

## MEMORANDUM

**DATE:** August 17, 2022

**TO:** Thomas J. Leary – MemorialCare Health System

**FROM:** Leo Simone – LSA

**SUBJECT:** Biology Assessment for the Proposed Memorial Care Senior Residential Development Project at 654 Camino de los Mares, San Clemente, California

Per your request, LSA has completed a survey/assessment of the biological resources associated with the proposed Memorial Care Senior Residential Development Project at 654 Camino de los Mares in San Clemente, Orange County, California. The results of the biological resources evaluation are provided below.

### METHODS

A literature review was conducted to assist in determining the existence or potential occurrence of sensitive plant and animal species on the proposed project site. Database records for the *San Clemente*, and *Dana Point, California* United States Geological Survey (USGS) 7.5-minute quadrangles were reviewed on August 1, 2022, using the California Department of Fish and Wildlife's California Natural Diversity Database and the California Native Plant Society Electronic Inventory. On May 9, 2022, LSA Biologists Leo Simone and Heather Monteleone conducted a general evaluation of the biological resources within and immediately adjacent to the area of the proposed project site to evaluate the existing conditions in the designated project area and to identify any existing or potential biological resource issues that would require additional study.

### EXISTING CONDITIONS

The 6.63-acre project site is on the south side of Camino de los Mares, approximately 550 feet west of the Marbella intersection. The project site is depicted on the USGS *Dana Point, California* 7.5-minute topographic quadrangle map in Township 8 South, Range 7 West, Section 19, San Bernardino Baseline and Meridian (as shown in Figure 1, all figures attached).

The project would demolish an existing former hospital building and construct in its place a 250-dwelling-unit senior housing project with two residential apartment buildings and a 7,500-square-foot, two-story medical office building (Figure 2). Development of the project would involve demolition of the existing building and site parking lot improvements, new site grading, construction of the new structures, and installation of new wet and dry utilities, landscaping, and lighting.

Vegetation within the immediate vicinity of the proposed project is best described as non-native ornamental, all derived from commercial nursery stock. The proposed project is an infill project, and no native vegetation was observed on or within the immediate vicinity of the proposed project site. The lack of native habitat is typical of urban land uses.

There is no high value habitat within or directly adjacent to the proposed project area. The habitat of existing urban development is indicated by the low diversity of faunal species. The nearest native vegetation that would be considered high value habitat is more than 3 miles from the proposed project site.

There is no evidence that wildlife movement occurs within the proposed project area. In fact, the faunal carrying capacity is expected to be very low due to the location of the project area and its proximity to commercial development in the immediate area. Also, no drainage courses or jurisdictional wetlands occur within the proposed project area. It is reasonable to conclude that any sensitive plant or animal species are unlikely to occur at the subject property.

The proposed project site is outside of the Coastal Zone established by the California Coastal Act of 1976. The California Coastal Commission plans and regulates the use of land and water in the Coastal Zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government. A coastal development permit is not required for the proposed project.

## IMPACT ASSESSMENT

Construction of the proposed project would not result in the loss of sensitive habitat or any special-status species. The proposed project would not introduce any new impacts to the adjacent urban environment.

All the tree species found on site are common, nonnative ornamental landscape trees that are readily available at commercial nurseries. Most of the trees are growing in less-than-optimal conditions, and new landscaping with drought-tolerant plant material should be considered.

Some of the vegetation that is present on site may provide nesting habitat for migratory birds protected under the federal Migratory Bird Treaty Act (MBTA). Consequently, it would be prudent to do any vegetation removal outside the avian nesting period, which typically extends between February and September. However, if vegetation removal would take place during the avian nesting period, a qualified biologist should conduct nesting bird surveys prior to vegetation removal to ensure compliance with the MBTA. A list of bird species that could potentially use the site for nesting is included in Table A, attached.

The proposed construction within the designated development area is not expected to result in any significant adverse effects to wildlife. The adverse effects of nuisance noise from construction activities would be temporary and would not be considered significant, particularly because the wildlife occurring within this area is likely accustomed to such noises. No sensitive animal species

were identified on site, and none are expected to be affected by the proposed activity. Therefore, impacts to wildlife are not expected to be significant, and no mitigation measures are recommended.

If you have any questions concerning the contents of this biological evaluation, please feel free to contact me at (949) 553-0666.

Attachments:

A: Figure 1—Project Location

Figure 2—Site Plan

B: Table A—Birds Species That Could Potentially Use the Site for Nesting

## **ATTACHMENT A**

### **FIGURES**



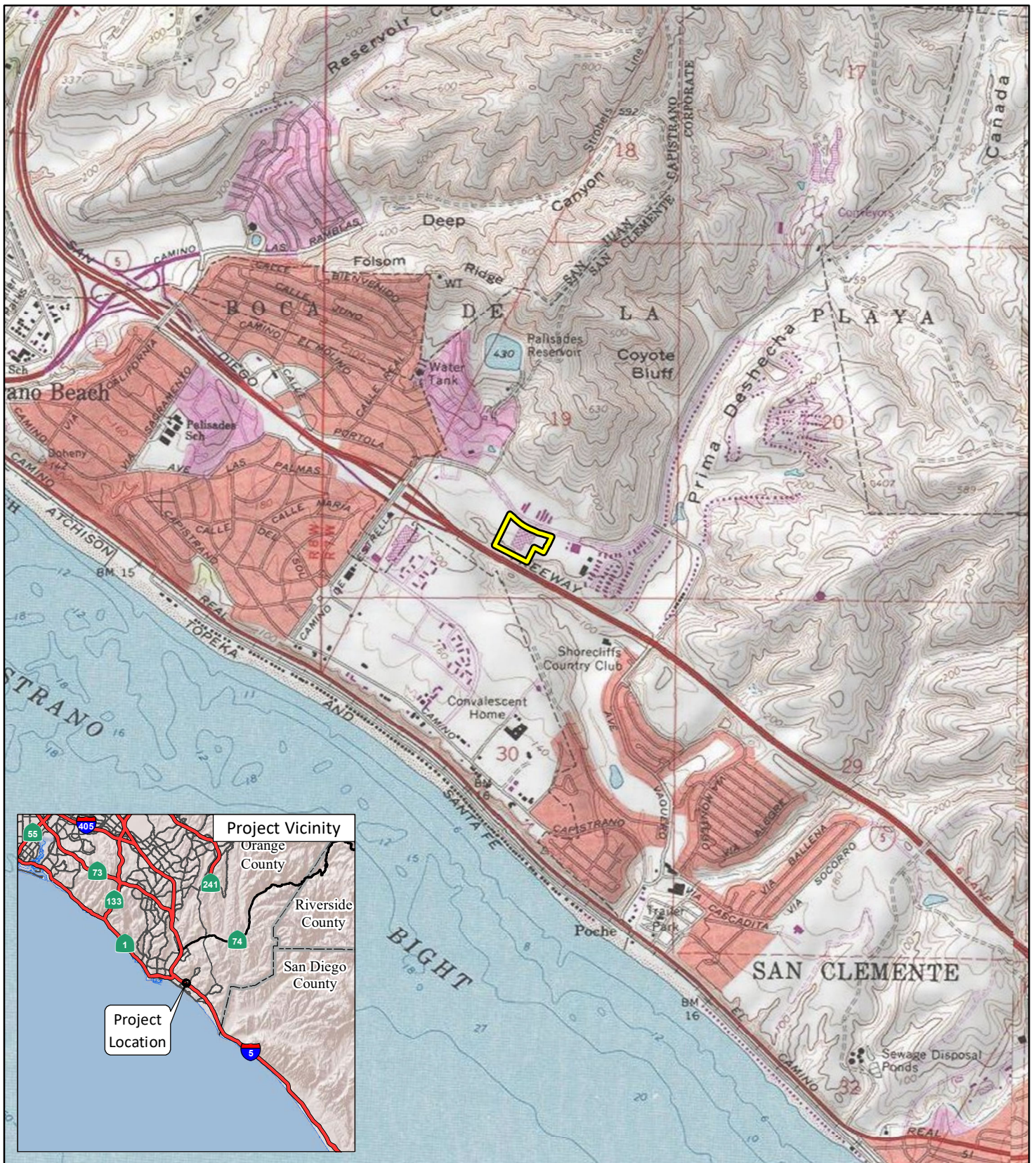


FIGURE 1

LSA

LEGEND

 Project Location



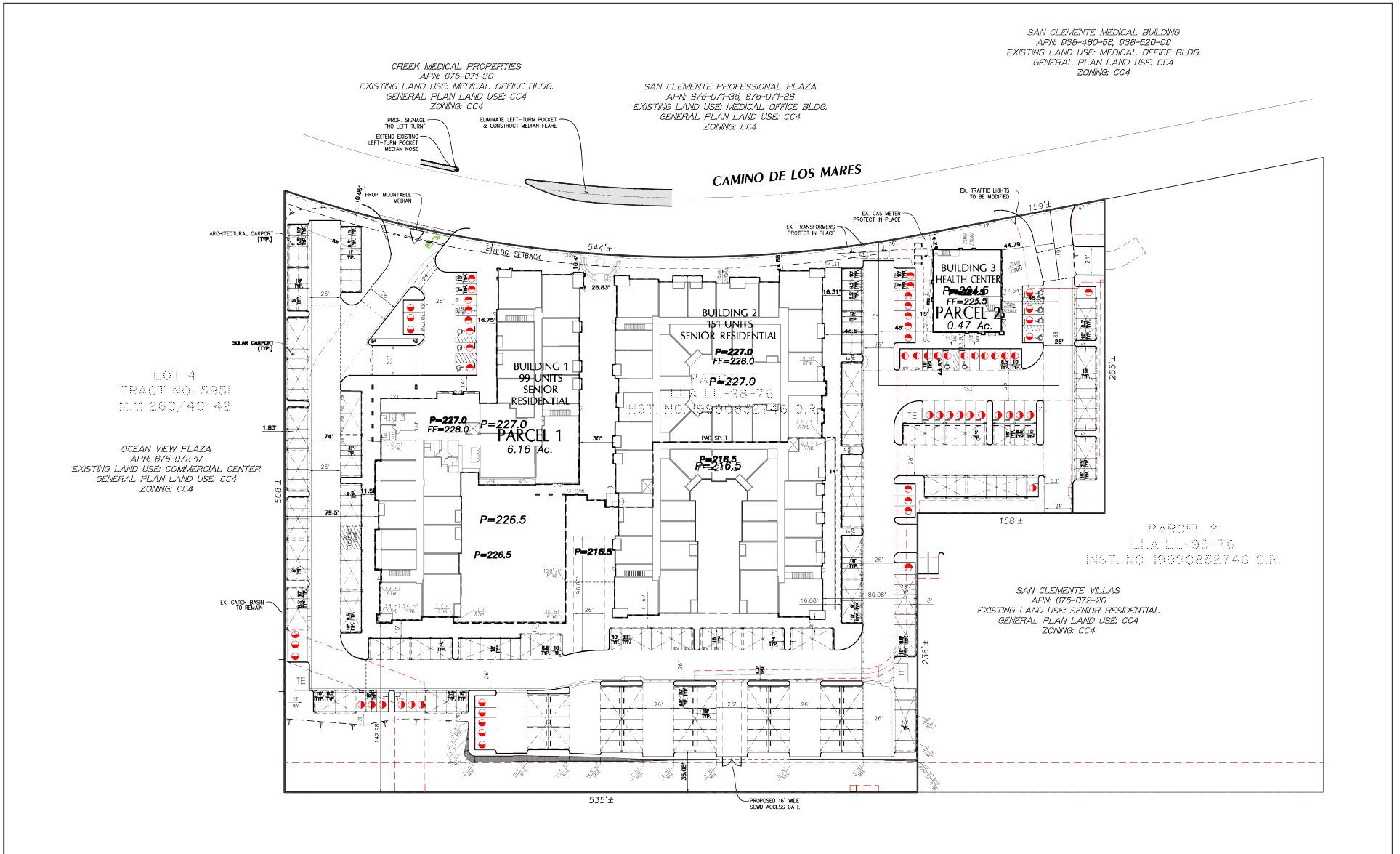
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SOURCE: USGS 7.5' Quad - Dana Point, CA (1975)

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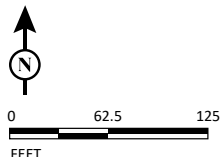
Memorial Care Senior  
Residential Development Project  
Project Location





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FIGURE 2



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SOURCE: Hunsaker & Associates

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Memorial Care Senior Residential Development Project Site Plan

## **ATTACHMENT B**

### **TABLE A—BIRDS SPECIES THAT COULD POTENTIALLY USE THE SITE FOR NESTING**

**Table A: Birds Species That Could Potentially Use the Site for Nesting**

Great blue heron	<i>Ardea herodias</i>
Cooper's hawk	<i>Accipiter cooperii</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>
American kestrel	<i>Falco sparverius</i>
Killdeer	<i>Charadrius vociferus</i>
Mourning dove	<i>Zenaida macroura</i>
Anna's hummingbird	<i>Calypte anna</i>
Bushtit	<i>Psaltriparus minimus</i>
House wren	<i>Troglodytes aedon</i>
Northern mockingbird	<i>Mimus polyglottos</i>
California towhee	<i>Melospiza crissalis</i>
Song sparrow	<i>Melospiza melodia</i>
Brewer's blackbird	<i>Euphagus cyanocephalus</i>
Great-tailed grackle	<i>Quiscalus mexicanus</i>
Hooded oriole	<i>Icterus cucullatus</i>
House finch	<i>Haemorhous mexicanus</i>
American crow	<i>Corvus brachyrhynchos</i>
Hooded Oriole	<i>Icterus bullocki</i>
Black Phoebe	<i>Sayornis nigricans</i>
Lesser goldfinch	<i>Spinus psaltria</i>
Anna's hummingbird	<i>Calypte anna</i>
Rufous/Allen's hummingbird	<i>Selasphorus rufus/sasin</i>
Red-shouldered hawk	<i>Buteo swainsonii</i>
Cassin's kingbird	<i>Tyrannus vociferans</i>