego Regional Water Quality Control Board.

PROJECT IMPACTS

Development of the Project site, as currently proposed, could result in certain losses of biological resources found in association with this property. These losses would be a direct result of site development and related activities. All anticipated losses would be associated with the conversion of vacant land to residential homesites, including grading to construct pads and City-required infrastructure (roads, etc.), ornamental landscaping, and other improvements. Impacts are assessed at a level which is either "significant" or "less than significant" as defined by CEQA. Also, an assessment is made as to whether or not project-related impacts are fully mitigable. In this instance, all anticipated Project impacts are considered "less than significant".

The project as proposed will directly impact:

- 1.64 acres of Developed Habitat

As stated, this loss is considered “less than significant”, as defined by CEQA. Mitigation for impacts to this resource is not required pursuant to the requirements of the City’s Interim Take Authorization Agreement with the Wildlife Agencies (California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) or CEQA.

An Impact/Mitigation Analysis for the Project is presented in Table 1.

RECOMMENDED MITIGATION

No habitat-based or species-based mitigation for impacts to Developed Habitat is recommended.

In order to avoid impacts to potential avian nesting sites, standard seasonal restrictions on clearing of vegetation should be implemented. Therefore, site brushing, grading, and/or the removal of vegetation within 300 feet of any potential migratory songbird nesting location, including nesting locations for ground-nesting birds, should not be permitted during the spring/summer migratory songbird breeding season, defined as from 15 February to 31 August of each year. This is required in order to ensure compliance with the Sections 3503, 3503.5, 3511, and 3513 of the California Fish and Game Code and the federal Migratory Bird Treaty Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other site activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, City of Santee Planning Department, for concurrence with the conclusions and recommendations.

Table 1. Impact/Mitigation Analysis - The Excel Hotel at Town Center Parkway Project

<u>Biological Resource</u>	<u>Pre-development Resource</u>	<u>Resource Impacts (Post-development)</u>	<u>Mitigation Required</u>
Developed Habitat	1.64 acres	1.64 acres	none
Totals	1.64 acres	1.64 acres	none

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Figure 1. Vicinity: The Excel Hotel at Town Center Parkway Project, Santee



Figure 2. Regional Location: The Excel Hotel at Town Center Parkway Project

U.S.G.S. "El Cajon" 7.5' Quadrangle Map

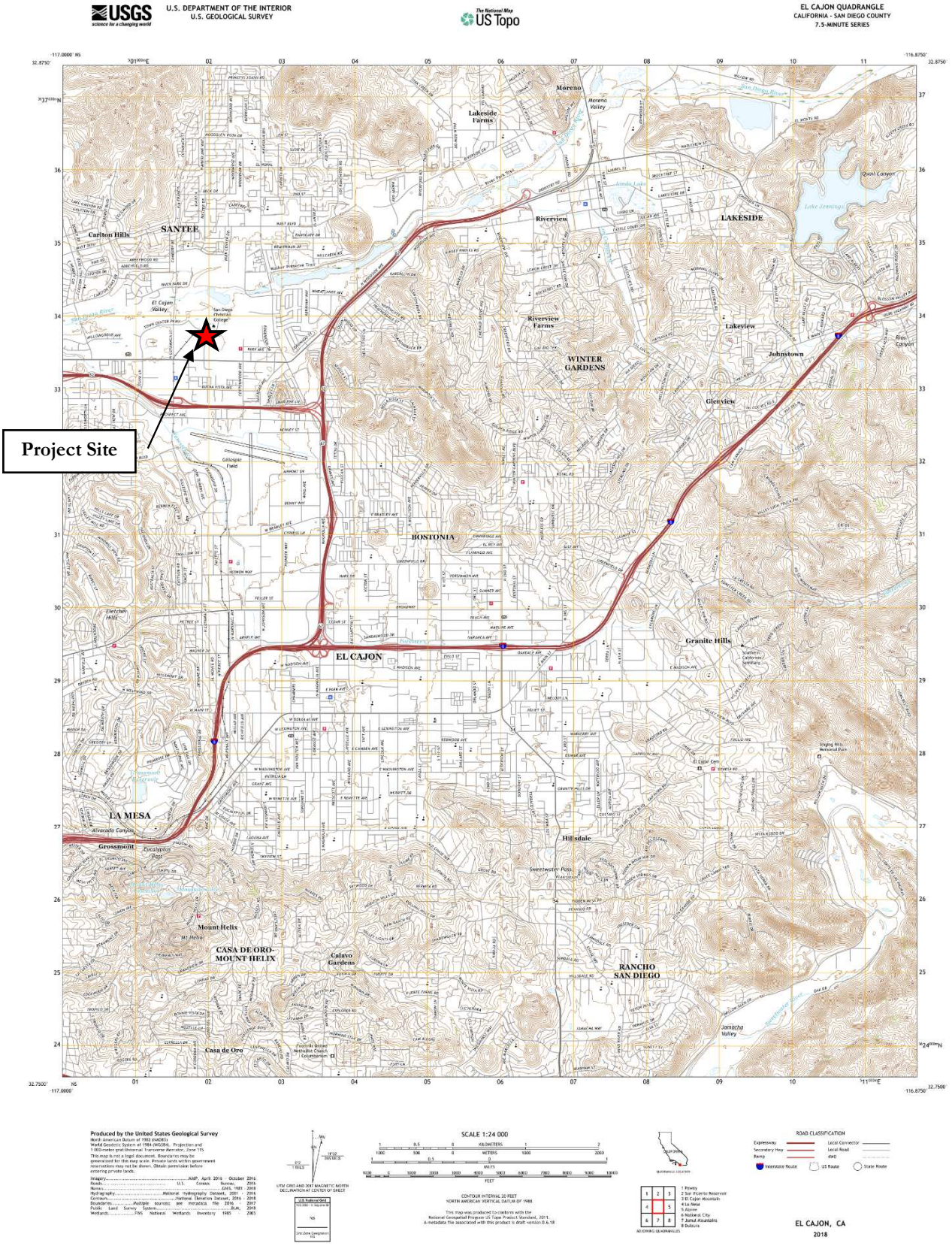
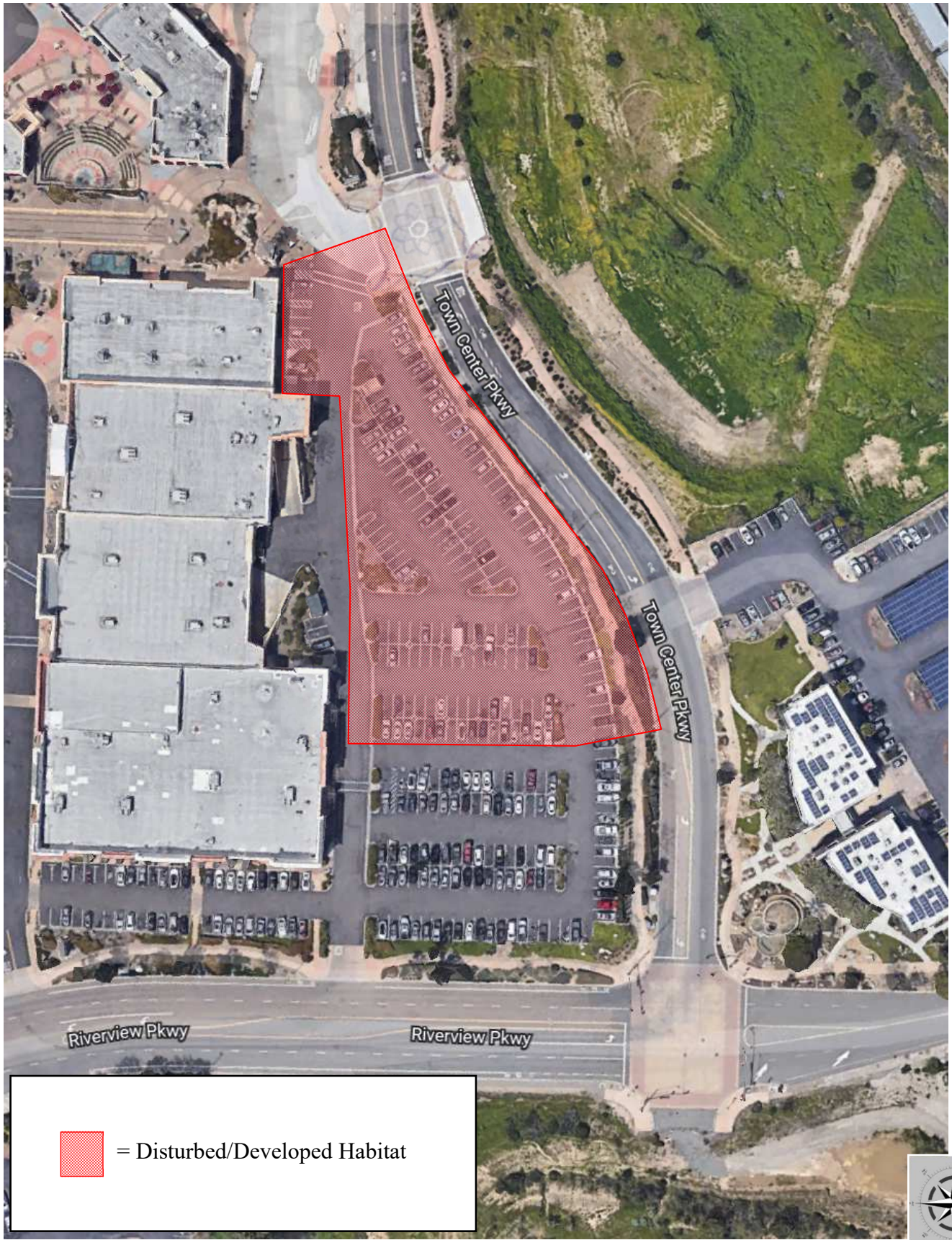


Figure 3. Aerial Photo with Biological Resources:
The Excel Hotel at Town Center Parkway Project



 = Disturbed/Developed Habitat

Figure 4. Site Plan with Biological Resources: The Excel Hotel at Town Center Parkway Project

LOT SIZE:
71,344 sf (1.6 acres)

BLDG. FOOTPRINT:

First floor	13,821.23 sf
Total building	58,692 sf
<u>F.A.R.:</u>	
allowed:	
Proposed:	58,692/71,344= .82

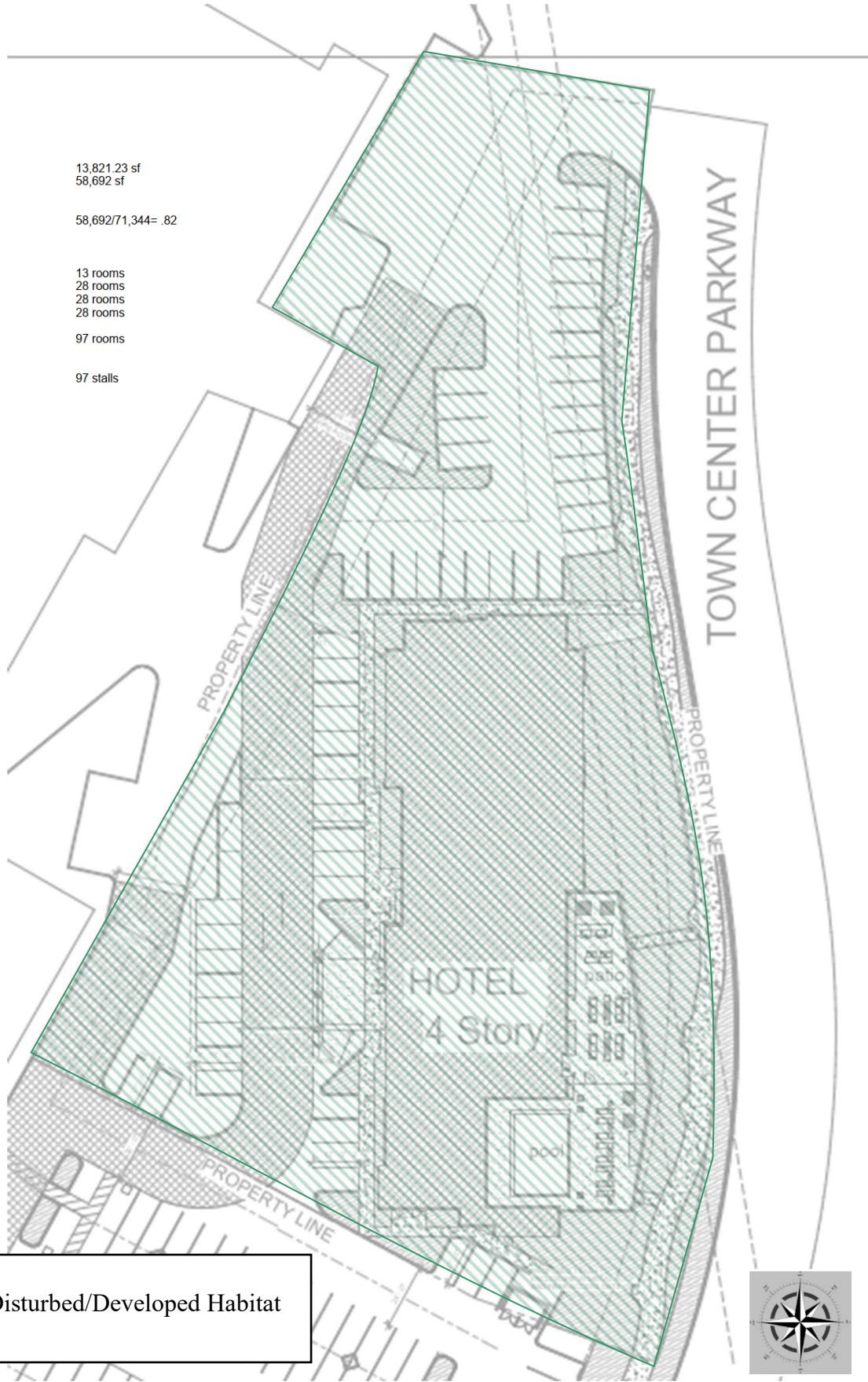
UNIT COUNT:

FIRST FLOOR	13 rooms
SECOND FLOOR	28 rooms
THIRD FLOOR	28 rooms
FOUR FLOOR	28 rooms

TOTAL ROOMS 97 rooms

REQUIRED PARKING:

1:1/room 97 stalls




 = Disturbed/Developed Habitat



Table 2. Flora and Fauna Detected – The Excel Hotel at Town Center Parkway Project

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Hemerocallis</i> sp. *	Daylily
<i>Koelreuteria bipinnata</i> *	Chinese Flame Tree
<i>Myoporum parvifolium</i> *	Creeping Myoporum
<i>Platanus</i> × <i>hispanica</i> *	London Plane
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus ilex</i> *	Evergreen Oak
<i>Salvia leucantha</i> *	Mexican Bush Sage
<i>Salvia rosmarinus</i> *	Rosemary
<u>Birds</u>	
<i>Carpodacus mexicanus</i>	Housefinch
<i>Zenaida macroura</i>	Mourning Dove
<u>Reptiles</u>	
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<u>Mammals</u>	
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit

* - Denotes non-native taxon

8 plants, 4 animals