

**MULTIPLE SPECIES CONSERVATION PROGRAM
CONFORMANCE STATEMENT
AVENTINE AT SWEETWATER SPRINGS
PDS2018-SPA-18-002, GPA-18-004, TM-5627, REZ-18-002,
STP-18-013, MUP-70-299W1M32, PDS2018-ER-18-19-003**

APN: 505-580-07-00

November 26, 2018

Summary

The applicant is proposes the development of 92 detached condominium units on approximately 10.57 acres of land within the Spring Valley Community Plan area. The project site has an existing shopping center which will be removed. The project site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. The project is therefore required to conform to the MSCP and the Biological Mitigation Ordinance.

Statement of Fact

The proposed project site is completely developed with an existing shopping center and there are no sensitive habitats or species within the proposed project site. As a Tier IV habitat, no on-site preservation is required and impacts do not require mitigation under the Biological Mitigation Ordinance. No impacts to wildlife corridors or linkages will occur as the project site does not support geological, topographic or habitat features that would function in a corridor capacity. Furthermore, the site is not classified as a Biological Resource Core Area as it is not within the Pre-Approved Mitigation Area, is not within or adjacent to a large block of undisturbed habitat, is not mapped as having high habitat value and does not support sensitive species. Given the current site conditions and the surrounding land uses, development of this project will not hinder the formation of a future preserve system.

Conclusion

After consideration of the above facts, the proposed project is found to be in conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance.