

**A BIOLOGICAL RESOURCES SURVEY REPORT
FOR THE
HOSKINGS RANCH PROJECT, TM 5312 RPL3
AND
CONSOLIDATED PROJECT ALTERNATIVE
LOG NO. 03-10-005
COUNTY OF SAN DIEGO**

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GLOSSARY OF STANDARD TERMS AND ACRONYMS

ACOE: United States Department of the Army Corps of Engineers

Adaptive Management: A systematic process for continually improving management policies and practices by learning from the outcomes of operational programs.

Alluvium: Material, including clay, silt, sand, gravel, or similar unconsolidated sediments, deposited by a streambed or other body of running water.

Blue-line Stream: A watercourse shown as a blue line on a U.S. Geological Service topographic quadrangle map.

BLM: Bureau of Land Management

BMPs: Best Management Practices

Buffer Zone: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

California Department of Fish and Wildlife (CDFW): a department of the California Resources Agency.

California Endangered Species Act (CESA): The California Endangered Species Act (California Fish and Game Code, Section 2050, et seq.) and all rules, regulations and guidelines promulgated hereunder, as amended.

California Environmental Quality Act (CEQA): The California Environmental Quality Act (California Public Resources Code, Section 21000, et seq.) and all guidelines promulgated hereunder, as amended.

CCC: California Coastal Commission

CFGC: California Fish and Game Code

CGMP: Conservation Grazing Management Plan

CNDDDB: California Natural Diversity Data Base

CNPPA: California Native Plant Protection Act

CNPS: California Native Plant Society

CWA: Clean Water Act (1977)

CRWQCB: the California Water Quality Control Board, an agency of the California State Water Resources Board

Canopy Cover: The cover of leaves and branches formed by the tops or crowns of plants as viewed from above.

Carrying Capacity: Maximum stocking rate possible without inducing damage to vegetation or related resources. It may vary from year to year on the same area due to fluctuating weather conditions and forage production (see grazing capacity).

Community: A group of plants and animals living together in a common area and having close interactions.

Conservation Easement: A legal agreement between a landowner and a land trust or government agency, such as the CDFW, that permanently limits uses of the land in order to protect its conservation values (California Government Code Section 27255)

Conservation Grazing Management Plan: A grazing management plan that contains site specific conservation practices addressing one or more resource concerns on land where grazing related activities or practices will be planned and applied.

Conservation Grazing Manager: A person or persons responsible to ensure that animal grazing practices are consistent with the goals of conservation grazing site in compliance with a CGMP

Conserve: To use "all methods and procedures which are necessary to bring any endangered species or threatened species to the point at which the measures provided pursuant to the Endangered Species Act are no longer necessary...."

Conserved Land: Land that is permanently protected and managed for the benefit of natural resources under legal arrangements, including a Conservation Easement that prevent its conversion to other uses and the institutional arrangements that provide for its ongoing management.

GLOSSARY OF STANDARD TERMS AND ACRONYMS

Constrained Linkage: A constricted connection expected to provide for movement of identified species between core areas, where options for assembly of the connection are limited due to existing patterns of land use.

Consult/Consultation: A cooperative effort established by the FESA between Federal agencies and the USFWS. The purpose is to ensure that agency actions conserve listed species, aid in recovery of listed species, and protect critical habitat.

Core Area: A block of habitat of appropriate size, configuration, and vegetation characteristics to generally support the life history requirements of one or more Covered Species.

Corridor: A direct or indirect connection that links separate patches of habitat.

Covered Species: Those species within a Subarea Planning Area that will be "adequately conserved" by the Plan when the Plan is implemented.

Covered Species Adequately Conserved: Covered Species that are adequately conserved by a Subarea Plan and which are provided in the Incidental Take Coverage Section 10(a) Permit and NCCP Permit and for animals through the Section 10(a) permit issued in conjunction with an Implementing Agreement.

Cumulative Impact: As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

Dedication: The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county.

Easement: Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

East County Multiple Species Conservation Program Subarea Plan (ECMSCP): A Subarea Plan prepared pursuant to the MSCP for the eastern portion of the County of San Diego. The draft is currently incomplete and inactive, and has not been reviewed, approved, or implemented.

Edge Effects: Adverse direct and indirect effects to species, habitats and vegetation communities, generally along the natural wildlands/urban interface.

Endangered: A formal designation under CESA and FESA. Under CESA, a taxon which is "in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes" (CFGF § 2062). Under FESA, a taxon which is "in danger of extinction throughout all or a significant portion of its range" (FESA § 3 (6)).

Endangered Species: Those species listed as Endangered under FESA and/or CESA.

Environment: CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."

Environmental Impact Report (EIR): A report required pursuant to CEQA which assesses all the environmental characteristics of an area, determines what effects or impacts will result if the area is altered or disturbed by a proposed action, and identifies alternatives or other measures to avoid or reduce those impacts.

Exotic Species: A species of plant or animal that is not indigenous, native, or naturalized to the area where it is found.

Federal Endangered Species Act (FESA): The Federal Endangered Species Act (16 U.S.C., Section 1531, et seq.) and all rules and regulations promulgated hereunder, as amended.

Forb: Any herbaceous plant other than those in the Gramineae (true grasses), Cyperaceae (sedges), and Juncaceae (rushes) families, i.e. any non-grasslike plant having little or no woody material on it. A broad-leaved plant with above ground stems that do not become woody or persistent.

FCA: Focused Conservation Area

FSC: Federal Species of Concern

Ground Cover: Surface materials including the basal areas of grass and forbs, and aerial coverage of shrubs that provide protection to the soils surface.

Habitat: The combination of environmental conditions of a specific place providing for the needs of a species or a population.

GLOSSARY OF STANDARD TERMS AND ACRONYMS

Habitat Conservation Plan (HCP): An area-specific plan prepared pursuant to Section 10(a)(2) of FESA that is a mandatory component of an incidental take permit for a project with no Federal nexus for a listed species, designed to minimize and mitigate the authorized take of the species.

Habitat Loss Permit (HLP): A permit issued by a local jurisdictional, such as the County of San Diego, with concurrence from the Wildlife Agencies, that allows the removal of sage scrub and related habitat-types

Habitat Requirements: A specific set of physical and biological conditions that surround a single species, group of species, or community of species upon which the species or associations are dependent for their existence. In wildlife management the major components of habitat are considered to be food, water, cover, and living space.

Implementing Agreement (IA): A contractual obligation between individual jurisdictions within a Subarea and the Wildlife Agencies to implement the requirements of a Subarea Plan.

Incidental Take: Take which is incidental to the pursuit of an otherwise legal activity. Legal incidental take is set forth by the USFWS in a biological opinion under Section 7 of FESA.

Incidental Take Permit/Incidental Take Authorization: The authorization from the USFWS for taking of a federally listed wildlife species, if such taking is incidental to and not the purpose of carrying out otherwise lawful activities.

Indicator: Quantitative measure of an ecosystem element which is used to describe the condition of an ecosystem; changes in indicators over relatively short periods of time are used to measure the effects of management.

Lead Agency: Under CEQA, the public agency that has the primary responsibility for approving the proposed project/action.

Linkage: A connection between Core Areas with adequate size, configuration, and vegetation characteristics to generally provide biological viability and/or provide for genetic flow for identified species.

List 1A. California Rare Plant Rank applied to plants presumed extinct in California.

List 1B. California Rare Plant Rank applied to plants rare, threatened, or endangered in California and elsewhere.

List 2. California Rare Plant Rank applied to plants rare, threatened, or endangered in California, but more common elsewhere.

List 3. California Rare Plant Rank applied to plants about which we need more information—a “review” list.

List 4. California Rare Plant Rank applied to plants of limited distribution—a “watch” list.

Limited Building Zone (LBZ): A structural setback easement established by the County of San Diego that prohibits the construction of habitable structures. The LBZ extends from the edge of conserved habitat in the direction of development.

Listed Species: A taxon that is protected under the FESA or CESA. Listing categories include: Threatened, Endangered, Species of Special Concern, State Protected Species, Federally Proposed Threatened or Endangered, and Federally Petitioned Threatened or Endangered.

Migratory Bird Treaty Act (MBTA): The Federal Migratory Bird Treaty Act (50 C.F.R., Section 21, et seq.) and all rules and regulations promulgated hereunder, as amended.

MHCPMSCP: County of San Diego Multiple Habitat-Species Conservation Program, a Subregional Plan

MOU: Memorandum of Understanding

MSCP: A Subregional Plan. Also refers to the County of San Diego's Multiple Species Conservation Program Subarea Plan or City of San Diego's Multiple Species Conservation Program Subarea Plan.

Mean Sea Level (MSL): The average altitude of the sea surface for all tidal stages.

Mitigation: In general, a combination of measures to lessen the impacts of a project or activity on an element of the natural environment or various other cultural or historic values. More specifically, as defined by the Council on Environmental Quality in its regulations for implementing NEPA, mitigation includes: (a) avoiding the impact, (b) minimizing the impact, (c) rectifying (i.e., repairing, rehabilitating, or restoring) the impact (d) reducing or eliminating the impact through operations during the life of the project, or (e) compensating by replacing or substituting resources.

GLOSSARY OF STANDARD TERMS AND ACRONYMS

Monitoring: The timed collection of information to determine the effects of resource management and to identify changing resource conditions or needs.

Narrow Endemic Species: Species that are highly restricted by their habitat affinities, soil requirements, or other ecological factors.

Native Plant Protection Act (NPPA): A 1977 law which gave the California Fish and Game Commission the authority to designate native plants as endangered or rare, and to require permits for collecting, transporting, or selling such plants (CFGF §§ 1900-1913).

Native (Indigenous) Species: A species of plant or animal that naturally occurs in an area and that was not introduced by humans.

Natural Community Conservation Planning Act (NCCPA): A habitat conservation program instituted by the State of California in 1991 to encourage the preservation of natural communities before species within those communities are threatened with extinction.

Natural Community Conservation Plan (NCCP): A plan prepared under the Natural Community Conservation Planning Program designed to conserve natural communities at the ecosystem scale while accommodating compatible land use.

NCCP Permit: The Permit issued in accordance with the IA by CDFW under the NCCP to permit the take of identified species, including rare species, species listed under CESA as threatened or endangered, species that are candidates for listing, and unlisted species.

Natural State: The condition existing prior to development.

Non-contiguous Habitat Block: A block of habitat not connected to other habitat areas.

Occurrence: A location where an element (plant, animal, or natural community) is found. The occurrence can consist of a single population or several colonies in the nearby vicinity. The separation distance between discrete occurrences as per CNDDDB is 0.25 miles in California.

Open Space Easement: An easement dedicated to the County of San Diego or other jurisdictional body for the purposes of the preservation of biological and cultural resources in private ownership.

Perennial Plant Species: A plant that has a life cycle of three years or more.

Plant Community: Assemblage of plant populations in a defined area or physical habitat; an aggregation of plants similar in species composition and structure, occupying similar habitats over the landscape.

Population: A group of individuals of a given species that inhabits a relatively well-defined geographic area and has the opportunity to interbreed freely.

Pre-Approved Mitigation Area (PAMA): Lands that have been identified through an extensive computer modeling process and independent scientific review as being of high biological importance. PAMA lands are “pre-approved” as being suitable for conservation.

Preserve: Noun: an area set apart for the protection of wildlife and natural resources. Verb: to keep intact or unimpaired; maintain.

Proposed Species: A species of plant or animal formally proposed by the USFWS to be listed as threatened or endangered under FESA.

Raptor: Any predatory bird (such as falcon, hawk, eagle, vulture, or owl) that has feet with sharp talons or claws adapted for seizing prey and a hooked beak for shearing flesh.

Rare: A species of plant or animal existing in such small numbers throughout all or a substantial portion of its range that it may become endangered or threatened (as defined by CESA or FESA) if its environment worsens.

Recovery: Improvement in the status of a Listed Species to the point at which listing is no longer appropriate under the criteria set forth in Section 4 of FESA. Also, the process by which species and/or their ecosystems are restored to be self-sustaining.

Recruitment: Addition to a plant or animal population from all sources, including reproduction, immigration, and stocking.

GLOSSARY OF STANDARD TERMS AND ACRONYMS

Resource Management Plan (RMP): An activity plan for wildlife and cultural resources for a specific geographical area of land. It identifies the resources and related objectives, establishes the sequence of actions for achieving objectives, and outlines procedures for evaluating accomplishments.

Resource Protection Ordinance (RPO): San Diego County Ordinance No. 9842 relating to wetlands, prehistoric and historic sites, agricultural operations, enforcement, and other matters

Right-of-Way (ROW): An easement or permit, which authorizes land to be used for a specified purpose that generally requires a long narrow strip of land. Examples are roads, power lines, pipelines, etc.

Riparian: In reference to the transitional area between an aquatic ecosystem and an adjacent terrestrial ecosystem identified by soil characteristics or distinctive vegetation communities that require significant hydration.

Section 7: The section of FESA that requires all federal agencies, in consultation with USFWS, to insure that their actions are not likely to jeopardize the continued existence of Listed Species or result in destruction or adverse modification of critical habitat.

Soil Compaction: A decrease in the volume of soil as a result of compression stress.

Species: A fundamental category of plant or animal classification.

SSC: Species of Special Concern (State of California)

Special Status Species: Plant or animal species listed as endangered, threatened, candidate, or sensitive by federal, state, or local governments.

Subarea: Pertaining to a portion of a Subregion. Generally used to mean a discrete planning area under a single jurisdiction.

Subdivision: The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed..

Subregional: Pertaining to a portion of a region. Generally used to mean a discrete planning area under multiple jurisdictions.

Successional: Reference to the constantly occurring process of community change; the sequence of communities that replace one another in a given area over time.

Take: Under FESA and CESA: to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct relative to a Listed Species.

Taxon: A taxonomic category or group, such as a phylum, order, family, genus, species, subspecies, or variety.

Third Party Take Authorization: Take Authorization received by a landowner, developer, or other public or private entity pursuant to an IA, thereby allowing the Incidental Take of Covered Species.

Threatened Species: Any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range, and as further defined by FESA and the CESA.

T&E: Threatened and Endangered (Species)

Upland: Land at a higher elevation than the alluvial plain or low stream terrace; all lands outside the riparian-wetland and aquatic zones.

USFS: United States Forest Service

United States Fish and Wildlife Service (FWS/USFWS): An agency of the United States Department of the Interior.

USGS: United States Geological Survey

Vegetative Community: Refers to the species or various combinations of species which dominate or appear to dominate an area of habitat (see plant community).

Viable Populations: Populations of plants and/or animals that persist for a specified period of time across their range despite normal fluctuations in population and environmental conditions.

Watershed: The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or watercourse that drains into a lake, or reservoir.

GLOSSARY OF STANDARD TERMS AND ACRONYMS

Wetlands: An area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wildlife Agencies: The USFWS and CDFW, collectively.

Wildlife Corridor: A landscape feature that allows animal movement between two patches of habitat or between habitat and sources of essential resources.

SUMMARY

The Hoskings Ranch project, Tentative Map (TM) 5312 RPL3, consists of the subdivision of the approximately 1,416.8-acre Hoskings Ranch property (289-030-7, 8, & 11; 289-060-34; 289-062-3, 4, & 6; 289-061-1, 3; 289-100-4, 10, & 11; 289-120-32, 40, & 41; and 289-470-18 & 19) into 24 parcels, ranging in size between approximately 40 and 196 acres each. Single family homes would likely be constructed on each of the new parcels at some point in the future. The TM 5312 RPL3 application includes grading for onsite roads, although pad grading and home construction are not included in the project. Portions of each lot are proposed for agricultural use (currently this is grazed land), and three small areas of open space easement vacation are proposed as a part of the project application. Approval and implementation of the TM 5312 RPL3 project will result in direct and indirect impacts to biological resources due to proposed road grading and future build out, including pad grading, home construction, landscaping, fire clearing, and related site improvements. Primary access to the TM 5312 RPL3 site is off Pine Hills Road, to the east, and the project includes minor offsite road improvements along Pine Hills Road. Secondary access to the site will be off Daley Flat Road to the north. Daley Flat Road and Pine Hills Road are existing, improved roadways.

This report includes an analysis of a Consolidated Project Alternative, which may potentially be proposed in the place of the proposed primary project. The Consolidated Project Alternative consists of the subdivision of the TM 5312 RPL3 property into 34 residential (not agricultural) parcels, ranging in size between approximately 11.16 and 709 acres each. The Consolidated Project Alternative also includes offsite improvements along Pine Hills Road and the same minor open space easement vacations. The Consolidated Project Alternative will also result in direct and indirect impacts to biological resources due to proposed road grading and future build out, including pad grading, home construction, landscaping, fire clearing, and related site improvements. Primary access to the Consolidated Project Alternative remains the same as for the primary project.

The Hoskings Ranch property and surrounding areas (including offsite areas that could be impacted by the project) support six broad categories of plant communities, including (1) Chaparrals, (2) Scrubs, (3) Woodlands, (4) Herbaceous Uplands, (5) Wetlands, and (6) Unvegetated habitats. Each of these is divisible into generally discrete subcategories, which are discussed in more detail in this report. No biological mitigation for impacts to Unvegetated habitats will be necessary. However, any impacts (direct, indirect, and/or cumulative) to the Chaparrals, Scrubs, Woodlands, Herbaceous Uplands, and Wetland habitats found on this site will require compensatory mitigation at ratios specified in this report. Mitigation must take place onsite to the maximum extent feasible and/or offsite assuming County-approval of this option. The TM 5312 RPL3 project and the Consolidated Project Alternative have each been modified several times to avoid direct impacts and mitigation indirect impacts, to the extent feasible, to sensitive biological resources. In addition, specific mitigation measures have been recommended to become part of the project (and project alternative) application to further mitigate impacts. As an element of this mitigation, between 86% (Consolidated Project Alternative) and 85% (primary project) of the site will be preserved in managed and monitored open space. Other impact-avoidance mitigation measures include an avian nesting survey and/or seasonal restrictions on site development. These are recommended to provide project consistency with the Migratory Bird Treaty Act, the Federal Endangered Species Act, and the California Fish and Game Code. Also recommended is the preparation and implementation of a formal Resource Management Plan and a Wetland Revegetation Plan. Finally, the report notes that project impacts to jurisdictional lands, including CSS, wetlands, and "waters" will likely require the securement of various regulatory agency permits or related agreements in conjunction with project implementation.

1.0 INTRODUCTION

1.1 Purpose of the Report

The purpose of this report is to document the biological resources identified as present or potentially present on the subject project site, identify potential biological resource impacts resulting from the TM 5312 RPL3 project and Consolidated Project Alternative, and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, state, and local rules and regulations, including the Federal Endangered Species Act (FESA), the California Environmental Quality Act (CEQA), The Federal Clean Water Act, the Natural Community Conservation Planning Act (NCCPA), and the County of San Diego's Resource Protection Ordinance (RPO) and Guidelines for the Determination of Significance – Biological Resources.

1.2 Project Location and Description

The Hoskings Ranch project site is generally located south of SR 78/79, west of Pine Hills Road, and south of Orinoco Drive, near the community of Julian in unincorporated San Diego County (Figure 1).

The project proposes a Tentative Map subdivision of the 1,416.8-acre Hoskings Ranch property, creating 24 new agricultural parcels with open space and future incidental residential use. The proposed new lots range in size between approximately 40 and 196 acres each. Each new lot will likely be developed with single family homes and agriculture, although the only grading and construction being proposed as a part of the TM 5312 RPL3 application consists of road and related infrastructure improvements. The project is currently under a California Land Conservation Act (Williamson Act) contract, Agricultural Preserve No. 28 executed February 19, 1974. The contract was amended on March 24, 1982 to reduce the minimum lot size from 160 to 40 acres. The TM 5312 RPL3 project proposes lot sizes of 40 acres or larger. The development area of the site, which includes all pads, roads, fire clearing, and other improvements, totals 207.0 acres, or approximately 15% of the site. The remainder of the site (1,209.8 acres or approximately 85% of the total site) will be preserved in dedicated open space, a portion of which (see Table 6) will allow grazing. The onsite open space consists entirely of “backyard” open space; however, all of this open space will be protected within an open space easement dedicated to the County of San Diego to be managed in perpetuity.

The project excludes a 5.0-acre “not-a-part” lot that will be provided to the Julian/Cuyamaca Fire Protection District upon approval of TM 5312 RPL3. The project will also include an existing 1.6-acre road easement to be realigned within lot 10. No action to design or permit any facility or related improvements is being undertaken as part of the current application, although potential future impacts, assuming full site development of both the fire station lot and the 1.6-acre road easement realignment, are evaluated in this report.

Primary access to the property will be from the east, off Pine Hills Road. Secondary access will be off Daley Flat Road, which is located offsite to the north of the project site.

The project includes the selective vacation of two existing easements onsite (Figures 12 and 14). The proposed easement vacations consist of the following:

- Lots 18/22: An area of 0.89 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow access to Lots 18 and 21.
- Lot 21: An area of 0.35 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow adequate development area for Lot 21.
- Lots 22/23/24: An area of 3.11 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow for the driveway access to Lots 23 and 24. Approximately 0.85 acres consists of existing roads, right of way and easements.

The portions of all of the above easements that will not be vacated will be incorporated into the larger open space easement that is proposed as part of the TM 5312 RPL3 project, providing a superior biological preserve.

Extensive areas of the site are covered by existing overlays or easements that were granted for a variety of purposes. Some of these areas were designated for the protection of archaeological and biological resources in conjunction with Parcel Map (PM) 12619 in 1983, or as part of other documents (Instrument 86-118541) recorded in 1986. The overlays created then have not provided the same level of protection as a formal open space easement. For example, no protections such as fencing, signage, management, or monitoring were provided. As such they have been subject to intrusions and impacts.

The overlays are fragmented. For example, most of the overlays for archaeological resources were granted over sites that subsequent research has shown are more extensive than previously thought. Overlays for biological resources do not specifically protect wildlife corridors, connectivity with onsite or off-site areas of high habitat value, or populations of most of the site's special status (sensitive) species.

The vacation of these three very small areas is acceptable because an environmentally-superior preserve design can be created for the entire TM 5312 RPL3 project site, linking higher-value habitats and preserving 85% of the site in managed open space. The relatively small amount of open space easement vacated will be mitigated for at double the standard mitigation ratio.

During future construction, all heavy equipment and construction materials will be staged in areas that will be subject to grading. No staging of materials or equipment will be allowed in any of the undisturbed areas of the site, including any part of the open space areas.

Consolidated Project Alternative

The Consolidated Project Alternative, which could be adopted in place of the primary project discussed above, would consist of the residential subdivision of the Hoskings Ranch property creating 34 new single family lots.

These new lots would range in size between 11.16 and 709.3 acres each. A portion of each new lot would likely be developed with single family homes, although the only actual grading and construction included under the Consolidated Project Alternative consists of road and related infrastructure improvements. Under the Consolidated Project Alternative, the applicant would file a Notice of Non-renewal of the Williamson Act Contract for a portion of the site. The development area of the Consolidated Project Alternative totals 199.9 acres (approximately 14% of the property), with approximately 86% (1,216.9 acres) proposed for preservation within an open space easement dedicated to the County of San Diego, a portion of which (Table 7) will allow grazing.

As with the primary project, the Consolidated Project Alternative excludes a 5.0-acre area considered “not-a-part” along the northern edge of the property to be provided to the Julian/Cuyamaca Fire Protection District. The project alternative will also include an existing 1.46-acre road easement realignment within lot 19. No action to design or permit any facility or related improvements is being undertaken as part of the current application, although potential future impacts, assuming full site development of both the fire station lot and the 1.46-acre road easement realignment, are evaluated in this report.

The Consolidated Project Alternative would include primary access from the east off Pine Hills Road and from the north via Daley Flat Road.

The Consolidated Project Alternative also includes the selective vacation of existing easements onsite (Figures 13 and 15). The proposed easement vacations consist of the following:

- Lots 18/22: An area of 0.73 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow access to Lots 30, 31, and 34.
- Lot 31: An area of 0.35 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow for adequate development area on Lot 31.
- Lots 32/33: An area of 2.03 acres of an Environmental Resource Overlay Area easement per PM 12619 will be vacated to allow for the driveway access to Lot 33. Approximately 0.84 acres of this area consists of existing easements, road improvements and right of way.

The portions of all of the above easements that will not be vacated will be incorporated into the larger open space easement system that is proposed as part of the Consolidated Project Alternative, providing a superior biological preserve.

As stated previously, extensive areas of the site are covered by existing overlays or easements that were granted for a variety of purposes. Some of these areas were designated for the protection of archaeological and biological resources in conjunction with Parcel Map (PM) 12619 in 1983, or as part of documents (Instrument 86-118541) recorded in 1986. The overlays created then have not provided the same level of protection as a formal open space easement. No protections such as fencing, signage, management, or monitoring were provided, and they have been subject to intrusions and impacts.

The overlays are fragmented. For example, most of the overlays for archaeological resources were granted over sites that subsequent research has shown are more extensive than previously thought. Overlays for biological resources do not protect wildlife corridors, connectivity with onsite or off-site areas of high habitat value, or populations of most of the site's sensitive species.

The vacation of these areas is acceptable because an environmentally-superior preserve design can be created for the entire Consolidated Project Alternative site, linking higher-value habitats and preserving 86% of the site in managed open space. The relatively small amount of open space easement vacation will be mitigated for at double the standard mitigation ratio.

During future construction, all heavy equipment and construction materials will be staged in areas that will be subject to grading. No staging of materials or equipment will be allowed in any of the undisturbed areas of the site, including any part of the open space areas.

1.3 Study Methodologies

Literature that was reviewed prior to initiation of the site surveys included: U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) mapping for the project area; a database query of potential onsite special status species based on a determination of the site's physical characteristics (e.g., location, elevation, soils/substrate, and topography); documentation of California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) records for the project vicinity; [documentation provided in the County's draft East County Multiple Species Conservation Program Subarea Plan \(ECMSCP\)](#) and previous biology reports prepared for the project area, including reports prepared by the author.

Field surveys of the TM 5312 RPL3 property were completed at various times from May of 2002 through May of [20102014](#). The specific dates, personnel, and weather conditions are presented in Table 1. General biology surveys, an oak survey, and habitat mapping of the site were completed by personnel from REC Consultants from May of 2002 through February of 2003. Investigators included Elyssa Robertson (ER), Principal Biologist; Hedy Levine (HL), Project Manager; Catherine MacGregor (CM), Senior Biologist/Senior Botanist; Cheryl Deleko (CD), Associate Biologist; Linda Slobodnik (LS), Associate Biologist; and Valerie Walsh (VW), Associate Biologist. The author (VS) and Shannon Allen (SA), Biological Consultant, conducted a wetland survey and habitat evaluations for various special status species known from the vicinity of the site in November and December of 2003. The author, Julia Groebner (JG), Associate Biologist, and Sandra Groebner (SG), Field Assistant, completed a protocol Arroyo Toad presence/absence survey and directed spring rare plant survey of the site in April, May, and June of 2008. The author and JG completed a protocol Quino Checkerspot Butterfly Survey in April and May of 2009. The author and JG also conducted an updated RPO wetland survey in January, March, and April of 2010 and a baseline biology survey update. [The author and Brandon Myers \(BM\), Field Assistant, completed various habitat assessments for specific species in response to public comments in January and May of 2014. Steven J. Montgomery \(SM\), permitted SKR surveyor, completed a Stephen's Kangaroo Rat survey in May 2014.](#) All data [from these surveys](#) have been incorporated into this report.

All plants, animals and habitats encountered during the survey periods were noted in the field. The limits of each habitat-type were mapped in the field utilizing an aerial photograph of the property. All plants and animals identified in association with the property and the offsite road improvement areas are listed in Tables 8 and 9 at the end of this report.

Plants were identified *in situ* or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this report follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as amended). Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were noted. Animal nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologist's Union (1983, as updated) for birds, and Jones, et. al (1992) for mammals.

Certain limitations may have affected the completeness of the field surveys. These include access to extremely steep slopes, weather on certain days, and possibly other factors. For these reasons, it is acknowledged that not all of the species that occur on the site were detected.

Several directed field surveys and habitat evaluations were conducted in conjunction with the biological study of this property. These included an Arroyo Toad presence/absence field survey, a Quino Checkerspot Butterfly presence/absence survey, [a Stephen's Kangaroo survey](#), a wetland survey (including an updated RPO wetland study), habitat evaluations for various special status species known from the vicinity, and a spring rare plant survey. The various directed surveys followed approved protocols to maximize detection of the respective biological resources, if present.

1.3.1 Directed Field Survey for Arroyo Toad

Arroyo Toad (*Bufo microscaphus californicus*) is a federally listed "Endangered" amphibian. This species is a small (two to three inches), variably-colored anuran with warty skin and small dark spots. Arroyo Toads are found in the vicinity of rivers and streams that have shallow pools adjacent to sand/gravel terraces. Toadlets and adult toads may range up to 1.2 miles from the watercourse into the surrounding uplands (USFWS, 1999). Upland habitats frequently utilized include coastal sage scrub, chaparral, native and non-native grasslands, and oak woodlands.

During the field surveys of November and December of 2003, all drainages on the TM 5312 RPL3 property were carefully searched for potential Arroyo Toad breeding habitat indicators, including sunny openings, sandy/gravelly banks, and shallow flows. Most of the onsite drainages are unsuitable, lacking one or more of the aforementioned requisite indicators. However, two drainages were identified that support potential Arroyo Toad habitat. These are Temescal Canyon Creek, near the site's extreme southwestern corner, and Orinoco Creek, which runs mostly offsite along the southeast property edge. Orinoco Creek, in particular, was determined to support seemingly appropriate breeding habitat for this uncommon species.

Table 1. Field Surveys

<u>Date</u>	<u>Personnel</u>	<u>Hours</u>	<u>Survey Conditions</u>
8 May 2002	ER, HL	09:00-11:00	clear, 65-70°, no wind
4 Jun 2002	ER, HL, CM, CD, LS, VW	09:40-13:15	clear, 81-92°, 5-8 mph wind
5 Jun 2002	HL, CM, CD, LS, VW	08:40-12:10	clear, 81-92°, 0-3 mph wind
6 Jun 2002	CM, CD, LS, VW	10:00-14:00	clear, 95-97°, 0-4 mph wind
11 Jun 2002	CM, CD, LS, VW	09:45-13:00	clear, 66-74°, 0-6 mph wind
12 Jun 2002	CM, CD, LS, VW	08:50-12:00	clear, 77-83°, 0-6 mph wind
13 Jun 2002	CM, VW	09:00-14:00	not available, 72°, 0-1 mph wind
12 Aug 2002	CM	07:00-11:00	partly cloudy, 78°, 0-1 mph wind
29 Aug 2002	CM	07:30-10:45	clear, 78-84°, 0-3 mph wind
30 Aug 2002	CM	07:45-10:30	clear w/fire clouds, 72°, no wind
26 Feb 2003	CM	09:50-12:25	clear, cool, windy
7 Nov 2003	SA, VS	09:00-16:30	clear, 65°, 0-3 mph wind
21 Nov 2003	SA, VS	09:30-16:15	clear, 60-65°, no wind
3 Dec 2003	SA, VS	08:30-17:15	clear, 55-65°, no wind
22 Apr 2008	VS, JG	11:30-23:30	clear, 47-73°, 0-3 mph wind
8 May 2008	VS, JG	11:45-23:15	clear, 48-74°, 0-3 mph wind
12 May 2008	VS, JG	12:00-22:30	cloudy to foggy, 43-62°, 0-6 mph wind
19 May 2008	VS, JG	10:00-22:00	clear, 53-86°, 0-3 mph wind
26 May 2008	VS, JG	10:15-22:00	cloudy, 50-60°, 0-3 mph wind
24 Jun 2008	JG, SG	20:45-22:00	clear, 53-56°, no wind
16 Apr 2009	VS, JG	10:30-17:45	clear, low 50s, 0-3 mph wind
17 Apr 2009	VS, JG	09:30-17:00	clear, 62-69°, 0-3 mph wind
22 Apr 2009	VS, JG	10:00-18:00	clear, low 70s, 0-3 mph wind

Table 1. Field Surveys (cont)

<u>Date</u>	<u>Personnel</u>	<u>Hours</u>	<u>Survey Conditions</u>
23 Apr 2009	VS, JG	09:30-18:15	clear, 57-67°, 0-3 m ph wind
29 April 2009	VS, JG	10:00-18:00	clear, 55-64°, 0-3 mph wind
30 April 2009	VS, JG	09:30-17:00	clear, 63-70°, 0-3 mph wind
6 May 2009	VS, JG	10:00-18:30	clear, 69-77°, 2-5 mph wind
7 May 2009	VS, JG	10:00-18:30	clear, 70-80°, no wind
15 May 2009	VS, JG	10:00-18:00	clear, 73-80°, 5-9 mph wind
16 May 2009	VS, JG	10:00-18:00	clear, 72-77°, 0-3 mph wind
6 Jan 2010	VS, JG	15:30-14:30	clear, mid 60's, no wind
4 Mar 2010	VS, JG	09:45-16:30	cloudy, 47-52°, 10-20 mph wind
23 Mar 2010	VS, JG	11:45-16:30	clear, 63-68°, 0-10 mph wind
14 Apr 2010	VS, JG	12:00-16:30	clear, high 50's, 5-10 mph wind
20 May 2010	VS, JG	10:45-18:15	clear, low 70's, 3-5 mph wind
<u>12 Apr 2012</u>	<u>VS</u>	<u>10:30-14:00</u>	<u>overcast, mid 60's, no wind</u>
<u>3 Jan 2014</u>	<u>VS, BM</u>	<u>09:00-15:30</u>	<u>high thin clouds, mid 60's to 70's, no wind</u>
<u>7 May 2014</u>	<u>VS, BM, SM</u>	<u>08:30-17:00</u>	<u>overcast to clear, 48°-64°, 0-10 mph wind</u>
<u>8 May 2013</u>	<u>SM</u>	<u>08:00 -?</u>	<u>clear, 57°, light wind 2-8 mph</u>
<u>9 May 2013</u>	<u>SM</u>	<u>07:30-?</u>	<u>clear, 57°, light wind 0-2 mph</u>

A series of six Arroyo Toad presence/absence field surveys, pursuant to the current USFWS protocol, were completed for the sections of Orinoco Creek and Temescal Canyon Creek that cross the TM 5312 RPL3 project site. Surveys were completed in April, May, and June of 2008 (Attachment C). Historical literature records for Arroyo Toads from lower Temescal Canyon Creek are found in the literature and significant populations are known from Santa Ysabel Creek, which is located approximately 7 km to the northwest. However, no localities from the immediate vicinity of this site were found during the records search. The closest known occurrence of Arroyo Toad was reported in 1991 from Witch Creek, a tributary to Santa Ysabel Creek. According to the CNDDDB, no further location information was given other than that the occurrence was on a private ranch. The headwaters of

Witch Creek are located approximately 1.1 miles to the northwest of the northwestern corner of the TM 5312 RPL3 property.

No Arroyo Toads were detected during any of the nocturnal surveys for this species. Thus, Arroyo Toad is not considered a resident breeding species on the TM 5312 RPL3 project site. In addition, the chances for *B. californicus* to occur onsite as an upland aestivator (within 1 km of a breeding area) are also considered low, as this species is not known to breed onsite or within 1 km of the site. The subject site is therefore considered “unoccupied” by this federally-listed Endangered Species.

1.3.2 Directed Field Survey for Quino Checkerspot Butterfly

Quino Checkerspot Butterfly (*Euphydryas editha quino*) is a federally listed Endangered Species known to occur in portions of San Diego and Riverside Counties and areas of adjacent Baja California, Mexico. This distinctive, colorful, medium-sized butterfly is apparently restricted to open habitats supporting at least one of several larval food-plants, including Plantain (*Plantago erecta*), Owl's Clover (*Orthocarpus purpurascens*), Yellow Bush Penstemon (*Keckiella antirrhinoides*), Chinese Houses (*Collinsia heterophylla*), and/or other plants in the Scrophularaceae family. The best understood Quino indicator is *P. erecta*, a very common annual forb associated with numerous open habitats. *P. erecta* is normally associated with sandy, clay, or serpentine soils. This small plant occurs throughout the California Floristic Province (west of the deserts) from Oregon to Baja California, normally below about 2,300 feet MSL. It can be extremely abundant in Southern California in suitable habitats. Quino Checkerspot Butterfly is also apparently dependent on several specific habitat features, in addition to the presence of appropriate larval food-plants, such as nectaring sites for adult butterflies, specific physiographic features of the site, openings in the vegetation, and possibly cryptogamic crust soils.

Small patches of *P. erecta*, *O. purpurascens*, and other larval host plant indicators (members of the Scrophularaceae family) are present on the TM 5312 RPL3 project site, and the property is located within the potential flight season survey area for Quino. For this reason, a directed Flight Season Survey was completed in April and May of 2009, pursuant to Federal 10 (a)(1)(a) Recovery Permit TE788133 (Attachment D).

Quino Checkerspot Butterfly was not observed onsite during the 2009 protocol surveys for this species. Thus, the property is considered “unoccupied” by this federally-listed Endangered Species.

1.3.3 Directed Field Survey for Stephen's Kangaroo Rat

Stephen's Kangaroo Rat (*Dipodomys stephensi*) is a State and Federally-listed "Threatened Species", subject to protection under both the Federal and State Endangered Species Acts (CESA, FESA). This secretive, nocturnal mammal is known to occur in open habitats dominated by low forbs such as Red-stem Filaree (*Erodium cicutarium*) with scattered, low perennial shrubs, including Flat-top Buckwheat (*Eriogonum fasciculatum*), California Sagebrush (*Artemisia californica*), and others. Ideal habitat is characterized by the presence of friable, loamy soils where the rats can construct underground burrows, and extensive open areas between shrubs for

foraging, breeding, etc. Apparently not tolerated is the presence of dense brush or a heavy thatch of annual weedy grasses. Also not tolerated is the presence of nearby development, as this species suffers extirpation in the presence of feral pets and other "edge effects. In Non-native Grassland, occurrence and relative abundance of SKR is directly related to the proportion of annual forbs to annual grasses. Annual forbs provide critical greens in the spring, furnish temporary cover, produce many large seeds, then dry and disarticulate rapidly, creating patches of preferred open ground.

A field survey has been completed by a permitted biologist (Stephen J. Montgomery). It included a two phased approach, with a protocol habitat evaluation conducted as a first phase on May 7, 8, and 9, 2014 followed by limited trapping to identify species. The resulting report (Attachment H) concludes that SKR does not occur on the project site.

1.3.3-4 Directed Wetlands Field Survey

A directed wetlands survey of the TM 5312 RPL3 property was conducted in November and December of 2003, in order to identify all onsite wetland areas. In January, March, and April of 2010, an updated RPO wetlands survey was completed for the project site. This survey followed the definitions included in the most recent (2007) version of the RPO. A formal jurisdictional wetland delineation, pursuant to federal standards, has not been completed for the site. However, based on the results of the directed wetlands survey and the updated RPO wetlands survey, portions of the site qualify as county, state, and federal jurisdictional wetlands (Figures 6 and 7). The results of these surveys have been incorporated into this report in Section 1.4.7.

1.3.4-5 Directed Field Survey for Rare Plants

A spring rare plant survey of the TM 5312 RPL3 project site was completed in April, May, and June of 2008. The purpose of this survey was to search for rare, ephemeral plants and others that were either not detected or detectable during the previous biology surveys of the site, and to verify the locations of the rare plants already known from the property. The spring rare plant survey identified two rare plant species in addition to those already known to be present onsite. The results of the survey have been incorporated into this report in Section 1.4.5 and Figures 9 and 10.

1.4 Environmental Setting (Current Conditions)

Most of the TM 5312 RPL3 project site and offsite road improvement areas support native vegetation or open rangeland. Several drainages cross the property, with the most significant of these (Orinoco Creek and Temescal Canyon Creek) present along its southern boundary. All of these drainages and several of the livestock ponds present onsite support riparian vegetation. No structures are present onsite, although the property has been used for occasional livestock grazing for many years. Access to the property is currently provided from SR 78/79, Daley Flat Road, and Forest Service roads through Daley Flat. A number of dirt roads cross the property. These provide access to most of the property, with the exception of the extremely rugged southern portions. Slopes onsite are

gentle and rolling to extremely steep. Elevations range between approximately 3,050 MSL near the site's southwestern corner and 4,105 feet MSL on a knoll near the northeastern end. The climate of the project site is generally mild, with warm summers and cool, wet winters. Snow blankets the property on occasion during the winter.

A number of discrete soil-types are found onsite and within the offsite road improvement areas. These are listed in Table 2, below:

<u>Soil Type</u>	<u>Code</u>	<u>Slope</u>	<u>Acreage</u>
Crouch rocky coarse sandy loam	CuG	30-70 %	22.4 acres
Crouch rocky coarse sandy loam	CuE	5-30 %	120.0 acres
Crouch coarse sandy loam	CtE	5-30 %	277.8 acres
Holland fine sandy loam	HmD	5-15 %	195.8 acres
Holland stony fine sandy loam	HnG	30-60 %	117.4 acres
Holland stony fine sandy loam	HnE	5-30 %	181.5 acres
Holland fine sandy loam	HmE	15-30 %	14.2 acres
Loamy alluvial land	Lu	flat	22.6 acres
Reiff fine sandy loam	RkC	5-9 %	20.4 acres
Sheephead rocky fine sandy loam	SpG2	30-65 %	439.6 acres

These soil-types are not known to support significant populations of narrow endemics or other rare plants or animals.

Low-density livestock grazing is the only current land use onsite. Virtually all of the property is in a natural state, supporting various types of chaparrals, scrubs, grasslands, woodlands, and riparian habitats. These are found in a mosaic distribution onsite. The TM 5312 RPL3 property is located in a rural part of San Diego County. Land uses on surrounding parcels include rural residential development to the north, east, and southeast and undisturbed areas to the northwest, west, and southwest. The southwestern portion of the property lies within the Cleveland National Forest (Figure 1). Lands to the lands to the northwest, west, and south of the property are also within the Cleveland National Forest. Lands to the north, northeast, and east are under private ownership.

1.4.1 Regional Context

In general, the regional context of the TM 5312 RPL3 property can be described as follows: The site is supports segments of Orinoco Creek and Temescal Canyon Creek, which are areas targeted for proposed conservation planning. This is within the context of San Diego County's Multiple Species Conservation Program (MSCP) East County Subarea Planning area. The East County MSCP Planning area is a proposed NCCP Subarea to the

MSCP. The site will likely be designated in the draft East County MSCP plan as Pre-approved Mitigation Area (PAMA) lands, with Take Authorization anticipated for a suite of species associated with this portion of San Diego County. As mentioned previously, the site is located partially within and adjoining Cleveland National Forest lands. No BLM lands, sovereign Native American lands, or other federal or state lands adjoin the property. Orinoco Creek and Temescal Canyon Creek constitute jurisdictional waterways, and most of the site is located within the San Diego River watershed. Please refer to Figure 8, which shows the relationship of the project site with surrounding lands.

1.4.2 Habitat Types/Vegetation Communities

The TM 5312 RPL3 property supports six broad categories of plant communities. These are Chaparral, Scrub, Woodland, Herbaceous Upland, Wetland, and Unvegetated habitats. Many of these habitats are also found offsite in the immediate vicinity of the property. Each of these is divisible into generally discrete subcategories, as defined by Holland (1996). The approximate distribution of these habitats is shown in Figures 2 and 3, and the gross acreages of each are found in Table 3.

The TM 5312 RPL3 property is relatively diverse in terms of habitat-types, species abundance (see Tables 8 and 9), species composition, and vegetative structure. Portions of the site are flat and very open, while other areas are steep and covered with a closed canopy of trees or dense brush. The most significant of the onsite habitats with respect to conservation value (in terms of regional and local importance relative to other areas of similar habitat offsite) are the Wetlands, Woodlands, Herbaceous Uplands, and Scrubs. Of lesser regional significance are the areas of Chaparral. The least significant habitat-type from a regional and local importance context is the very small area of Unvegetated habitat. Habitat-types present onsite are summarized in Table 3 and described below:

Chaparral

Chaparral vegetation occurs in a patchy distribution over much of the TM 5312 RPL3 property in dry upland areas. This broadly-defined, hard-woody habitat may be divided into two subcategories: Southern Mixed Chaparral (Holland code 37120) and Chamise Chaparral (Holland code 37200). Chamise Chaparral (CC) occurs on the most xeric, nutrient-poor slopes, with Southern Mixed Chaparral (SMC) in more sheltered locations and on mesic slopes. Indicator species within the Chaparral include Chamise (*Adenostoma fasciculatum*), Whitebark Ceanothus (*Ceanothus leucodermis.*), Mountain Mahogany (*Cercocarpus betuloides*), and other tall shrubs. Herbaceous indicators observed in the Chaparral include Mariposa Lily (*Calochortus*), Chaparral Bird's Beak (*Cordylanthus filifolius*), and numerous other species. The species composition of this habitat varies greatly depending on slope, aspect, and other factors, with south-facing slopes supporting significantly more open chaparral with lower stature shrubs. The onsite Chaparral is continuous with other areas of Chaparral offsite to the south and west.

Chaparral is a sensitive habitat-type in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. The Chaparral habitats onsite also may qualify as Sensitive Habitat Lands as defined by the Resource Protection Ordinance (RPO). The biological resource value of this habitat-type is high.

Scrub

Scrub vegetation is found in a successional state in older disturbed areas that have regrown with various native shrubs and subshrubs, including Flat-top Buckwheat (*Eriogonum fasciculatum*), Slender Sunflower (*Helianthus gracilentus*), and other soft-woody species. This category may be divided into three subcategories, including Diegan Coastal Sage Scrub, Inland Form (Holland code 32520), Flat-top Buckwheat (Holland code 37K00), and Coastal Sage – Chaparral Scrub (Holland code 37G00). Diegan Coastal Sage Scrub (DCSS) is indicated by California Sagebrush (*Artemisia californica*), Flat-top Buckwheat, and other species. Flat-top Buckwheat (FTB) habitat is indicated by a nearly pure stand of Flat-top Buckwheat, with few other species in the admixture, such as San Diego Gumplant (*Grindelia hirsutula* var. *hallii*). Coastal Sage – Chaparral Scrub (CSCS) is an ecotone containing chaparral and sage scrub elements, including Chamise, Flat-top Buckwheat, White Sage (*Salvia apiana*), and others. As mentioned, most of this habitat is associated with former human uses of the site, including probable prehistoric uses around some of the site's larger rock outcrops. Due to its successional nature, Scrub vegetation exhibits limited offsite habitat connectivity.

Scrub is a sensitive habitat-type in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. The Scrub habitats onsite also may also qualify as Sensitive Habitat Lands as defined by the RPO. For analysis purposes, all areas of Scrub onsite are classified as "CSS" pursuant to the County's HLP Ordinance. The biological resource value of this habitat-type is high.

Woodland

Woodland occupies large areas of the TM 5312 RPL3 project site. This generalized habitat-type has been subdivided into four categories: Coast Live Oak Woodland (Holland code 71160), Engelmann Oak Woodland (Holland code 71180), Mixed Oak Woodland (Holland code 77000), and Mixed Oak/Coniferous/Bigcone/Coulter (Holland code 84500). The classification of woodlands is based primarily on the nature of the canopy overstory. Coast Live Oak Woodland (CLOW) is indicated by mature Coast Live Oak trees (*Quercus agrifolia*) over a mixed understory, including Ripgut Brome (*Bromus diandrus*), Western Goldenrod (*Solidago californica*), Squaw Bush (*Rhus trilobata*), and many others. Engelmann Oak Woodland (EOW) is indicated by mature Engelmann Oaks (*Quercus engelmannii*) over a similar understory. This habitat forms a broad savannah in places onsite. Mixed Oak Woodland (MOW) is dominated by Coast Live Oaks, Engelmann Oaks, and Black Oaks (*Quercus kelloggii*). Mixed Oak/Coniferous/Bigcone/Coulter (MCBC) is indicated by oaks and various conifers, including Incense Cedar (*Calocedrus decurrens*) and Coulter Pine (*Pinus coulteri*). A number of isolated oaks are also found in various areas of the property. Where well-separated, these are not considered a part of the any of the described woodlands. Woodland habitat is continuous with areas of similar habitat offsite to the northwest, west, and south.

Woodland is a sensitive habitat-type in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. The Woodland habitats onsite also may also qualify as Sensitive Habitat Lands as defined by the RPO. The biological resource value of this habitat-type is high.

Herbaceous Upland

Herbaceous Upland vegetation covers most of the flatter, grazed areas of the property. This habitat-type has been subdivided into two broadly overlapping (but very dissimilar) habitat-types: Non-native Grassland (Holland code 42200) and Montane Meadow (Holland code 45100). Indicators in the Non-native Grassland (NNG) include Ripgut Brome, Wild Oat (*Avena*), Perennial Mustard (*Brassica geniculata*), and other non-native grasses and forbs. Indicators in the Montane Meadow (MM) include Blessed Thistle (*Cnicus benedictus*), Phacelia (*Phacelia* spp.), Lupine, Rush (*Juncus*), and other native species. In several locations onsite, the NNG and MM are “wet”, (i.e. hydrophytic), and support a predominance of herbaceous hydrophytes. These areas have been mapped on Figures 6 and 7 (to the extent feasible) and are discussed below in Section 1.4.7. Herbaceous Upland vegetation is continuous with similar habitats offsite to the north and east.

Herbaceous Upland is a sensitive habitat-type in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. Portions of the MM onsite qualify as Sensitive Habitat Lands as defined by the RPO. The remaining areas of Herbaceous Upland habitat onsite also may also qualify as Sensitive Habitat Lands as defined by the RPO. The biological resource value of the NNG is moderate, as it is composed mainly of non-native species. The MM is of high biological resource value. Both of the Herbaceous Upland habitat-types represent important areas for raptor foraging.

Wetland

Wetland habitats occur onsite in six generally distinct types: Southern Coast Live Oak Riparian Forest (Holland code 61310), Riparian Scrub (Holland code 63000), Open Water (Holland code 13100), Emergent Wetland (Holland code 52440), Coastal and Valley Freshwater Marsh (Holland code 52410), and Disturbed Wetland (Holland code 11200). Southern Coast Live Oak Riparian Forest (SCLORF) is indicated by an overstory of large trees, including California Sycamores (*Platanus racemosa*), willows (*Salix* spp.), and Coast Live Oaks, over an understory supporting Poison Oak, California Blackberry (*Rubus ursinus*), Douglas Sagewort (*Artemisia douglasiana*), and others. This habitat-type is present along the site’s main drainages. Riparian Scrub (RS) vegetation is found in openings along several of the site’s drainages. This habitat is indicated by scrubby willows, cattails (*Typha* sp.), and Mule Fat (*Baccharis glutinosa*). Five livestock ponds are present onsite. The ponds were clearly constructed for cattle watering, although some are well-vegetated at the present time. All of the ponds support Open Water (OW) habitat during the rainy season, although only one or two hold water year-round. The ponds that hold water year-round also support Emergent Wetland (EW) and Coastal and Valley Freshwater Marsh (FM), which are considered a single functioning unit for analysis purposes in this report. All of the ponds also support Disturbed Wetland (DW) in areas that have been disturbed by trampling. Some of the Wetland habitats exhibit offsite connectivity to the northwest, west, and south.

Wetland habitat-types are considered sensitive in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. The Wetland habitats onsite qualify as Sensitive Habitat Lands as defined by the RPO. The biological resource value of the Wetland habitat-types onsite is high, with the exception of the DW, which is of moderate biological resource value.

Unvegetated

Urban/Developed habitat (Holland Code 12000) occurs in the roadbed of Daley Flat, Orinoco, and Pine Hills Roads, which border certain areas of the property. The areas marked as Urban/Developed (U/D) are mostly unvegetated, with the exception of common weedy species that grow at the roads' shoulders. Rural residential development (which qualifies as Urban/Developed habitat) is also present offsite to the north, east, and southeast.

U/D habitat is considered non-sensitive in San Diego County, according to the *County of San Diego Guidelines for Determining Significance* pursuant to CEQA. The U/D habitat onsite does not qualify as Sensitive Habitat Lands as defined by the RPO. These areas have no biological resource value.

1.4.3 Flora

Two hundred and eighty-six (286) species of vascular plant were identified on the TM 5312 RPL3 property and along the offsite roads subject to improvement. The plant species observed typify the diversity normally found in mostly undeveloped montane habitats in this part of San Diego County. A list of the plants detected, presented alphabetically, is found in Table 8, attached. This list is expected to represent at least 80% of the naturalized plants occurring on this property and along the offsite roads.

1.4.4 Fauna

One hundred and thirty-one (131) species of animals were detected onsite and along the offsite roads subject to improvement during the surveys. Most of the animals detected are species associated with generally undisturbed grasslands, chaparral, scrub, woodlands, or riparian habitats. All animals observed are listed in Table 9. This list is generally representative of the native fauna that resides onsite, although many additional species are anticipated. In particular, the invertebrate fauna of this site is anticipated to consist of at least hundreds to thousands of species.

Habitat-type	Holland Code	Acreage
<u>Chaparral</u>		
Southern Mixed Chaparral (SMC)	37120	117.5 ac
Chamise Chaparral (CC)	37200	96.9 ac
<u>Scrub</u>		
Diegan Coastal Sage Scrub, Inland Form (DCSS)	32520	40.6 ac
Flat-top Buckwheat (FTB)	37K00	71.4 ac
Coastal Sage – Chaparral Scrub (CSCS)	37G00	38.3 ac
<u>Woodland</u>		
Coast Live Oak Woodland (CLOW)	71160	175.8 ac

Engelmann Oak Woodland (EOW)	71180	246.0 ac
Mixed Oak Woodland (MOW)	77000	115.0 ac
Mixed Oak/Coniferous/Bigcone/Coulter (MCBC)	84500	8.7 ac
<u>Herbaceous Uplands</u>		
Non-native Grassland (NNG)	42200	375.8 ac
Montane Meadow (MM)	45100	76.3 ac
<u>Wetlands</u>		
Southern Coast Live Oak Riparian Forest (SCLORF)	61310	49.53 ac
Open Water (OW)	13100	0.07 ac
Coastal and Valley Freshwater Marsh/Emergent Wetland (CVFM)	52410/52440	0.85 ac
Riparian Scrub (RS)	63000	3.21 ac
Disturbed Wetland (DW)	11200	0.07 ac
<u>Unvegetated</u>		
Urban/Developed Habitat (U/D)	12000	0.8 ac
Total		1,416.8 ac

1.4.5 Sensitive Plant Species

Six special status plant species were observed on the TM 5312 RPL3 property. These are San Diego Milk-vetch, Banner Dudleya, San Diego Gumplant, Cuyamaca Meadowfoam, Engelmann Oak, and Velvety False Lupine. Each of these is discussed in detail below and, where possible, their locations are mapped on Figures 9 and 10. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the County of San Diego, the CDFW, the USFWS, the CNPS, or other conservation agencies, organizations, or local botanists. Where applicable, CNDDDB forms for each of the observed special status plant species can be found in Attachment B. A number of additional special status plant species are known to occur in the general vicinity of this property. These are listed in an annotated form in Table 10. Where applicable, CNDDDB forms for each of the observed special status plant species can be found in Attachment B.

San Diego Milk-vetch

Astragalus oocarpus

Listing: CRPR List 1B.2

County status: San Diego County Sensitive Plant List, Group A (DPLU, 2006)

Federal/State status: none

Distribution: Occurs in mid-montane areas of San Diego County above 2000 feet in elevation

Habitat(s): Chaparral (openings), cismontane woodland

Status on Site: Approximately 280 specimens of San Diego Milk-vetch were observed during various field surveys of the property. All of these specimens are located in the oak woodland understory and adjacent areas near the southeastern corner of the site.

Banner Dudleya

Dudleya alainae

Listing: CRPR List 3.2

County status: San Diego County Sensitive Plant List, Group C (DPLU, 2006)

Federal/State status: none

Distribution: San Diego County endemic. Reported localities include Banner and Chariot Canyons, near Harrison Park, at the intersection of Engineer's Road and Boulder Creek Road, and elsewhere.

Habitat(s): Occurs in montane coniferous forest and chaparral, usually in exposed rocky outcrops.

Status on Site: Hundreds of plants were observed during the field surveys. Specimens were found in association with rocky banks and slopes, primarily along the edges of floodways and in other exposed areas.

San Diego Gumplant

Grindelia hirsutula* var. *hallii

Listing: CRPR List 1B.2

County status: San Diego County Sensitive Plant List, Group A (DPLU, 2006)

Federal/State status: none

Distribution: Endemic to San Diego County's Cuyamaca and Laguna Mountains. Reported localities include Camp Hual-Cu-Cuish, Cuyamaca Lake, Shrine Camp in the Laguna Mountains, Azalea Spring, Julian along Farmer Road, Crouch Meadow, Hoskings Ranch, Pine Hills, Kentwood-in-the-Pines Mesa Grande, Corte Madera, Oakzanita Peak, west of Guatay along old Highway 80, Pioneer Mail, Troy Canyon, southwest of Wooded Hill, and Stonewall Peak.

Habitat(s): Occurs primarily in montane meadows and grasslands. Adjoining habitats include oak woodlands and coniferous forests. Can be relatively common in lightly disturbed areas.

Status on Site: Tens of thousands of specimens observed onsite. This species is very common onsite, occurring as a co-dominant in lightly disturbed areas and other areas that are relatively flat, such as the Coastal Sage Scrub, Non-native Grassland, Flat-top Buckwheat, and Montane Meadow.

Cuyamaca Meadowfoam

Limnanthes gracilis* var. *parishii

Listing: CRPR List 1B.2

County status: San Diego County Sensitive Plant List, Group A (DPLU, 2006)

State status: "Endangered Species" (CDFG, 2008)

Federal status: none

Distribution: San Diego County and Riverside County. Less than 30 populations of this rare plant are known, with one of the largest occurring at Cuyamaca Lake.

Habitat(s): Montane meadow, largely devoid of shrubs, and with concentrations of annuals and herbaceous perennials not grasses, is the preferred habitat of this species. At Cuyamaca Lake, where this annual grows in profusion, Crouch rocky coarse sandy loam and loamy alluvial land are utilized.

Status on Site: Several hundred specimens of Cuyamaca Meadowfoam were observed onsite during the spring rare plant surveys. The largest onsite population of this species is associated with Orinoco Creek; most of the specimens are located on the south side of the creek, which has a north-facing aspect. A smaller population of Cuyamaca Meadowfoam (approximately 50 specimens) is found within a lateral drainage that is located immediately to the south of Orinoco Creek.

Comments: Cuyamaca Meadowfoam is slowly declining in San Diego County and Riverside County due to increased recreational uses of montane meadows. This species is not relatively identifiable in meadows outside of the short blooming season. [Cuyamaca Meadowfoam is also known as Parish's Meadowfoam.](#)

Engelmann Oak

Quercus engelmannii

Listing: CRPR List 4.2

County status: San Diego County Sensitive Plant List, Group D (DPLU, 2006)

Federal/state status: none

Distribution: Interior areas of San Diego, Orange, and Los Angeles Counties, western Riverside County, and adjacent Baja California, Mexico. Reported localities in San Diego County include Mesa Grande, Valley Center, Escondido, Ramona, Lee

Valley, and other areas. Specimens are relatively rare outside San Diego County except in adjoining areas.

Habitat(s): Occurs on upper fringes of riparian oak woodlands, in a "savannah-like" habitat in native grasslands, and on sheltered slopes in chaparral and sage scrub.

Status on Site: Large areas of the site qualify as Engelmann Oak Woodland, where Engelmann Oak is dominant, and this species is found in many other habitats of the site in lesser numbers. Many thousands of specimens are present onsite, and additional specimens are present along the offsite roads.

Velvety False Lupine

Thermopsis californica var. semota

Listing: CRPR List 1B.2

County status: San Diego County Sensitive Plant List, Group A (DPLU, 2006)

Federal/State status: none

Distribution: San Diego County endemic. Reported localities include Pine Hills, Wynola, Laguna Meadow near Filaree Flat Road, northwest of the Boiling Springs Pump, north of Cuyamaca Dam along Highway 79, Japacha Peak, Corte Madera, and other areas.

Habitat(s): Occurs primarily in montane meadows and grasslands that are vernal moist. Adjoining habitats include oak woodlands and coniferous forests.

Status on Site: Hundreds to thousands of specimens were observed in the meadows on the northern portion of the property. Also found in lesser numbers in other locations.

1.4.6 Sensitive Animal Species

Twenty-seven species of special status animals were observed on the TM 5312 RPL3 project site during the field surveys. These are Grasshopper Sparrow, Golden Eagle, Great Blue Heron, Red-shouldered Hawk, Swainson's Hawk, Green Heron, Turkey Vulture, Northern Harrier, White-tailed Kite, [California](#) Horned Lark, Blue-gray Gnatcatcher, Western Bluebird, Bewick's Wren, Barn Owl, Mountain Lion, Bobcat, San Diego Desert Woodrat, Mule Deer, Silvery Legless Lizard, Southwestern Pond Turtle, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, Two-striped Garter Snake, San Diego Coast Horned Lizard, Coastal Western Whiptail, and Monarch Butterfly. Each of these is discussed in detail below, and their locations are noted on Figures 9 and 10. Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise noteworthy by the CDFW, the USFWS, the San Diego Herpetological Society (SDHS), the County of San Diego, or other conservation agencies, organizations, or local zoologists. [Where applicable, CNDDDB forms, as submitted to the CDFW, for each of the observed special status animal species can be found in Attachment B.](#)

Other special status animals known from the general vicinity of the property are listed in Tables 11 [and](#) 13. A few of these probably occur onsite, at least on an occasional basis, particularly other wide-ranging foragers, such as various species of rare bats, other raptors, reptiles, etc. ~~Where applicable, CNDDDB forms, as submitted to the CDFW, for each of the observed special status animal species can be found in Attachment B.~~

Grasshopper Sparrow

Ammodramus savannarum perpallidus

Listing: "Declining" (Unitt, 1984)

"Declining" (NAS, 1990)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Occurs from southern Canada to Mexico, mainly in the east. Winters in the southeast and Mexico

Habitat(s): Inhabits areas of tall, dense grass

Status On Site: Three Grasshopper Sparrows were observed during the field surveys.

Comments: Unitt (1984) and others have noted that the extent of suitable Grasshopper Sparrow habitat is diminishing rapidly with the urban development of the coastal lowland in San Diego County. Significant amounts of high value nesting habitat are present on the subject site.

Golden Eagle

Aquila chrysaetos

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Fully Protected" (CDFG, 2008); "Watch List" (CDFG, 2008)

Federal status: Federal status: "Bird of Conservation Concern" (USFWS, 2008); Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended

Distribution: Golden Eagles have a Holarctic distribution. They occur throughout Eurasia, in northern Africa, and in North America. In North America, Golden Eagles are found in the western half of the continent, from Alaska to central Mexico, with small numbers in eastern Canada and scattered pairs in the eastern United States

Habitat(s): Grasslands, deserts, broken chaparral or sage scrub, and other open lands relatively far from people. Usually found in mountainous areas. Nests on cliff ledges or less often in tall trees

Status on Site: A single juvenile specimen was observed soaring over the central southern portion of the property during one of the field surveys. Nesting habitat is not present onsite, and there are no nests known to occur within 4,000 feet of the development area of the site, to the best knowledge of the investigator. The nearest known active nest location is in the Eagle Peak area to the south.

Comments: Golden Eagles are North America's largest predatory bird. They are widely but sparsely distributed in San Diego County and are threatened by urbanization, agricultural development, and human disturbance. Many historical nesting locations have been abandoned, although in rural areas, nests persist, generally at 10+ mile intervals, depending on terrain and other factors.

Great Blue Heron

Ardea herodias

Listing: "Species of Special Concern" (NAS, 1990)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Occurs throughout the United States in association with wetlands

Habitat(s): Found in a variety of marshy habitats: lakes, ponds, river edges, other wetland areas

Status on Site: Several specimens were observed onsite in association with the livestock ponds.

Red-shouldered Hawk

Buteo lineatus

Listing: "Blue List" (Tate, 1986)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: none

Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended

Distribution: Occurs over large areas of central and southern California west of the Sierras. Also occurs in Mexico, southeastern Canada, and the eastern United States.

Habitat(s): Roost and nest in a variety of woodland habitats: eucalyptus woodlands, oak groves, open riparian forests, and related broken wooded areas.

Status on Site: Specimens were seen soaring over various areas of the property during many of the field surveys. This species is clearly resident on the subject property and, although no nests were seen, it is likely that Red-shouldered Hawks nest either on or near the property.

Comments: Population numbers of this species in Southern California seem to have changed little over the last century, although other areas within the species' range have experienced significant population declines.

Swainson's Hawk

Buteo swainsoni

Listing: "Declining" (Unitt, 1984)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Threatened Species" (CDFG, 2008)

Federal status: "Bird of Conservation Concern" (USFWS, 2008)

Distribution: Ranges from southern Canada south to northern Mexico. Winters in Argentina

Habitat(s): Open areas, farm lands, grasslands.

Status on Site: Reported from the property by REC biologists, presumably soaring over the northern portions of the property.

Comments: According to Unitt, this species is an "uncommon spring migrant, very rare fall migrant. Formerly a very common spring migrant and fairly common summer resident, but the local breeding population is now completely extirpated."

Green Heron

Butorides virescens

Listing: "Species of Special Concern" (NAS, 1990)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Occurs throughout the southern United States and Mexico

Habitat(s): Occurs in a variety of marshy habitats: riparian woodlands, at the edges of ponds and lakes, freshwater marshes, and sometimes in larger vernal pools.

Status on Site: Single specimen observed near the southeastern boundary of the site in association with Orinoco Creek.

Turkey Vulture

Cathartes aura

Listing: "Blue-list" (Tate, 1986)

"Declining" (Unitt, 1984)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

Federal/State status: none

Distribution: Ranges from southern Canada to Argentina

Habitat(s): Open areas, farmlands, grasslands. Usually seen soaring overhead or sometimes perched on poles, dead trees, or on the ground.

Status on Site: Specimens were observed soaring over the property and adjoining areas during most of the field surveys.

Northern Harrier

Circus cyaneus

Listing: "Blue-list" (Tate, 1986)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Occurs throughout the North America from Alaska south to northern South America. Also found in northern Eurasia, wintering in northern Africa.

Habitat(s): Found in a variety of open habitats. Specimens often seen foraging over open marshes (hence the alternative common name, "Marsh Hawk"). Also found in grasslands and agricultural areas

Status on Site: Several adult specimens observed foraging over the northern portion of the site.

White-tailed Kite

Elanus caeruleus

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Fully Protected" (CDFG, 2008)

Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended

Distribution: White-tailed Kites breed primarily along the coastal lowland and the species occurs over a broad area of the western U.S. through Mexico and into South America.

Habitat(s): White-tailed Kites roost and nest in a variety of woodland habitats, mainly riparian woodlands, oak groves, and related habitats.

Status on Site: Reported from the property by REC biologists, presumably soaring over the site. Kites could nest onsite, although no evidence of nesting was detected.

Comments: Population numbers in San Diego County appear to have increased since the 1950's, and this species is not currently considered threatened or endangered, although it is still relatively rare.

California Horned Lark

Eremophila alpestris actia

Listing: "Declining" (Unitt, 1984)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Watch List" (CDFG, 2008)

Federal status: none

Distribution: This species occurs over a large part of the central and southern United States, ranging south to at least Guatemala.

Habitat(s): Horned larks are a common to abundant resident in a variety of open habitats, usually where trees and large shrubs are absent. Within southern California, California Horned Larks breed primarily in open fields, (short) grasslands, and rangelands. Grasses, shrubs, forbs, rocks, litter, clods of soil, and other surface irregularities provide cover.

Status on Site: Several specimens observed in open areas near the northeastern end of the site.

Blue-gray Gnatcatcher

Poliophtila caerulea

Listing: "Declining" (Unitt, 1984)

County status: none

Federal/State status: none

Distribution: Species occur over a large part of the central and southern United States, ranging south to at least Guatemala.

Habitat(s): Reside and nest in dense chaparral, scrub oak, and piñon-juniper plant communities. In winter, found in riparian areas and dense brushy thickets.

Status on Site: Single specimen observed in the riparian area near the northeastern end of the property.

Comments: Easily recognized by its distinctive coloration and vocalizations, although it closely resembles the superficially-similar California Gnatcatcher (*P. californica*).

Western Bluebird

Sialia mexicana

Listing: "Blue List" (Tate, 1986)

County status: San Diego County Sensitive Animal List, (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Occurs throughout the western United States

Habitat(s): Inhabits open areas, especially at the edges of woodlands or near farms

Status on Site: Numerous Western Bluebirds were observed on the subject site and along the offsite roads during the various field surveys. The open character of much of the property suits this species well, and bluebirds almost certainly nest onsite.

Bewick's Wren

Thryomanes bewickii

Listing: "Blue List" (Tate, 1986)

County status: none

Federal/State status: none

Distribution: Western and central North America from Canada to Mexico

Habitat(s): Occupies a wide variety of habitats in San Diego County from the coast into the desert. Resident in brushy thickets, chaparral, piñon, juniper, other dense habitats.

Status on Site: Observed moving in areas of dense brush and in the riparian areas during several of the field surveys. This songbird is relatively common and ample nesting habitat is available in the vicinity.

Comments: Numbers of this species appear to be relatively stable in San Diego County, although the species is on the decline in other parts of the country.

Barn Owl

Tyto alba

Listing: "Blue-list" (Tate, 1986)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Nearly worldwide in tropical and temperate regions

Habitat(s): In southern California, Barn Owls range and forage widely, nesting in many types of open cavities. Specimens roost in areas of thick vegetation or in buildings (hence the common name).

Status on Site: Several specimens observed onsite, including one roosting in the central northern portion of the property.

Comments: Population numbers in Southern California seem to be relatively stable, although this species is declining in other areas of its range.

Mountain Lion

Felix concolor

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species; "MSCP Indicator" (DPLU, 1993)

State status: "Regulated Game Animal" (CFGC, 1999) and "Regulated Furbearer" (CDFG, 2003)

Federal status: none

Distribution: Most wide-ranging mammal in North America; from the Canadian forests to Patagonia.

Habitat(s): Diversity of habitats in California, including chaparral, sage scrub, woodlands, and forests. Very secretive species, usually undetected.

Status on Site: Single specimen detected in a remote location in the southwestern portion of the property in an area of dense brush. Scats, tracks, and other characteristic signs observed in various other areas, indicating movement throughout most of the property.

Comments: This large, secretive, predator is relatively rare in San Diego County, occurring in open backcountry areas with adequate cover and extensive foraging habitat. As an "MSCP indicator", its presence is an indication of large, contiguous blocks of undisturbed, native vegetation. Mountain Lions forage over large areas (50+

square miles), and are usually detected on the basis of characteristic tracks and scats, rather than a visual sighting of the cats themselves.

Bobcat

Lynx rufus

Listing: County status: none

State status: "Regulated Furbearer" (CDFG, 2003)

Federal status: none

Distribution: Southern Canada to central Mexico.

Habitat(s): Brushy areas, including chaparral, sage scrub, woodlands, and forests.

Status on Site: Scats and tracks observed in various areas, indicating movement throughout most of the property.

Comments: Rarely seen during daylight hours. Secretive and often occurs on properties without being readily detected.

San Diego Desert Woodrat

Neotoma lepida intermedia

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Coastal slopes of Southern California.

Habitat(s): Resident in xeric coastal sage scrub and adjoining chaparral where it constructs distinctive stick mounds.

Status on Site: Dens apparently characteristic of this species observed by REC biologists in various areas of the site, mostly in association with rock outcrops or large shrubs.

Comments: In the absence of evidence to the contrary, it is possible that the nests observed were, in fact, constructed by the common *N. fuscipes*.

Mule Deer

Odocoileus hemionus

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species; "MSCP Indicator" (DPLU, 1993)

State status: "Regulated Game Animal" (CDFG, 2003)

Federal status: none

Distribution: Much of western North America from Mexico to southern Canada. Fairly common in San Diego County foothills

Habitat(s): Woodlands, chaparral, sage scrub, grasslands. Usually indicated by distinctive scats, occasionally by sightings of specimens themselves

Status on Site: Many specimens observed onsite in various areas. Scats and tracks well distributed onsite.

Comments: As an "MSCP indicator" species, the presence of Mule Deer is representative of large-block habitat contiguity.

Silvery Legless Lizard

Anniella pluchra pulchra

Listing: "Threatened" (SDHS, 1980)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Cismontane Southern California and adjacent Baja California, Mexico

Habitat(s): Areas of loose soil where it forages beneath leaf litter, at the base of shrubs, etc. Specimens are rarely active above ground, and thus are difficult to detect without the use of specialized surveying techniques.

Status on Site: Single specimen observed onsite in association with a sandy area beneath some oaks.

Comments: This species is likely relatively common onsite in upland areas with deep sand and leaf litter.

Southwestern Pond Turtle

Clemmys marmorata pallida

Listing: "Threatened" (San Diego Herpetological Society, 1980)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Species of Special Concern" (CDFG, 2009)

Federal status: none

Distribution: From the San Francisco Bay south, along the coast ranges into northern Baja California (where it has disappeared throughout most of its range.) Isolated populations occur along the Mojave River. Found from sea level to over 5,900 ft (1,800 m) in elevation.

Habitat(s): Reside in and adjacent to ponds, marshes, rivers, and streams. Nesting often occurs a substantial distance from the water, sometimes as much as 100 yards into the dry scrub or chaparral.

Status on Site: A single Southwestern Pond Turtle was observed in Temescal Canyon Creek near the southwestern corner of the property. The population on this site represents a noteworthy discovery. Southwestern Pond Turtles are considered a significant biological resource of the project site.

Comments: A recent study of Southwestern Pond Turtles in Southern California conducted by the California Department of Fish and Wildlife identified only six or seven viable populations remaining from Ventura County south. Thus, each population is essential in maintaining this taxon in the wild in this area. [The onsite population of Southwestern Pond Turtle is considered regionally significant.](#)

Orange-throated Whiptail

Cnemidophorus hyperythrus beldingi

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: Former Federal Endangered Species Candidate, C2 (USFWS, 1996)

Distribution: Restricted to extreme southwestern California, where it ranges from Orange and Riverside Counties south into northern Baja California, Mexico

Habitat(s): Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. Occurs from sea level to about 1,800 feet MSL, occasionally higher on hot, south-facing slopes. Occurs in a variety of habitats: DCSS, CSCS, open chaparral, and xeric riparian areas. Primary requirements include the presence of termites, open areas for foraging and thermoregulation, and friable soils.

Status on Site: Several specimens reported from the site by REC biologists. This species typically occurs below 1,800 MSL; hence the observations could be of the more wide-spread *C. tigris*.

Comments: Relatively abundant where it still remains, although major portions of former range have been lost to urbanization and agricultural land conversions.

Coastal Western Whiptail

Cnemidophorus tigris multiscutatus

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: none

Federal status: Former Federal Endangered Species Candidate, C2 (USFWS, 1996)

Distribution: Cismontane areas of California from the Mexican Border to near central California

Habitat(s): Open areas in a variety of habitats; chaparral, sage scrub, desert scrub. Requires open areas and friable soils.

Status on Site: Numerous specimens observed onsite in association with open areas. Well distributed in flat areas and upland habitats on this property.

San Diego Ringneck Snake***Diadophis punctatus similis***

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Found mainly in San Diego County along the coast and into the Peninsular range, and southwestern San Bernardino County. Ranges south barely into northern Baja California

Habitat(s): Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands

Status on Site: Single specimen observed near the southwestern corner of the property beneath a rock on the slopes above Temescal Canyon Creek.

Coronado Skink***Eumeces skiltonianus interparietalis***

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: Former Federal Endangered Species Candidate, C2 (USFWS, 1996)

Distribution: San Diego County south through northern Baja California

Habitat(s): Resides in most upland habitats, including grassland, scrubs, chaparrals, and woodlands.

Status on Site: Two specimen observed on the eastern end of the property, with additional sightings in other areas of the site. Anticipated to be a relatively common resident species.

San Diego Coast Horned Lizard***Phrynosoma coronatum blainvillei***

Status: "Endangered" (SDHS, 1980)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Ventura County south into northern Baja California Norte. Specimens found from sea level to mountain elevations and down desert slopes.

Habitat(s): Open sage scrub, grassland, forested areas and chaparral.

Status On Site: Several adult and neonatal specimens observed in various areas of the site, most in association with flat, open areas where they could feed on harvester ants. Scats observed in other places onsite.

Comments: This species is relatively common onsite in flatter areas.

Two-striped Garter Snake***Thamnophis hammondi***

Listing: "Threatened" (SDHS, 1980)

County status: San Diego County Sensitive Animal List (DPLU, 2006), Group I Species

State status: "Species of Special Concern" (CDFG, 2008)

Federal status: none

Distribution: Western and central portions of San Diego County, California

Habitat(s): Aquatic and semi-aquatic environments, such as perennial and intermittent streams having rocky beds bordered by willow thickets or other dense vegetation and large sandy riverbeds

Status on Site: Many adult and juvenile specimens observed onsite in association with the livestock ponds and adjacent wet areas. Also observed in Temescal Canyon Creek at the southwestern corner of the property.

Monarch Butterfly***Danaus plexippus***

Listing: County status: San Diego County Sensitive Animal List (DPLU, 2006), Group II Species

Federal/State status: none

Distribution: Southern Canada south through all of the United States, Central America, and most of South America.

Habitat(s): The Monarch is a predominantly open country, frost-intolerant species whose range of breeding habitats is greatly dependent upon the presence of asclepiad flora (milkweeds). Monarchs require dense tree cover for overwintering, and the majority the present sites in California are associated with Eucalyptus trees.

Status on Site: Several specimens observed flying across Non-native Grassland on the western portion of the site during the 2009 field surveys.

Comments: The Monarch is famous for its annual migration. Adults overwinter in central Mexico and along the California coast. The annual Monarch migration is considered a "threatened phenomena" by the International Union for Conservation of Nature and Natural Resources. Overwintering sites in California and Mexico should be protected and conserved.

In addition to the special status species listed above, there are at least ~~five~~ six other special status species with a high probability of occurrence on the TM 5312 RPL3 project site in areas of suitable habitat (Tables 11 and 13). These are Cooper's Hawk (*Accipiter cooperii*), Sharp-shinned Hawk (*Accipiter striatus*), Coastal Rosy Boa (*Lichanura trivirgata roseofusca*), Northern Red Diamond Rattlesnake (*Crotalus ruber ruber*), San Diego Mountain Kingsnake (*Lampropeltis zonata pulchra*), and Large-blotched Salamander (*Ensatina eschscholtzi klauberi*). Most of these would be well-distributed onsite in association with all of the native habitats. Coastal Rosy Boas and San Diego Mountain Kingsnakes would be associated with rock outcrops during most of the year, foraging over larger areas during the mid-summer. Large-blotched Salamanders would be mostly restricted to areas of woodland, where they probably occur in the understory of moist downfall materials. The onsite populations of each of these species are not anticipated to be regionally significant, as all of these species occur throughout montane or cismontane San Diego County in areas of suitable habitat.

Habitat evaluations for each of the high-probability of occurrence special status species known from the vicinity (see Tables 11 and 13), but not detected, are discussed below. Also evaluated are three additional special status species; one additional rare bird and two additional rare butterflies. These are California Gnatcatcher (*Polioptila californica*), Laguna Mountains Skipper (*Pyrgus ruralis lagunae*), and Hermes Copper Butterfly (*Lycaena hermes*). These latter three species are of significant conservation concern in San Diego County, even though they are not specifically known from the vicinity of the Hosking Ranch project site.

Cooper's Hawk Habitat Evaluation

Cooper's Hawk (*Accipiter cooperii*) is a medium-sized raptor with red eyes, a black cap, blue-gray upper parts, and a dark gray to blackish back. The underparts are white with fine, thin, reddish bars, and the tail is blue-gray on top and pale beneath with bold black bands. Native to the North American continent and found from Southern Canada to Northern Mexico, this bird-hunting specialist occurs in various types of forests and woodlands, including riparian woodlands in dry country, open oak and piñon woodlands, and forested mountainous regions. Cooper's Hawk is considered a species of concern by the CDFW, although it would not qualify as an endangered or threatened species, and probably needs to be removed from the state species of concern list. The County of San Diego has placed this species on the Group 1 bird list.

Portions of the Hoskings Ranch site supports habitat that is highly suitable for Cooper's Hawk, and the property has a high probability of being "occupied" by this species. It is unusual that *A. cooperii* was not detected during any of the field surveys. However, It is expected that specimens will be found in association with major woodland areas throughout the property.

Sharp-shinned Hawk Habitat Evaluation

The Sharp-shinned Hawk (*Accipiter striatus*) is a small raptor that closely resembles a small Cooper's Hawk. Both species have red eyes, a black cap, blue-gray upper parts, and a dark gray to blackish back. Sharp-shinned Hawks occur throughout a large part of North America, and populations in the northern part of the range migrate south and spend the non-breeding season (winter) in the southern U.S., Mexico, and Central America. Resident populations exist in temperate parts of the U.S., Canada, Mexico, and some parts of the Caribbean. In San Diego County, *A. striatus* is considered a winter migrant, moving south to our area in September and generally departing to the northern part of the continent in March. The County of San Diego has placed this species on the Group 1 bird list.

Portions of the Hoskings Ranch site supports habitat that is highly suitable for Sharp-shinned Hawk, and the property has a high probability of being "occupied" by this species during migration. Although specimens were not observed, it is expected that specimens could be found in association with brushy or wooded areas throughout the property.

Coastal Rosy Boa Habitat Evaluation

Coastal Rosy Boa is a heavy-bodied snake with smooth shiny scales and a blunt tail. Most specimens have three poorly-defined irregular darkish stripes over a brown, gray, olive-gray, bluish-gray or brownish background. Flecks of the stripe color are usually present in the ground color. Some specimens appear uniformly dark or almost unicolor. Coastal Rosy Boa is considered a species of concern by the USFWS and the CDFW, although it would not qualify as an endangered or threatened species. The County of San Diego has placed this species on the Group 2 reptile list. This uncommon species is found on both sides of the peninsular range, occurring from sea level to at least 5,000 feet in dry areas. Specimens can be found in association with various habitats including sage scrub, chaparral, and oak woodlands, usually in the vicinity of rock outcrops.

Portions of the Hoskings Ranch site supports habitat that is highly suitable for Coastal Rosy Boa, and the site has a high probability of being "occupied" by this secretive species. It is anticipated that specimens would be found in association with major rock outcrops at the site's lower elevations, particularly below Daley Flat.

Northern Red Diamond Rattlesnake Habitat Evaluation

Northern Red Diamond Rattlesnake (*Crotalus ruber ruber*) is a heavy-bodied, venomous pit viper, with a thin neck and a large, triangular-shaped head. Specimens are somewhat variable in ground color, ranging from pinkish brown to reddish tan to brick red. Light-edged, diamond-shaped blotches run down the center of the back, and the tail is boldly

marked with alternating black and white rings. Northern Red Diamond Rattlesnake is a state species of concern. This distinctive species occurs from southern San Bernardino County south through northern Baja California, Mexico where it resides in many xeric habitats, especially chaparral and coastal sage scrub near rock outcrops. The County of San Diego has placed this species on the Group 2 reptile list.

Portions of the Hoskings Ranch site supports habitat that is highly suitable for Northern Red Diamond Rattlesnake, and the site has a high probability of being “occupied” by this species. It is anticipated that specimens would be found in association with major rock outcrops at the site’s lower elevations, particularly below Daley Flat.

San Diego Mountain Kingsnake Habitat Evaluation

San Diego Mountain Kingsnake (*Lampropeltis zonata pulchra*) is a colorful, medium-sized, relatively slender snake with a head not much wider than the cylindrical body. Specimens have black, red, and off-white, yellowish, or grayish-white rings or bands that circle the body. The State of California has listed the San Diego Mountain Kingsnake as a California Species of Special Concern, meaning that it is fully-protected from “take” under the CFGC. The County of San Diego has placed this species on the Group 2 reptile list. San Diego Mountain Kingsnake is restricted to higher elevations in San Diego County, occurring in the Laguna, Cuyamaca, Palomar, Volcan, and Hot Springs Mountains. Specimens can be found in association with various habitats including coniferous forest and oak-pine woodlands in the vicinity of exposed rock outcrops.

The Hoskings Ranch site supports habitat that is highly suitable for San Diego Mountain Kingsnake, and the site has a high probability of being “occupied” by this secretive species. It is anticipated that specimens would be found in association with major rock outcrops adjoining wooded areas at higher elevations.

Large-blotched Salamander Habitat Evaluation

The Large-blotched Salamander (*Ensatina eschscholtzi klauberi*) is an unmistakable, medium-sized species characterized by large, bright to dull orange or pinkish blotches on a darkish gray-black background. Specimens live in relatively cool, moist places beneath or within decaying logs or under rocks, becoming active on the surface during wet nights when air temperatures are moderate. During dry periods, they remain underground and become inactive during severe winter cold weather. The County of San Diego has placed this species on the Group 2 amphibian list.

The Hoskings Ranch site supports habitat that is highly suitable for Large-blotched Salamander, and the site has a high probability of being “occupied” by this secretive species. It is anticipated that specimens would be found in association with wooded areas, with downfall, and rock outcrops adjoining wooded areas. The author has observed specimens in the past on the adjoining property to the north and west.

California Gnatcatcher Habitat Evaluation

California Gnatcatcher (*Polioptila californica*), a federally-listed Threatened songbird, is known from habitat superficially similar to that found on this site. Gnatcatchers occur in coastal and interior areas of coastal sage and related scrub habitats typically dominated by California Sagebrush, Flat-top Buckwheat, Laurel Sumac (*Malosma laurina*), and other soft-woody shrubs. The scrub habitat on the TM 5312 RPL3 site is poorly developed, with a depauperate species mix and clear signs of a successional origin. Also, the elevations on the site (ca. 3,100 and 4,100 feet MSL) are well above those normally associated with California Gnatcatchers. Gnatcatchers normally occur below 1,800 feet MSL, with most populations below 1,000 feet. Finally, there are no locality records for this species from the immediate vicinity, with the nearest sighting several miles to the west at lower elevations. For these reasons, California Gnatcatcher is not expected to occur on this property.

Laguna Mountains Skipper Habitat Evaluation

Laguna Mountains Skipper (*Pyrgus ruralis lagunae*) is a small (~3 cm wingspan) subspecies of *P. ruralis* that is known to occur from higher elevation areas of San Diego County. This federally-listed Endangered Species is known from two areas in San Diego County – the meadows of Palomar Mountain and the Laguna Mountains. The larva of Laguna Mountains Skipper appears to feed primarily on *Horkelia clevelandii*, a plant in the rose family, or possibly related species, including *Potentilla glandulosa*. The adults also rely heavily on the larval host plant as nectar sources. The limiting factor in the distribution of Laguna Mountains Skipper is apparently the presence or absence of the larval host plants, particularly *Horkelia clevelandii*. This plant is essentially restricted to Montane Meadow habitats.

H. clevelandii was not seen during the directed botanical surveys of this site completed by REC in the spring of 2002 or during the spring rare plant surveys conducted in the spring of 2008, although *P. glandulosa* is occasional on the site in proximity to several of the Montane Meadow areas. No signs of Laguna Mountains Skipper were detected during the 2009 Quino Checkerspot Butterfly survey of the site, although Common Checkered Skipper (*Pyrgus communis*), a related form, was fairly wide-spread. However, it is acknowledged that a protocol flight season survey for the extremely rare Laguna Mountains Skipper was not conducted due to the lack of *H. clevelandii* and other factors, such as proximity to known localities and historical distribution. Laguna Mountains Skipper is not expected to occur on the TM 5312 RPL3 project site.

Hermes Copper Butterfly Habitat Evaluation

Hermes Copper Butterfly (*Lycaena hermes*) is a small, yellow and black butterfly endemic to San Diego County and adjacent Baja California, Mexico. This very restricted species has been proposed for federal listing under the federal Endangered Species Act. The County of San Diego has placed this species on the Group 1 insect list. Hermes Copper depends on mature stands of Redberry (*Rhamnus crocea*) as its only known larval host plant. *R. crocea* is commonly found in coastal sage scrub and chaparral habitats. Butterflies can be found where the host and nectar plants (*Eriogonum fasciculatum*, *Adenostoma fasciculatum*, *Toxicodendron diversilobum*, others) are intermixed or growing in close proximity to each other. Only 15 populations of the Hermes Copper are known to remain in existence in the United States, with an additional three populations presumed extant in Baja California.

Hoskings Ranch is not located in an area where Hermes Copper has been found, although the site supports both *Rhamnus* and various known nectar plants, including *E. fasciculatum*, *A. fasciculatum*, and *T. diversilobum*. In order to evaluate the probability of Hermes Copper Butterfly occurring on the Hoskings Ranch, a focused habitat evaluation was conducted in 2014. This focused on locating and mapping occurrences of *R. crocea* in proximity to the known nectar plants. Although *R. crocea* is reported from Hoskings Ranch by the original field surveyors, this was likely a misidentification. Three other, somewhat similar species are also reported from Hoskings; *R. californica* var. *californica* (probably *R. tomentella* ssp. *tomentella*), *R. ilicifolia*, and *R. pilosa*. None of these are known as host plants for Hermes Copper Butterfly, and the nearest vouchered location for *R. crocea* is many miles to the west at lower elevations. For these reasons, Hermes Copper Butterfly is not expected to occur on this property.

1.4.7 Wetlands/Jurisdictional Waters

The TM 5312 RPL3 property supports regionally-significant wetlands. All areas of the site that fall within the floodway of Orinoco Creek and Temescal Canyon Creek appear to qualify as supporting federal (ACOE-defined), state (CDFW-defined), and county (RPO) wetlands, as well as “waters of the State” and “waters of the United States”. Other wetlands/waters onsite include the ponds and surrounding environs and several ephemeral drainages that dissect the property, draining most upland areas.

A directed wetlands survey of the TM 5312 RPL3 property was conducted in November and December of 2003, in order to identify all onsite wetland areas. An updated RPO wetland survey was completed onsite in January, March, and April of 2010. A formal jurisdictional wetland delineation, pursuant to federal standards, has not been completed for the site. However, based on the results of the directed wetlands survey, portions of the site clearly qualify as county, state, and/or federal jurisdictional wetlands and “waters” (Figures 6 and 7). Approximately 78.43 acres of federal, state, and/or county wetlands and “waters” are present onsite, in the form of the Southern Coast Live Oak Riparian Forest, Riparian Scrub, Open Water, Emergent Wetland, Coastal and Valley Freshwater Marsh, Disturbed Wetland, and areas of the Non-native Grassland and Montane Meadow that support a predominance of hydrophytes. In many cases, the boundaries of these jurisdictional lands coincide or overlap. The current definitions utilized by these agencies with respect to wetlands regulation are as follows:

Federal Wetland Definitions

The federal regulations that implement Section 404 of the Clean Water Act (CWA), which was enacted in 1977, define “wetlands” as follows:

“Those areas that are inundated or saturated by surface or ground water (hydrology) at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation (hydrophytes) typically adapted for life in saturated soil conditions (hydric soils). Wetlands generally include swamps, marshes, bogs, and similar areas.” (40 CFR 232.2(r)).

Federal jurisdictional wetlands that are regulated by the ACOE under Section 404 of the CWA must exhibit all three of the above characteristics: hydrology, hydrophytes, and hydric soils (ACOE, 1987). Areas that may function as wetlands ecologically, but exhibit one or two of the three characteristics, do not currently qualify as federal jurisdictional wetlands, thus activities in these wetlands are not regulated under Section 404.

The ACOE also regulates the discharge of dredge and/or fill material into non-wetland “waters of the United States”.

The term “waters of the United States” is defined by Corps regulations at 33 CFR Part 328.3 9(a) as:

- 1) *All waters that are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;*
- 2) *All interstate waters including interstate wetlands;*
- 3) *All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
(i) which are or could be used by interstate or foreign travelers for recreational or other purposes; or
(ii) from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
(iii) which are used or could be used for industrial purpose by industries in interstate commerce;*
- 4) *All impoundments of waters otherwise defined as waters of the United States under the definition;*
- 5) *Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;*
- 6) *The territorial seas;*
- 7) *Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1)-(6) of this section.*

The ACOE also takes jurisdiction in non-tidal “waters” when wetlands are not present according to the ordinary high water mark (OHWM). This is defined as:

“...that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.”

State Wetland Definitions

According to the definition used by the CDFW, wetlands are *"lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water,"* and they exist where any one of the following conditions are present:

- A) *Predominantly undrained hydric soils (soils with low concentrations of oxygen in the upper layers during the growing season);*
- B) *a predominance, at least periodically, of hydrophytic plants (plants that have adapted to the low availability of oxygen and others stresses in saturated soils);*
- C) *a nonsoil substrate (such as a rocky shore) that is saturated with water or covered by shallow water each year at some point during the growing season.*

The California version of CWA is the Porter-Cologne Act, which established the State Water Resources Control Board (SWRCB) and the California Regional Water Quality Control Boards (CRWQCB) to oversee use and protection of the "waters of the state". In California, all surface waters and groundwater are "waters of the state".

County Wetland Definitions

The County of San Diego's recently amended (2007) RPO defines "Wetlands" as follows:

- (1) *Lands having one or more of the following attributes are "wetlands":*
 - (aa) *At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);*
 - (bb) *The substratum is predominantly undrained hydric soil; or*
 - (cc) *An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.*
- (2) *Notwithstanding paragraph (1) above, the following shall not be considered "Wetlands":*
 - (aa) *Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:*
 - (i) *Have negligible biological function or value as wetlands;*
 - (ii) *Are small and geographically isolated from other wetland systems;*
 - (iii) *Are not Vernal Pools; and,*
 - (iv) *Do not have substantial or locally important populations of wetland dependent sensitive species.*
 - (bb) *Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Land Use:*
 - (i) *Have negligible biological function or value as wetlands even if restored to the extent feasible; and,*
 - (ii) *Do not have substantial or locally important populations of wetland dependent sensitive species.*

According to the most recent version of the "County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Biological Resources" (DPLU, 2010), the County now recognizes "non-wetland waters of the U.S." as a County-regulated resource, requiring mitigation for impacts to this resource at a 1-to-1 ratio.

County Wetland Discussion

Areas of the site that qualify as RPO wetlands are shown on Figures 6 and 7, as are areas of state and/or federal jurisdictional wetlands and “waters” that do not qualify as RPO wetlands.

Portions of the site that qualify as RPO wetlands are those areas that exhibit one or more of the characteristics specified in the RPO: a predominance of hydrophytes, a substratum that is predominantly undrained hydric soil, and/or an ephemeral or perennial stream whose substratum is predominantly non-soil and that contributes substantially to the biological functions or values of wetlands in the drainage system. The RPO wetlands onsite are mainly limited to the southern portions of the property, in association with floodways of Temescal Canyon Creek and Orinoco Creek, as well as some of their more significant tributaries. Two of the five livestock ponds present onsite also qualify as RPO wetlands, as these ponds hold water year-round and also support a predominance of hydrophytes, as indicated by Coastal and Valley Freshwater Marsh/Emergent Wetland, around their edges. As mentioned above, areas of the Non-native Grassland and Montane Meadow onsite are dominated by herbaceous hydrophytes, including various species of rush, sedge (*Carex*, *Cyperus*), dock (*Rumex*), and others. These hydrophytic areas qualify as RPO wetlands because they support a predominance of hydrophytes and may also support undrained hydric soils. These areas are found mainly on the eastern end of the site.

The majority of the drainages onsite consist of upland swales that have a well-defined “bed and bank” and/or OHWM, but do not support a predominance of hydrophytes, a substratum that is predominantly undrained hydric soil, and/or an ephemeral or perennial stream whose substratum is predominantly non-soil and that contributes substantially to the biological functions or values of wetlands in the drainage system. These drainages are unvegetated or support a predominance of upland species, and their substrata consist of loamy soil. These drainages therefore do not qualify as RPO wetlands. Three of the five livestock ponds onsite do not fit the definition of an RPO wetland because they hold water only on a seasonal basis and are significantly disturbed by cattle trampling. Therefore, these ponds do not support a predominance of hydrophytes, hydric soils, or an ephemeral or perennial stream.

Description of Onsite Wetlands

The onsite wetlands are composed of those areas that support Southern Coast Live Oak Riparian Forest, Riparian Scrub, Open Water, Emergent Wetland, Coastal and Valley Freshwater Marsh, Disturbed Wetland, and areas of the Montane Meadow and Non-native Grassland that are dominated by hydrophytes. The dominant plant species in these areas are listed above in Section 1.4.2. Wildlife species present include a diversity of riparian birds, fish, amphibians, invertebrates, and others.

The wetland habitats on the TM 5312 RPL3 can be described in terms of disturbance, canopy cover, species diversity, and connectivity to offsite wetland habitat. As mentioned previously, Orinoco Creek and Temescal Canyon Creek, which run along the southern portions of the property, support very high-value habitat with only limited signs of disturbance. The vegetative canopy is open to closed, and the species diversity (with respect to hydrophytes) is relatively high. The floodplain of the creeks is of local and regional importance, particularly with

respect to wildlife corridor function, as habitat connectivity to upstream and downstream hydrological units is present unbroken to the east and west. Both of these drainages lead to the San Diego River. Orinoco Creek and Temescal Canyon Creek are locally and regionally important waterways. They provide corridors for wildlife movement and a nursery site for various native birds and amphibians. Additionally, portions of Orinoco Creek and one of its tributaries are known to support Cuyamaca Meadowfoam, a state-listed Endangered Species.

The other onsite wetland areas, including the ponds, various ephemeral drainages, and hydrophytic areas of Non-native Grassland and Montane Meadow, vary in terms of disturbance, canopy cover, species diversity, and connectivity to offsite habitat. The ponds vary between well vegetated and poorly vegetated, with the best quality ponds being surrounded by a closed canopy of willows and oaks. The various lateral drainages that cross the property from the north also support diverse habitats and exhibit ultimate connectivity to the San Diego River. Most of these are undisturbed beneath a closed canopy, albeit narrow and linear, and thus of lesser biological significance. The hydrophytic areas of Non-native Grassland and Montane Meadow are characterized by a dense thatch of herbaceous hydrophytes. The species diversity in these areas is moderate, and they exhibit minor disturbance due to cattle grazing and some trampling. The majority of the hydrophytic areas of Non-native Grassland and Montane Meadow exhibit ultimate hydrological connectivity to the San Diego River.

Wetland functions, including biophysical benefits, such as groundwater recharge and discharge, flow alteration, sediment stabilization, erosion control, toxicant retention, nutrient removal and cycling, and wildlife habitat for diversity and abundance, are provided by most of the wetland areas on the TM 5312 RPL3 site. Flood control functioning is generally limited to the floodway of Temescal Canyon Creek.

1.4.8 Habitat Connectivity, Wildlife Corridors, and Nursery Sites

The TM 5312 RPL3 site provides both locally important and regionally important wildlife corridors. Local corridors facilitate wildlife movement from nesting or sheltering areas to nearby sources of food, water, or similar daily necessities. Regional corridors provide movement areas between large habitat blocks, facilitating animal migration on a larger scale. The southern portions of the TM 5312 RPL3 property function as part of a significant regional wildlife corridor, facilitating wildlife movement from the east to the west along Temescal Canyon Creek and adjoining areas. Local wildlife corridors also exist onsite along the various ephemeral drainages. These consist of slopes and canyons supporting upland vegetation. These corridors allow wildlife to move from upland areas on the northern side of the property to the regional corridors along Temescal Canyon Creek and adjoining areas.

The regional significance of the TM 5312 RPL3 property and surrounding lands can be discussed in terms of linkage, habitat connectivity, and wildlife movement. As discussed previously, the TM 5312 RPL3 property is located partially within and adjoining the Cleveland National Forest. The site is undeveloped and is generally surrounded by undisturbed lands to the northwest, west, and southwest. Rural residential development is also located in the vicinity of the property, particularly to the north, east, and southeast. The Cleveland National Forest links vast natural areas from Lake Morena in southern San Diego County to Palomar Mountain near the northern

border of San Diego County. Therefore, the entire project site and surrounding undeveloped lands function as part of this significant, large-scale, regional wildlife linkage.

Many of the native and naturalized habitats on the project site exhibit offsite connectivity with additional large areas of habitat. In particular, this includes the Chaparral, Woodland, and Herbaceous Upland habitats. The Wetland and Scrub habitats exhibit a lesser degree of offsite connectivity, although the Wetland habitat includes Temescal Canyon Creek and Orinoco Creek, which both function as important, regionally-significant wildlife corridors.

The entire TM 5312 RPL3 property and adjoining undeveloped areas are utilized for regional wildlife movement. Signs of wildlife movement, including scats, tracks, and game trails, were observed in many parts of the site. Wildlife movement is facilitated by the varied terrain of the property, which includes ridges, canyons, steep slopes, drainages, and flat, open areas. Large mammals tend to prefer open ridges, roads, and tracks to avoid areas of extremely dense brush or difficult terrain. Wildlife shelters in areas of dense brush or in areas with a heavy cover. Canyons and drainages are anticipated to be subject to a greater degree of wildlife movement, as wildlife tends to be funneled into canyon bottoms. Areas near the onsite livestock ponds are likely subject to a high degree of use by wildlife as well, as the ponds provide water and food sources for native wildlife species.

Many species of wildlife are dependent on the ecological functions provided by the TM 5312 RPL3 property. Mammals using the local and regional wildlife corridors on the TM 5312 RPL3 site include small, resident species, such as various rodents and lagomorphs, along with large animals, such as Mule Deer (*Odocoileus hemionus*) and Mountain Lion (*Felix concolor*). Scores of riparian obligate and other birds, reptiles, and amphibians are also anticipated to use the corridors present on the project site.

Reproduction areas (nursery sites) for many species include the onsite creeks, densely brush-covered or wooded hillsides, the ponds, and the surrounding environs.

1.5 Applicable Regulations

Implementation of the TM 5312 RPL3 project is subject to discretionary environmental review in compliance with CEQA, the RPO, FESA, the HLP Ordinance, the CWA and other applicable environmental regulations. The purpose of this review is to ensure that the project will not result in significant, adverse, unmitigated impacts to the environment. In this case, it applies specifically to endangered species, protected habitats, wetlands, and other sensitive biological resources.

2.0 PROJECT EFFECTS

Measurable impacts would result from the development of TM 5312 RPL3 property. Direct impacts result from the removal of habitat, plants, and animals from the site through future grading and brushing, clearing, or thinning for fire

protection purposes, agriculture, etc. These direct impacts are considered permanent because they result in a conversion of habitats to landscaped areas, structures, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near a project site. These are not the direct result of grading or development, but are the result of changes in land use as a by-product of adjacency. Examples of indirect impacts include the introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects". Certain areas of the site are considered "impact neutral". These are areas that, while in protected open space, cannot be used to offset project impacts because they are avoided by ordinance. These "impact neutral" areas are potentially subject to edge effects, although management of the open space will minimize this. All potential project-related impacts (direct, indirect, and cumulative) were evaluated as a part of this assessment.

2.1 Habitat Impacts

Anticipated impacts to habitats were calculated by determining the acreage of each habitat affected by proposed site development, including future grading, estimated fire clearing, road and home construction, and agriculture. These are summarized below in Table 4. As mentioned above, the total development area of the site is 207.0 acres. An additional 27.3 acres of impacts could occur to the root zones of oak trees that will be preserved in open space but that are within 50 feet of proposed development (Figure 14). The project contains 100 foot Limited Building Zones (LBZs) measured outward from all areas of open space. The first 50 feet of the LBZ will be conditioned as an oak root zone which will prevent any ground disturbances. As discussed above, all habitats on the proposed 5.0-acre fire station lot are also considered impacted. As mentioned previously, grazing will be allowed as a part of the TM 5312 RPL3 project in compliance with provisions of the California Land Conservation Act contract. Certain areas/habitat-types are appropriate for low-density grazing and others are not. Riparian areas are generally unsuitable for grazing, although limited access to unvegetated cattle ponds is an acceptable land-use. Habitats which are best suited for grazing include the Herbaceous Uplands (NNG, MM) as well as the Oak Woodlands (CLOW, OW, EOW, MCBC) to a lesser degree. The latest research indicates that the Herbaceous Upland habitat-types are tolerant of grazing to the extent of actually requiring this activity to maintain floristic diversity. Grazing limits recruitment by aggressive Eurasian forbs and grasses while permitting native forbs and grasses to persist. Habitats which are not ideally suited for grazing include the Chaparrals (CC and SMC), Scrubs (DCSS, FTB, and CSCS), and the riparian Wetlands (SCLORF, RS, CVFM, EW, DW). These habitats can suffer a significant loss of recruitment as a result of grazing.

Consolidated Project Alternative

Implementation of the Consolidated Project Alternative would also result in measurable impacts to habitats. These are summarized below in Table 5. Under the Consolidated Project Alternative, the total development area of the site would be 199.9 acres. Oak root zone impacts associated with the Consolidated Project Alternative total 30.0 acres (Figure 15). Habitats on the proposed 5.0-acre fire station lot are also considered impacted. Grazing will be allowed as a part of the Consolidated Project Alternative as an option by the owner of the 709-acre lot known as Lot 34). Certain areas/habitat-types are appropriate for low-density grazing and others are not. Riparian areas are generally unsuitable for grazing, although limited access to unvegetated cattle ponds is an acceptable land-use. Habitats which are best suited for grazing include the Herbaceous Uplands (NNG, MM) as well as the Oak Woodlands (CLOW, OW, EOW, MCBC) to a lesser degree. The latest research indicates that the Herbaceous Upland habitat-types are tolerant of

grazing to the extent of actually requiring this activity to maintain floristic diversity. Grazing limits recruitment by aggressive Eurasian forbs and grasses while permitting native forbs and grasses to persist. Habitats which are not ideally suited for grazing include the Chaparrals (CC and SMC), Scrubs (DCSS, FTB, and CSCS), and the Wetlands (SCLORF, RS, CVFM, EW, DW). These habitats can suffer a significant loss of recruitment as a result of grazing.

2.2 Species Impacts

Thirty-three special status species were detected on the TM 5312 RPL3 project site: San Diego Milk-vetch, Banner Dudleya, San Diego Gumplant, Cuyamaca Meadowfoam, Engelmann Oak, Velvety False Lupine, Grasshopper Sparrow, Golden Eagle, Great Blue Heron, Red-shouldered Hawk, Swainson's Hawk, Green Heron, Turkey Vulture, Northern Harrier, White-tailed Hawk, [California](#) Horned Lark, Blue-gray Gnatcatcher, Western Bluebird, Bewick's Wren, Barn Owl, Mountain Lion, Bobcat, San Diego Desert Woodrat, Mule Deer, Silvery Legless Lizard, Southwestern Pond Turtle, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, Two-striped Garter Snake, San Diego Coast Horned Lizard, Coastal Western Whiptail, and Monarch Butterfly. [Five-Six](#) additional special status species have a high probability of occurring onsite: Cooper's Hawk, Sharp-shinned Hawk, Coastal Rosy Boa, Northern Red Diamond Rattlesnake, [San Diego Mountain Kingsnake](#), and Large-blotched Salamander. All resident special status species, as well as non-sensitive species, could be directly and/or indirectly impacted by the project. As mentioned, direct impacts result from the actual removal of plants and animals from the site as a product of the removal of their habitat. Indirect impacts would primarily consist of edge effects impacting natural areas onsite and adjoining offsite areas that are utilized by the resident plant and animal species.

Consolidated Project Alternative

All resident special status and non-special status species could be directly and/or indirectly impacted by the Consolidated Project Alternative.

2.3 Impacts to Wildlife Corridors, Linkages and Nursery Sites

The TM 5312 RPL3 project will have some significant adverse impacts on wildlife corridors, linkages, or nursery sites. However, the project preserves the regional wildlife corridor functions along Orinoco Creek and Temescal Canyon Creek, as well as local corridors along all of the site's lateral drainages and ponds. Reproduction areas (nursery sites) are also being conserved via the protection of the creeks, most of the hillsides, the ponds, and the surrounding environs.

Consolidated Project Alternative

The Consolidated Project Alternative would also have some adverse impacts to wildlife corridors, linkages, and nursery sites. However, the Consolidated Project Alternative would preserve a very large block of habitat on the western and southern portions of the site, including the regional wildlife corridor along Temescal Canyon Creek and many local corridors along the site's lateral drainages and ponds. Reproduction areas (nursery sites) would also be conserved via the protection of the creeks, most of the hillsides, the ponds, and the surrounding environs.

Table 4a. Habitat Impacts – Primary Project

Habitat	Existing Acres	Development Impact Acres	OSE Vacation Impact Acres	Grazing Impact Acres	“Impact Neutral” Acres
<u>Southern Mixed Chaparral</u>	117.5	12.6	0.00	0.00	26.9
<u>Chamise Chaparral</u>	96.9	0.8	0.00	0.00	12.7
<u>Diegan Coastal Sage Scrub</u>	40.6	3.8	0.00	0.00	1.5
<u>Flat-top Buckwheat</u>	71.4	12.8	0.00	0.00	6.0
<u>Coastal Sage–Chaparral Scrub</u>	38.3	0.00	0.00	0.00	23.8
<u>Coast Live Oak Woodland</u>	175.8	4.6	0.00	0.00	51.8
<u>Engelmann Oak Woodland</u>	246.0	45.9	2.2	0.00	44.2
<u>Mixed Oak Woodland</u>	115.0	15.3	0.00	0.00	45.4
<u>Mixed Oak/.../Coulter</u>	8.7	0.8	0.00	0.00	2.8
<u>Non-native Grassland</u>	375.8	102.8	1.3	0.00	13.8
<u>Montane Meadow</u>	76.3	7.3	0.00	0.00	2.3
<u>Southern CLO Riparian Forest</u>	49.53	0.00	0.00	0.00	47.54
<u>Open Water</u>	0.07	0.00	0.00	0.00	0.00
<u>CVF Marsh/Emergent Wetland</u>	0.85	0.00	0.00	0.00	0.17
<u>Riparian Scrub</u>	3.21	0.25	0.00	0.00	2.96
<u>Disturbed Wetland</u>	0.07	0.00	0.00	0.00	0.00
<u>Urban/Developed Habitat</u>	0.8	0.00	0.00	0.00	0.00
<u>Totals (rounded)</u>	1416.8	207.0	3.5	0.00	281.9

Table 4b. Species Impacts - Primary Project

Species/County List or Group	Estimated Population on Site	Mitigation Type Required	Percent Impacted	Percent Preserved	Mitigation Provided
San Diego Milk-vetch – List A	280 specimens	Species-based	none	100%	OSE avoidance
Banner Dudleya – List C	hundreds	Habitat-based	5%	95%	OSE avoidance
San Diego Gumplant – List A	10,000+	Species-based	15%	85%	OSE avoidance
Cuyamaca Meadowfoam – List A	50 specimens	Species-based	none	100%	OSE avoidance
Engelmann Oak – List D	thousands	Habitat-based	15%	85%	OSE avoidance
Velvety False Lupine – List A	thousands	Species-based	none	100%	OSE avoidance
Grasshopper Sparrow– Group I	three specimens	Species-based	15%	85%	OSE avoidance
Golden Eagle (foraging) – Group I	one specimen	Species-based	10%	90%	OSE avoidance
Great Blue Heron– Group II	several	Habitat-based	1%	99%	OSE avoidance
Red-shouldered Hawk – Group I	several	Species-based	none	100%	OSE avoidance
Swainson’s Hawk	unknown	Species-based	10%	90%	OSE avoidance
Green Heron – Group II	one specimen	Habitat-based	1%	99%	OSE avoidance
Turkey Vulture – Group I	10+ specimens	Species-based	10%	90%	OSE avoidance
Northern Harrier– Group I	several	Species-based	10%	90%	OSE avoidance
White-tailed Kite – Group I	unknown	Species-based	10%	90%	OSE avoidance
Cooper’s Hawk – Group I	(anticipated)	Species-based	7%	93%	OSE avoidance
Sharp-shinned Hawk – Group I	(anticipated)	Species-based	10%	90%	OSE avoidance
California Horned Lark– Group II	several	Habitat-based	15%	85%	OSE avoidance
Blue-gray Gnatcatcher - none	one specimen	n/a	n/a	n/a	n/a
Western Bluebird	100+	Habitat-based	10%	90%	OSE avoidance
Bewick’s Wren – none	undetermined	n/a	n/a	n/a	n/a
Barn Owl– Group II	several	Habitat-based	10%	90%	OSE avoidance
Mountain Lion– Group II	one specimen	Habitat-based	10%	90%	OSE avoidance
Bobcat - none	undetermined	n/a	n/a	n/a	n/a
San Diego Desert Woodrat– Group II	undetermined	Habitat-based	10%	90%	OSE avoidance
Mule Deer – Group II	numerous	Habitat-based	10%	90%	OSE avoidance
Silvery Legless Lizard – Group II	one specimen	Habitat-based	10%	90%	OSE avoidance
Southwestern Pond Turtle – Group I	one specimen	Species-based	none	100%	OSE avoidance
Large-blotched Salamander– Group I	(anticipated)	Species-based	15%	85%	OSE avoidance
San Diego Ringneck Snake– Group II	one specimen	Habitat-based	10%	90%	OSE avoidance
Orange-throated Whiptail– Group II	(misidentification)	n/a	n/a	n/a	n/a
Coastal Rosy Boa– Group II	(anticipated)	Species-based	10%	90%	OSE avoidance
Red Damond Rattlesnake– Group II	(anticipated)	Species-based	10%	90%	OSE avoidance
Coronado Skink– Group II	two specimens	Habitat-based	10%	90%	OSE avoidance
Two-striped Garter Snake – Group I	numerous	Species-based	1%	99%	OSE avoidance
San Diego Coast Horned Lizard – Group II	several	Habitat-based	10%	90%	OSE avoidance
Coastal Western Whiptail – Group II	numerous	Habitat-based	10%	90%	OSE avoidance
San Diego Mountain Kingsnake– Group II	(anticipated)	Species-based	10%	90%	OSE avoidance
Monarch Butterfly – Group II	several	Habitat-based	10%	90%	OSE avoidance

Table 5a. Habitat Impacts – Consolidated Project Alternative

Habitat	Existing Acres	Development Impact Acres	OSE Vacation Impact Acres	Grazing Impact Acres	“Impact Neutral” Acres
<u>Southern Mixed Chaparral</u>	117.5	2.0	0.00	0.00	26.9
<u>Chamise Chaparral</u>	96.9	0.00	0.00	0.00	12.7
<u>Diegan Coastal Sage Scrub</u>	40.6	1.0	0.00	0.00	1.5
<u>Flat-top Buckwheat</u>	71.4	18.1	0.00	0.00	6.0
<u>Coastal Sage–Chaparral Scrub</u>	38.3	0.00	0.00	0.00	23.8
<u>Coast Live Oak Woodland</u>	175.8	6.3	0.00	0.00	51.6
<u>Engelmann Oak Woodland</u>	246.0	35.5	1.0	0.00	42.4
<u>Mixed Oak Woodland</u>	115.0	14.1	0.00	0.00	45.3
<u>Mixed Oak/.../Coulter</u>	8.7	1.8	0.00	0.00	2.8
<u>Non-native Grassland</u>	375.8	103.9	1.3	0.00	9.5
<u>Montane Meadow</u>	76.3	17.0	0.00	0.00	1.1
<u>Southern CLO Riparian Forest</u>	49.53	0.00	0.00	0.00	47.54
<u>Open Water</u>	0.07	0.00	0.00	0.00	0.00
<u>CVF Marsh/Emergent Wetland</u>	0.85	0.00	0.00	0.00	0.17
<u>Riparian Scrub</u>	3.21	0.25	0.00	0.00	2.96
<u>Disturbed Wetland</u>	0.07	0.00	0.00	0.00	0.00
<u>Urban/Developed Habitat</u>	0.8	0.00	0.00	0.00	0.00
Totals (rounded)	1416.8	199.9	2.3	0.00	274.3

Table 5b. Species Impacts – Consolidated Project Alternative

Species/County List or Group	Estimated Population on Site	Mitigation Type Required	Percent Impacted	Percent Preserved	Mitigation Provided
San Diego Milk-vetch – List A	280 specimens	Species-based	none	100%	OSE avoidance
Banner Dudleya – List C	hundreds	Habitat-based	5%	95%	OSE avoidance
San Diego Gumplant – List A	10,000+	Species-based	14%	86%	OSE avoidance
Cuyamaca Meadowfoam – List A	50 specimens	Species-based	none	100%	OSE avoidance
Engelmann Oak – List D	thousands	Habitat-based	9%	91%	OSE avoidance
Velvety False Lupine – List A	thousands	Species-based	none	100%	OSE avoidance
Grasshopper Sparrow– Group I	three specimens	Species-based	14%	86%	OSE avoidance
Golden Eagle (foraging) – Group I	one specimen	Species-based	12%	88%	OSE avoidance
Great Blue Heron– Group II	several	Habitat-based	1%	99%	OSE avoidance
Red-shouldered Hawk – Group I	several	Species-based	12%	88%	OSE avoidance
Swainson's Hawk	unknown	Species-based	12%	88%	OSE avoidance
Green Heron – Group II	one specimen	Habitat-based	1%	99%	OSE avoidance
Turkey Vulture – Group I	10+ specimens	Species-based	12%	88%	OSE avoidance
Northern Harrier– Group I	several	Species-based	12%	88%	OSE avoidance
White-tailed Kite – Group I	unknown	Species-based	12%	88%	OSE avoidance
Cooper's Hawk – Group I	(anticipated)	Species-based	8%	92%	OSE avoidance
Sharp-shinned Hawk – Group I	(anticipated)	Species-based	12%	88%	OSE avoidance
<u>California</u> Horned Lark– Group II	several	Habitat-based	14%	86%	OSE avoidance
Blue-gray Gnatcatcher - none	one specimen	n/a	n/a	n/a	n/a
Western Bluebird	100+	Habitat-based	12%	88%	OSE avoidance
Bewick's Wren – none	undetermined	n/a	n/a	n/a	n/a
Barn Owl– Group II	several	Habitat-based	12%	88%	OSE avoidance
Mountain Lion– Group II	one specimen	Habitat-based	12%	88%	OSE avoidance
Bobcat - none	undetermined	n/a	n/a	n/a	n/a
San Diego Desert Woodrat– Group II	undetermined	Habitat-based	12%	88%	OSE avoidance
Mule Deer – Group II	numerous	Habitat-based	12%	88%	OSE avoidance
Silvery Legless Lizard – Group II	one specimen	Habitat-based	12%	88%	OSE avoidance
Southwestern Pond Turtle – Group I	one specimen	Species-based	none	100%	OSE avoidance
Large-blotched Salamander– Group I	(anticipated)	Species-based	14%	86%	OSE avoidance
San Diego Ringneck Snake– Group II	one specimen	Habitat-based	12%	88%	OSE avoidance
Orange-throated Whiptail– Group II	(misidentification)	n/a	n/a	n/a	n/a
Coastal Rosy Boa– Group II	(anticipated)	Species-based	12%	88%	OSE avoidance
Red Diamond Rattlesnake– Group II	(anticipated)	Species-based	12%	88%	OSE avoidance
Coronado Skink– Group II	two specimens	Habitat-based	12%	88%	OSE avoidance
Two-striped Garter Snake – Group I	numerous	Species-based	1%	99%	OSE avoidance
San Diego Coast Horned Lizard – Group II	several	Habitat-based	12%	88%	OSE avoidance
Coastal Western Whiptail – Group II	numerous	Habitat-based	12%	88%	OSE avoidance
<u>San Diego Mountain Kingsnake– Group II</u>	<u>(anticipated)</u>	<u>Species-based</u>	<u>12%</u>	<u>88%</u>	<u>OSE avoidance</u>
Monarch Butterfly – Group II	several	Habitat-based	12%	88%	OSE avoidance

3.0 SPECIAL STATUS SPECIES

3.1 Guidelines for the Determination of Significance

Impacts to Special Status Species associated with the TM 5312 RPL3 project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The determination of impact significance is based on the following criteria:

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Any of the following conditions would be considered significant:

- 3.1.A *The project would impact one or more individuals of a species listed as federally or state endangered or threatened.*
- 3.1.B *The project would impact the regional long-term survival of a County Group A or B plant species, or a County Group I animal species, or a species listed as a state Species of Special Concern.*
- 3.1.C *The project would impact the regional long-term survival of a County Group C or D plant species or a County Group II animal species.*
- 3.1.D *The project may impact Arroyo Toad aestivation or breeding habitat.*
- 3.1.E *The project would impact Golden Eagle habitat.*
- 3.1.F *The project would result in a loss of functional foraging habitat for raptors.*
- 3.1.G *The project would increase noise and/or nighttime lighting to a level above ambient proven to adversely affect sensitive species.*
- 3.1.H *The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or an area that supports multiple wildlife species.*
- 3.1.I *The project would increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species.*
- 3.1.J *The project would impact nesting success of sensitive animals (as listed in the Guidelines for Determining Significance) through grading, clearing, modification, and/or noise generating activities such as construction*

3.2 Analysis of Project Effects

The TM 5312 RPL3 project will result in direct and indirect impacts to Special Status Species that are **significant, but mitigable** pursuant to the following significance guidelines:

- 3.1.A. The project could indirectly impact Swainson’s Hawk, a state-listed Threatened Species, and Cuyamaca Meadowfoam, a state-listed Endangered Species. Indirect impacts to Swainson’s Hawk would include impacts to foraging habitat for this species. However, at least 90% of this species’ habitat would be preserved onsite. The entire onsite population (100%) of Cuyamaca Meadowfoam would be protected in open space. However, in the absence of protective measures, the onsite foraging habitat for Swainson’s Hawk and resident population of Cuyamaca Meadowfoam could be impacted by edge effects.
- 3.1.B The project could directly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern (these species cannot move out of harm’s way):
San Diego Gumplant – This species is well-distributed over the flatter areas of the property. Because 85% of the site will be preserved in open space, including approximately 85% of the site’s flatter areas associated with Coastal Sage Scrub, Non-native Grassland, Flat-top Buckwheat, and Montane Meadow,

it can be assumed that at least 85% of the onsite population of this species will also be preserved in open space.

Two-striped Garter Snake – The project will impact a very small amount of habitat that supports this species and potentially a very small number of garter snakes. However, at least 99% of this species and its habitat will be preserved onsite.

Large-blotched Salamander – The project will impact habitat that could support this species and potentially a small number of salamanders. However, at least 85% of this species' habitat will be preserved onsite.

The project could indirectly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern (these species can move out of harm's way or are 100% in open space):

Velvety False Lupine – One hundred percent of the onsite population of this species will be preserved in open space. However, in the absence of protective measures, the onsite population could be impacted by edge effects.

San Diego Milk-vetch – The entire onsite population of this species will be protected in open space. However, in the absence of protective measures, the onsite population could be impacted by edge effects

Grasshopper Sparrow – The project will impact Grasshopper Sparrow foraging and nesting habitat. However, at least 85% of this species' habitat will be preserved onsite.

Golden Eagle – The project will impact Golden Eagle foraging habitat. However, at least 90% of this species' foraging habitat will be preserved onsite. Nesting habitat is not present onsite.

Red-shouldered Hawk – The project will impact Red-shouldered Hawk foraging and nesting habitat. However, at least 90% of this species' habitat will be preserved onsite.

Turkey Vulture – The project will impact Turkey Vulture foraging habitat. However, at least 90% of this species' habitat will be preserved onsite.

Northern Harrier – The project will impact Northern Harrier habitat. However, at least 90% of this species' habitat will be preserved onsite.

White-tailed Kite – The project will impact White-tailed Kite foraging and nesting habitat. However, at least 90% of this species' habitat will be preserved onsite.

Southwestern Pond Turtle – This species is not expected to occur in any of the areas proposed for development. However, in the absence of protective measures, project implementation could indirectly impact this species and its habitat through edge effects.

Cooper's Hawk – The project could impact potential Cooper's Hawk foraging and nesting habitat. However, at least 93% of this species' habitat will be preserved onsite.

Sharp-shinned Hawk – The project could impact potential Sharp-shinned Hawk foraging and nesting habitat. However, at least 90% of this species' habitat will be preserved onsite.

The direct and indirect impacts described above are all relatively minor compared to the amount of habitat and specimens of each special status species that will be preserved onsite. Therefore, it is expected that project implementation will not affect the long-term regional survival of any of these species.

3.1.C The project could directly impact the following County Group C or D plant species or County Group II animal species (these species cannot move out of harm's way):

Banner Dudleya – Approximately 5% of the onsite population of this species will be impacted by the project, leaving approximately 95% of the onsite population preserved in open space.

Engelmann Oak – Approximately 45.9 acres (or 19%) of the onsite population of this species will be impacted by the project, leaving 200.1 acres (or 81%) of the onsite population preserved in open space.

San Diego Desert Woodrat – The project could impact habitat that supports this species and potentially a small number of woodrats. However, at least 90% of this species and its habitats will be preserved onsite.

Silvery Legless Lizard – The project will impact habitat that supports this species and potentially a small number of legless lizards. However, at least 90% of this species and its habitat will be preserved onsite.

Orange-throated Whiptail – The observation of this species probably represents a misidentification. However, if present, the project would impact habitat that supports this species and potentially a small number of whiptails. However, at least 90% of this species' habitat will be preserved onsite.

San Diego Ringneck Snake – The project will impact habitat that supports this species and potentially a small number of ringnecks. However, at least 90% of this species and its habitat will be preserved onsite.

Coronado Skink – The project will impact habitat that supports this species and potentially a small number of skinks. However, at least 90% of this species and its habitat will be preserved onsite.

San Diego Coast Horned Lizard – The project will impact habitat that supports this species and potentially a small number of horned lizards. However, at least 90% of this species and its habitat will be preserved onsite.

Coastal Western Whiptail – The project will impact habitat that supports this species and potentially a small number of whiptails. However, at least 90% of this species and its habitat will be preserved onsite.

Coastal Rosy Boa – The project will impact habitat that could support this species and potentially a small number of rosy boas. However, at least 90% of this species and its habitat will be preserved onsite.

Northern Red Diamond Rattlesnake – The project will impact habitat that could support this species and potentially a small number of rattlesnakes. However, at least 90% of this species and its habitat will be preserved onsite.

San Diego Mountain Kingsnake – The project will impact habitat that could support this species and potentially a small number of kingsnakes. However, at least 90% of this species and its habitat will be preserved onsite

The project could indirectly impact the following County Group C or D plant species or County Group II animal species (these species can move out of harm's way):

Great Blue Heron – The project will impact Great Blue Heron habitat. However, at least 99% of this species' habitat will be preserved onsite.

Green Heron – The project will impact Green Heron habitat. However, at least 99% of this species' habitat will be preserved onsite.

California Horned Lark – The project will impact California Horned Lark foraging and nesting habitat. However, at least 85% of this species' habitat will be preserved onsite.

Western Bluebird – The project will impact Western Bluebird foraging and nesting habitat. However, at least 90% of this species' habitat will be preserved onsite.

Barn Owl – The project will impact Barn Owl foraging and nesting habitat. However, at least 90% of this species' habitat will be preserved onsite.

Mountain Lion – The project will impact Mountain Lion habitat. However, at least 90% of this species' habitat will be preserved onsite.

Mule Deer – The project will impact Mule Deer habitat. However, at least 90% of this species' habitat will be preserved onsite.

Monarch Butterfly – The project will impact Monarch Butterfly habitat. However, at least 90% of this species' habitat will be preserved onsite.

The direct and indirect impacts described above are all relatively minor, compared to the amount of habitat and specimens of each special status species that will be preserved onsite. Therefore, it is not expected that project implementation will affect the regional long-term survival of any of these species with mitigation.

- 3.1.E The project could directly and indirectly impact Golden Eagle foraging habitat. Nesting habitat is not present onsite. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the loss and fragmentation of a measurable amount (207.0 acres) of Golden Eagle foraging habitat. Golden Eagle is declining in San Diego County and is highly sensitive to human activity.
- 3.1.F The project could result in the loss of up to 207.0 acres of potential foraging habitat for the site's resident and potentially resident raptor species, including Golden Eagle, Swainson's Hawk, Red-shouldered Hawk, and White-tailed Kite. However, this loss is not sufficient to result in regionally-significant, adverse impacts to raptor foraging. This is because the project preserves approximately 1209.8 acres of potential raptor foraging habitat, which will allow the onsite raptor species to continue to forage onsite. Furthermore, many species of raptors forage in agricultural areas, so the conversion

of portions of the site to agriculture will not necessarily constitute a loss of the raptor foraging habitat value of these areas.

- 3.1.I The project could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect special status species. Increased human use of the site could result in access, predation and/or competition impacts to special status species.
- 3.1.J The project could impact nesting success of special status animals through future grading, clearing, modification, and/or noise generating activities, such as construction. The conversion of 207.0 acres of the site that are currently in a natural, mostly-undisturbed state to development (homes, roads, etc) would clearly impact the nesting success of the special status animals present on the site.

The TM 5312 RPL3 project will result in **less than significant impacts** to Special Status Species under the following significance guidelines:

- 3.1.H The 1,416.8-acre Hoskings Ranch constitutes a core wildlife area according to the County's definition due to its size and the number of sensitive wildlife species that occur onsite. The Project has been designed to avoid impacts to 85% of this core wildlife area by preserving large blocks of generally contiguous habitat that encompasses many of the most biologically significant areas in 1,209.8 acres of managed biological open space easements. County guideline 3.1.H states that "alteration of any portion of a core habitat could only be considered less than significant if a biologically-based determination can be made that the project would not have a substantially adverse effect on the core area and the species it supports". Because the project preserves 85% of the Hoskings Ranch core wildlife area, County policy as defined in the Guidelines for Determining Significance - Biological Resources indicates that impacts are less than significant.

The TM 5312 RPL3 project will result in **no impacts** to Special Status Species under the following significance guidelines:

- 3.1.D Arroyo Toad aestivation or breeding habitat is not found on this site.
- 3.1.G The project will not increase noise and/or nighttime lighting to a level that has been proven to adversely affect special status species because project density is very low (0.02 dwelling units per acre). Minimum lot size is 40 acres, so noise or lighting effects will be dispersed. Additionally, the project will conform to the Dark Sky Ordinance.

Consolidated Project Alternative

The Consolidated Project Alternative would result in direct and indirect impacts to Special Status Species that are **significant, but mitigable** pursuant to the following significance guidelines:

- 3.1.A. The Consolidated Project Alternative could indirectly impact Swainson's Hawk, a state-listed Threatened Species, and Cuyamaca Meadowfoam, a state-listed Endangered Species. Indirect impacts to Swainson's Hawk would include impacts to foraging habitat for this species. However, at least 88% of this species' habitat would be preserved onsite. The entire onsite population (100%) of Cuyamaca Meadowfoam would be protected in open space. However, in the absence of protective measures, the onsite foraging habitat for Swainson's Hawk and resident population of Cuyamaca Meadowfoam could be impacted by edge effects.
- 3.1.B The Consolidated Project Alternative could directly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern (these species cannot move out of harm's way):

San Diego Gumplant – This species is well-distributed over the flatter areas of the property. Approximately 78% of the site's flatter areas associated with Coastal Sage Scrub, Non-native Grassland, Flat-top Buckwheat, and Montane Meadow will be preserved in open space. Therefore, it can be assumed that at least 78% of the onsite population of this species will also be preserved in open space.

Two-striped Garter Snake – The project would impact a very small amount of habitat that supports this species and potentially a very small number of garter snakes. However, at least 99% of this species and its habitat would be preserved onsite.

Large-blotched Salamander – The project would impact habitat that could support this species and potentially a small number of salamanders. However, at least 85% of this species and its habitat would be preserved onsite.

The Consolidated Project Alternative could indirectly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern (these species can move out of harm's way or are 100% in open space):

Velvety False Lupine – One hundred percent of the onsite population of this species would be preserved in open space. One hundred percent of the onsite population of this species will be preserved in open space. However, in the absence of protective measures, the onsite population could be impacted by edge effects.

San Diego Milk-vetch – The entire onsite population of this species would be protected in open space. However, in the absence of protective measures, the onsite population of San Diego Milk-vetch could be impacted by edge effects

Grasshopper Sparrow – The Consolidated Project Alternative would impact Grasshopper Sparrow foraging and nesting habitat. However, at least 78% of this species' habitat would be preserved onsite.

Golden Eagle – The Consolidated Project Alternative would impact Golden Eagle foraging habitat. However, at least 88% of this species' foraging habitat would be preserved onsite. Nesting habitat is not present onsite.

Red-shouldered Hawk – The Consolidated Project Alternative would impact Red-shouldered Hawk foraging and nesting habitat. However, at least 88% of this species' habitat would be preserved onsite.

Turkey Vulture – The Consolidated Project Alternative would impact Turkey Vulture foraging habitat. However, at least 88% of this species' habitat would be preserved onsite.

Northern Harrier – The Consolidated Project Alternative would impact Northern Harrier habitat. However, at least 88% of this species' habitat would be preserved onsite.

White-tailed Kite – The Consolidated Project Alternative would impact White-tailed Kite foraging and nesting habitat. However, at least 88% of this species' habitat would be preserved onsite.

Southwestern Pond Turtle – This species is not expected to occur in any of the areas proposed for development. However, in the absence of protective measures, project implementation could indirectly impact this species and its habitat through edge effects.

Cooper's Hawk – The Consolidated Project Alternative could impact potential Cooper's Hawk foraging and nesting habitat. However, at least 92% of this species' habitat would be preserved onsite.

Sharp-shinned Hawk – The Consolidated Project Alternative could impact potential Sharp-shinned Hawk foraging and nesting habitat. However, at least 88% of this species' habitat will be preserved onsite.

The direct and indirect impacts described above are all relatively minor, compared to the amount of habitat and specimens of each special status species that would be preserved onsite. Therefore, these impacts would not affect the long-term regional survival of any of these species, and they are considered less than significant with mitigation.

3.1.C The Consolidated Project Alternative could directly impact the following County Group C or D plant species or County Group II animal species (these species cannot move out of harm's way):

Banner Dudleya – Approximately 5% of the onsite population of this species will be impacted by the project, leaving approximately 95% of the onsite population preserved in open space.

Engelmann Oak – Approximately 35.5 acres (or 14%) of the onsite population of this species would be impacted by the Consolidated Project Alternative, leaving 210.5 acres (or 86%) of the onsite population preserved in open space.

San Diego Desert Woodrat – The Consolidated Project Alternative could impact habitat that supports this species and potentially a small number of woodrats. However, at least 88% of this species and its habitats would be preserved onsite.

Silvery Legless Lizard – The Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of legless lizards. However, at least 88% of this species and its habitat would be preserved onsite.

Orange-throated Whiptail – The observation of this species probably represents a misidentification. However, if present, the Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of whiptails. However, at least 88% of this species' habitat would be preserved onsite.

San Diego Ringneck Snake – The Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of ringnecks. However, at least 88% of this species and its habitat would be preserved onsite.

Coronado Skink – The Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of skinks. However, at least 88% of this species and its habitat would be preserved onsite.

San Diego Coast Horned Lizard – The Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of horned lizards. However, at least 88% of this species and its habitat would be preserved onsite.

Coastal Western Whiptail – The Consolidated Project Alternative would impact habitat that supports this species and potentially a small number of whiptails. However, at least 88% of this species and its habitat would be preserved onsite.

Coastal Rosy Boa – The Consolidated Project Alternative will impact habitat that could support this species and potentially a small number of rosy boas. However, at least 88% of this species and its habitat would be preserved onsite.

Northern Red Diamond Rattlesnake – The Consolidated Project Alternative will impact habitat that could support this species and potentially a small number of rattlesnakes. However, at least 88% of this species and its habitat would be preserved onsite.

San Diego Mountain Kingsnake – The Consolidated Project Alternative will impact habitat that could support this species and potentially a small number of kingsnakes. However, at least 88% of this species and its habitat will be preserved onsite.

The Consolidated Project Alternative could indirectly impact the following County Group C or D plant species or County Group II animal species (these species can move out of harm's way):

Great Blue Heron – The Consolidated Project Alternative would impact Great Blue Heron habitat. However, at least 99% of this species' habitat would be preserved onsite.

Green Heron – The Consolidated Project Alternative would impact Green Heron habitat. However, at least 99% of this species' habitat would be preserved onsite.

California Horned Lark – The Consolidated Project Alternative would impact California Horned Lark foraging and nesting habitat. However, at least 78% of this species' habitat would be preserved onsite.

Western Bluebird – The Consolidated Project Alternative would impact Western Bluebird foraging and nesting habitat. However, at least 88% of this species' habitat would be preserved onsite.

Barn Owl – The Consolidated Project Alternative would impact Barn Owl foraging and nesting habitat. However, at least 88% of this species' habitat would be preserved onsite.

Mountain Lion – The Consolidated Project Alternative would impact Mountain Lion habitat. However, at least 88% of this species' habitat would be preserved onsite.

Mule Deer – The Consolidated Project Alternative would impact Mule Deer habitat. However, at least 88% of this species' habitat would be preserved onsite.

Monarch Butterfly – The Consolidated Project Alternative would impact Monarch Butterfly habitat. However, at least 88% of this species' habitat would be preserved onsite.

The direct and indirect impacts described above are all relatively minor, compared to the amount of habitat and specimens of each special status species that would be preserved onsite. Therefore, these impacts would not affect the regional long-term survival of any of these species, and they are considered less than significant with mitigation.

- 3.1.E The Consolidated Project Alternative could directly and indirectly impact Golden Eagle foraging habitat. Nesting habitat is not present onsite. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the loss and fragmentation of a measurable amount (199.9 acres) of Golden Eagle foraging habitat. Golden Eagle is declining in San Diego County and is highly sensitive to human activity.

- 3.1.F The Consolidated Project Alternative could result in the loss of up to 199.9 acres of potential foraging habitat for the site's resident and potentially resident raptor species. However, this loss is not sufficient to result in regionally-significant, adverse impacts to raptor foraging. This is because the Consolidated Project Alternative would preserve approximately 1216.9 acres of potential raptor foraging habitat, which will allow the onsite raptor species to continue to forage onsite.
- 3.1.I The Consolidated Project Alternative could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect special status species. Increased human use of the site could result in access, predation and/or competition impacts to special status species.
- 3.1.J The Consolidated Project Alternative could impact nesting success of special status animals through future grading, clearing, modification, and/or noise generating activities, such as construction. The conversion of 199.9 acres of the site that are currently in a natural, mostly-undisturbed state to development (agriculture, homes, roads, etc) would clearly impact the nesting success of the special status animals present on the site.

The Consolidated Project Alternative will result in **less than significant impacts** to Special Status Species under the following significance guidelines:

- 3.1.H The 1,416.8-acre Hoskings Ranch constitutes a core wildlife area according to the County's definition due to its size and the number of sensitive wildlife species that occur onsite. The Consolidated Project Alternative has been designed to avoid impacts to 86% of this core wildlife area by preserving large blocks of generally contiguous habitat that encompasses many of the most biologically significant areas in 1,209.8 acres of managed biological open space easements. County guideline 3.1.H states that "alteration of any portion of a core habitat could only be considered less than significant if a biologically-based determination can be made that the project would not have a substantially adverse effect on the core area and the species it supports". Because the project preserves 86% of the Hoskings Ranch core wildlife area, County policy as defined in the Guidelines for Determining Significance - Biological Resources indicates that impacts are less than significant.

The Consolidated Project Alternative would result in **no impacts** to Special Status Species under the following significance guidelines:

- 3.1.D Arroyo Toad aestivation or breeding habitat is not found on this site.
- 3.1.G The Consolidated Project Alternative would not increase noise and/or nighttime lighting to a level that has been proven to adversely affect special status species because project density is fairly low (0.16 dwelling units per acre). Minimum lot size is 8.0 acres, so noise or lighting effects will be dispersed. Additionally, the Consolidated Project Alternative will conform to the Dark Sky Ordinance.

3.3 Cumulative Impact Analysis

A cumulative study area extending approximately two miles south, southeast, and northeast, and one mile north and west of the TM 5312 RPL3 project site was selected (Figure 11). This area was selected to encompass wildlife movement corridors and habitat connectivity between the site and its surroundings. Six other proposed projects in the cumulative study area were identified as having biological impacts that may include Special Status Species. These are MUP 77-113 (Julian Sanitation District Sprayfield), TPM 19932 (Ortega 4-lot Subdivision), SP

02-029 (Behen Single Family Dwelling), TPM 20253 (Sauter 5-lot Subdivision), TPM 20571 (Learn 5-lot Subdivision), and TPM 20474 (Klucewich Trust 4-lot Subdivision). The potential impacts associated with each of these projects are listed in Table 12. These projects are limited in scale and they avoid extensive impacts to Special Status Species by design. Most impacts to Special Status Species associated with these projects would consist of impacts to native habitat with the potential to support Special Status Species. It should be noted that TPM 19932 supports Velvety False-Lupine. However, the TPM 19932 project proposes an open space easement to avoid impacts to this Special Status Species.

Cumulative impacts to Special Status Species associated with the other proposed projects within the cumulative study area are not significant because the impact areas are limited in scale and the projects will not significantly impact large numbers of Special Status Species. Furthermore, although Special Status Species will be directly and indirectly impacted by the TM 5312 RPL3 project, mitigation reducing impacts to a level that is below significance will ensure that approval of the TM 5312 RPL3 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Consolidated Project Alternative

The same cumulative study area that was selected for the TM 5312 RPL3 project applies to the Consolidated Project Alternative as well. As discussed above, cumulative impacts to Special Status Species associated with the other proposed projects within the cumulative study area are not significant because the impact areas are limited in scale and the projects will not significantly impact large numbers of Special Status Species. The Consolidated Project Alternative would directly or indirectly impact Special Status Species. However, mitigation reducing impacts to a level that is below significance would ensure that approval of the Consolidated Project Alternative would not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

3.4 Mitigation Measures and Design Considerations

Impacts to Special Status Species shall be mitigated for through the preservation of the most biologically significant areas (supporting most specimens of the Special Status Species residing on this site) in open space, which will be protected under an open space easement that is dedicated to the County of San Diego. This mitigation measure will require the preparation and approval of a Resource Management Plan (Attachment A - Conceptual Resource Management Plan) and a Conservation Grazing Management Plan (CGMP - Attachment G).

The Resource Management Plan (RMP) shall designate areas for biological preservation, eliminate future unauthorized intrusion into biologically sensitive areas, and maintain long-term habitat viability. The preparation of an RMP and the implementation of recommendations contained within this document shall be made a Condition of Project Approval. The RMP will contain guidelines for the biological monitoring, perpetual stewardship, maintenance, funding, and overall management of the open space. The plan will include, but not be limited to, methods to control

human and animal encroachment, weed abatement, vegetation monitoring, special status species monitoring, and restrictions to recreational use of the open space. Habitat supporting the special status species known from the site, including the following Group A and B: Plants San Diego Milk-vetch, San Diego Gumplant, Cuyamaca Meadowfoam, Velvety False Lupine, and the following Group C and D plants: Banner Dudleya, and Engelmann Oak. The following Group I and II animals will also be conserved: Grasshopper Sparrow, Golden Eagle, Great Blue Heron, Red-shouldered Hawk, Swainson's Hawk, Green Heron, Turkey Vulture, Northern Harrier, White-tailed Hawk, [California](#) Horned Lark, Blue-gray Gnatcatcher, Western Bluebird, Bewick's Wren, Barn Owl, Mountain Lion, Bobcat, San Diego Desert Woodrat, Mule Deer, Silvery Legless Lizard, Southwestern Pond Turtle, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, Two-striped Garter Snake, San Diego Coast Horned Lizard, Coastal Western Whiptail, Monarch Butterfly, Cooper's Hawk, Sharp-shinned Hawk, Coastal Rosy Boa, Northern Red Diamond Rattlesnake, [San Diego Mountain Kingsnake](#), and Large-blotched Salamander, all of which are Special Status Species and others that could occur onsite (Tables 10 and 11), will be conserved in the open space easement areas, and the RMP will contain provisions to ensure long-term viability of the habitat for these and potentially other special status species. [The onsite population of Southwestern Pond Turtle, in particular, is considered regionally significant. Therefore, the onsite population will be managed and monitored as part of the project's RMP.](#) The plan will specify remediation as necessary, in perpetuity, to maintain habitat viability. Certain unavoidable losses associated with a greater human presence in the vicinity of this property ("edge effects") will be minimized through implementation of the RMP and CGMP, including provisions to erect vehicular access barrier fencing and other measures. Access restriction will also minimize impacts to the viability of this recognized core wildlife area. Design features of the project include the preservation of large blocks of habitat along the western and southern property boundaries. This will maintain connectivity between the onsite habitats and undeveloped, high value offsite habitat areas. The focus development is in the site's northeast corner in proximity to offsite developed areas. Finally, the project design maintains a minimum of 400 feet of separation between adjacent clusters of development. This will further minimize impacts to special status species.

The Conservation Grazing Management Plan contains site-specific conservation measures and practices that address multiple resource concerns on areas where grazing related activities or practices will be planned and applied. This includes a discussion of climate, water resources, geology, special physical features, soils, erosion, hydrology, surface water drainage, and water quality along with grazing capacity, infrastructure, special management areas and hazards, ecosystem health, special habitats and feature characteristics, The CGMP identifies predicted effects and desired conditions, including the consequences of grazing and related management of special resources, non-grazing (but related) management of special resources, alternative feasible management scenarios, and timeline of management requirements of special resources affected by grazing. The Plan discusses sustainability, including integration with the regional socio-economic systems for long-term viability, and guidelines, incentives, and contingencies for all operations, Finally, the CGMP defines the monitoring of site conditions and the planned effects on resources related to grazing, including monitoring variables, methods, a schedule, evaluation standards and analysis, adaptation of management actions, and reporting.

In order to prevent potential impacts to the nesting success of special status animals, site brushing, grading, and/or the removal of native vegetation within 500 feet of any potential nesting location shall not take place during

the native bird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevent the “take” of eggs, nests, feathers, or other parts of most native bird species. 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 construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Development Services and the Wildlife Agencies for concurrence with the conclusions and recommendations.

Consolidated Project Alternative

Impacts to Special Status Species associated with the Consolidated Project Alternative would also be mitigated for through the preservation of the most biologically significant areas (supporting most specimens of the Special Status Species residing on this site) in open space, which would be protected under an open space easement that is dedicated to the County of San Diego. This mitigation measure would require the preparation and approval of an RMP and a CGMP. The RMP and CGMP would include all of the information discussed above, and the same design considerations, including access restriction, large block preservation, etc.

The Consolidated Project Alternative would also include the seasonal restrictions on site brushing, grading, and/or the removal of native vegetation in order to prevent potential impacts to the nesting success of special status animals, as described above.

3.5 Conclusions

Implementation of the proposed mitigation measures for either the primary project or the Consolidated Project Alternative will reduce the significance level of all significant impacts to special status species to **less than significant**.

4.0 RIPARIAN HABITATS (INCLUDING STATE AND COUNTY WETLANDS AND “WATERS”) OR SENSITIVE NATURAL COMMUNITIES

4.1 Guidelines for the Determination of Significance

Impacts to Riparian Habitats (including State and County wetlands and “waters”) or Other Sensitive Natural Communities associated with the TM 5312 RPL3 project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The determination of impact significance is based on the following criteria:

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Any of the following conditions would be considered significant:

- 4.1.A *Project-related construction, grading, clearing, construction or other activities would temporarily or permanently remove sensitive native or naturalized habitat on or off the project site.*
- 4.1.B *Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by the State (CRWQCB and CDFW), or the County of San Diego (RPO): removal of vegetation; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.*
- 4.1.C *The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.*
- 4.1.D *The project would increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats.*
- 4.1.E *The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.*

4.2 Analysis of Project Effects

The TM 5312 RPL3 project will result in direct impacts to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities that are **significant, but mitigable** pursuant to the following significance guidelines:

- 4.1.A Project-related future construction, grading, clearing, or other activities will permanently remove sensitive native or naturalized habitat on the project site. That is, the project will directly impact 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub onsite.
- 4.1.B Project-related future construction, grading, clearing, or other activities will result in impacts to jurisdictional wetlands and/or riparian habitats, as defined by CRWQCB, CDFW, and/or the County of San Diego (RPO). This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. Hydrophytic areas of the Non-native Grassland, Montane Meadow, Riparian Scrub, and the Southern Coast Live Oak Riparian Forest that will be impacted by the project qualify as jurisdictional wetlands and/or riparian habitats. Although most of the site’s jurisdictional wetlands and riparian habitats will be protected in open space, certain relatively minor impacts (0.25 acre) to these features are unavoidable (see discussion in Section 5.0).
- 4.1.D The project could increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats. In the absence of preventative measures (i.e., fencing and signage designed to minimize edge effects), the development of the site could lead to the degradation of sensitive habitats onsite via increased human access, competition from domestic animals, the potential introduction of pests or exotic species, and other edge effects.

The TM 5312 RPL3 project will result in **no impacts** to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities under the following significance guidelines:

- 4.1.C The project will not draw down the groundwater table to the detriment of groundwater-dependent habitat. Groundwater-dependent plant species onsite are limited to large, deep-rooted California Sycamores, Western Cottonwoods (*Populus fremontii*), and willows. These trees are considered potentially phreatophytic insofar as they are potentially dependant on groundwater levels for long-term survival under extreme conditions. These trees are found only in association with the Southern Coast Live Oak Riparian Forest onsite. Because these trees are associated with drainages, it is likely that they are not actually using groundwater but have the potential to do so under extreme conditions. The potential phreatophytes are rare onsite, and most are small and likely not dependent on groundwater. Furthermore, none of the identified well sites in the site's groundwater report are located near any potential phreatophytes.

Although it is also found in the Southern Coast Live Oak Riparian Forest, Coast Live Oak is considered an upland species on this site. The remaining wetland habitats onsite (Riparian Scrub, Open Water, Coastal and Valley Freshwater Marsh/Emergent Wetland, Disturbed Wetland, and "wet" Montane Meadow) depend on persistent surface water flows, saturated surface soils, and/or elevated water tables, not groundwater. The plant species associated with these habitats have relatively shallow root systems and are not considered phreatophytes.

- 4.1.E The project includes wetland buffers that are adequate to protect the functions and values of existing wetlands See Section 4.4 for a discussion of the proposed wetland buffers.

Consolidated Project Alternative

The Consolidated Project Alternative would result in direct impacts to Riparian Habitats (Including State and County Wetlands and "Waters") or Other Sensitive Natural Communities that are **significant, but mitigable** pursuant to the following significance guidelines:

- 4.1.A Project-related future construction, grading, clearing, or other activities would permanently remove sensitive native or naturalized habitat on the project site and offsite. That is, the Consolidated Project Alternative would directly impact 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub.
- 4.1.B Project-related future construction, grading, clearing, or other activities would result in impacts to jurisdictional wetlands and/or riparian habitats, as defined by CRWQCB, CDFW and/or the County of San Diego (RPO). This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. Hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub that would be impacted by the Consolidated Project Alternative qualify as jurisdictional wetlands and/or riparian habitats. Although most of the site's jurisdictional wetlands and riparian habitats would be protected in open space, certain relatively minor impacts (0.25 acre) to these features are unavoidable (see discussion in Section 5.0).
- 4.1.D The Consolidated Project Alternative could increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats. In the absence of preventative measures (i.e., fencing and signage designed to minimize edge effects), the development of the site could lead to the degradation of sensitive habitats onsite via increased human access, competition from domestic animals, the potential introduction of pests or exotic species, and other edge effects.

The Consolidated Project Alternative will result in **no impacts** to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities under the following significance guidelines:

4.1.C The Consolidated Project Alternative would not draw down the groundwater table to the detriment of groundwater-dependent habitat. Groundwater-dependent plant species onsite are limited to large, deep-rooted California Sycamores, Western Cottonwoods (*Populus fremontii*), and willows. These trees are considered potentially phreatophytic insofar as they are potentially dependant on groundwater levels for long-term survival under extreme conditions. These trees are found only in association with the Southern Coast Live Oak Riparian Forest onsite. Because these trees are associated with drainages, it is likely that they are not actually using groundwater but have the potential to do so under extreme conditions. The potential phreatophytes are rare onsite, and most are small and likely not dependent on groundwater. Furthermore, none of the identified well sites in the site’s groundwater report are located near any potential phreatophytes.

Although it is also found in the Southern Coast Live Oak Riparian Forest, Coast Live Oak is considered an upland species on this site. The remaining wetland habitats onsite (Riparian Scrub, Open Water, Coastal and Valley Freshwater Marsh/Emergent Wetland, Disturbed Wetland, and “wet” Montane Meadow) depend on persistent surface water flows, saturated surface soils, and/or elevated water tables, not groundwater. The plant species associated with these habitats have relatively shallow root systems and are not considered phreatophytes.

4.1.E The Consolidated Project Alternative includes wetland buffers that are adequate to protect the functions and values of existing wetlands. See Section 4.4 for a discussion of the proposed wetland buffers.

4.3 Cumulative Impact Analysis

The TM 5312 RPL3 project will contribute to the cumulative loss of Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities. Project-related future construction, grading, clearing, or other activities will permanently remove sensitive native or naturalized habitat on the project site. That is, the project will directly impact 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub onsite. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub that will be impacted by the project qualify as State and County jurisdictional wetlands and/or riparian habitats; therefore, the project also includes measurable impacts to State and County jurisdictional wetlands and/or riparian habitats, as defined by CRWQCB, CDFW and the County of San Diego.

Other active projects in the cumulative study area that will impact some of the same Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities as the TM 5312 RPL3 project include MUP 77-113, SP 02-029, TPM 20253, TPM 20571, and TPM 20474. The potential impacts associated with each of these projects are listed in Table 12. MUP 77-113 will impact oaks and riparian habitat, SP 02-029 will impact 20 oak trees; TPM 20253 will impact Oak Chaparral and Mixed Montane Chaparral; TPM 20571 will impact Jeffrey Pine Forest, Mixed Montane Chaparral, and Snowberry/Buckwheat; and TPM 20474 will impact Chaparral, dry Montane Meadow, Mixed Oak Woodland, and Open Water. All of these projects will mitigate for

impacts to Riparian Habitats or Other Sensitive Natural Communities through the dedication of an open space easement, which will reduce these impacts to a level that is less than significant.

Furthermore, due to the extent of the Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities on the TM 5312 RPL3 site, as well as the fact that all impacts to these resources will be mitigated for to a level that is below significance, approval of the TM 5312 RPL3 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Consolidated Project Alternative

The Consolidated Project Alternative would contribute to the cumulative loss of Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities. Project-related future construction, grading, clearing, or other activities would permanently remove sensitive native or naturalized habitat onsite. That is, the Consolidated Project Alternative would directly impact 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub qualify as riparian habitats; therefore, the Consolidated Project Alternative also includes measurable impacts to riparian habitats, as defined by CDFW and the County of San Diego.

As discussed above, other projects in the cumulative study area that will impact some of the same Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities as the Consolidated Project Alternative include MUP 77-113, SP 02-029, TPM 20253, TPM 20571, and TPM 20474. All of these projects provide mitigation to reduce their impacts to a level that is less than significant. Furthermore, due to the extent of Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities onsite, as well as the fact that all impacts to these resources would be mitigated for to a level that is below significance, approval of the Consolidated Project Alternative would not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

4.4 Mitigation Measures and Design Considerations

Impacts to 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub will be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1 (Table 6). Mitigation will occur

onsite via the dedication of an open space easement. Impacts to riparian habitats (Including State and County Wetlands and "Waters") will be mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of State and County wetlands creation and the balance (a 2-to-1 ratio) consisting of State and County wetlands creation, restoration, and/or enhancement. This may occur either offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space.

The proposed onsite open space easement includes 104.9 acres of Southern Mixed Chaparral, 96.1 acres of Chamise Chaparral, 36.8 acres of Diegan Coastal Sage Scrub, Inland Form, 58.6 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 171.2 acres of Coast Live Oak Woodland, 200.1 acres of Engelmann Oak Woodland, 99.7 acres of Mixed Oak Woodland, 7.9 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 273.0 acres of Non-native Grassland, 69.0 acres of Montane Meadow, 49.53 acres of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96 acre of Riparian Scrub, and 0.07 acre of Disturbed Wetland that are available for use as mitigation for project impacts.

The proposed onsite open space easement contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.8 acres of Coast Live Oak Woodland, 44.2 acres of Engelmann Oak Woodland, 45.4 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 13.8 acres of Non-native Grassland, 2.3 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that are considered "impact neutral", as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 6).

The County's RPO requires that impacts to RPO wetlands be avoided except under certain extenuating circumstances. According to Section 86.604(a)(5) of the County's 2007 RPO:

Crossings of wetlands for roads, driveways or trails/pathways dedicated and improved to the limitations and standards under the County Trails Program, that are necessary to access adjacent lands, when all of the following conditions are met:

- (aa) There is no feasible alternative that avoids the wetland;*
- (bb) The crossings are limited to the minimum number feasible;*
- (cc) The crossings are located and designed in such a way as to cause the least impact to environmental resources, minimize impacts to sensitive species and prevent barriers to wildlife movement (e.g., crossing widths shall be the minimum feasible and wetlands shall be bridged where feasible);*
- (dd) The least-damaging construction methods are utilized (e.g., staging areas shall be located outside of sensitive areas, work shall not be performed during the sensitive avian breeding season, noise attenuation measures shall be included and hours of operation shall be limited so as to comply with all applicable ordinances and to avoid impacts to sensitive resources);*
- (ee) The applicant shall prepare an analysis of whether the crossing could feasibly serve adjoining properties and thereby result in minimizing the number of additional crossings required by adjacent development; and*
- (ff) There must be no net loss of wetlands and any impacts to wetlands shall be mitigated at a minimum ratio of 3:1 (this shall include a minimum 1:1 creation component, while restoration/enhancement of existing wetlands may be used to make up the remaining requirements for a total 3:1 ratio)...*

In the wetland buffer areas, permitted uses shall be limited to the following uses provided that there is no overall decrease in biological values and functions of the wetland or wetland buffer:

(1). *Improvements necessary to protect adjacent wetlands.*

(2). *All uses permitted in wetland areas.*

Although the project includes RPO wetland/buffer impacts in four locations, these improvements are allowable because they meet all of the above criteria, as shown below. That is, the proposed RPO wetland crossing has been limited to the number feasible to preserve an economically sound project design, and where feasible, the crossing has been designed to serve multiple lots. In the case of the proposed RPO wetland crossing, it has been determined that there is no feasible alternative that avoids the wetland. The proposed RPO wetland crossing has been located and designed in such a way as to minimize impacts to sensitive biological resources, including special status species and wildlife corridors. The least damaging construction methods will be utilized to construct the RPO wetland crossing. As discussed elsewhere in this report, staging areas will be located outside of sensitive areas, work will not be performed during the avian breeding season, noise attenuation measures will be included, and hours of operation will be limited so as to comply with all applicable ordinances and avoid impacts to sensitive resources. These measures will also be included in the RMP to be prepared as a Condition of Project Approval. Lastly, all impacts to RPO wetlands will be mitigated for at a 3-to-1 ratio, with no less than 1-to-1 of this total consisting of wetlands creation.

RPO Findings:

Point 1: Project's main entry road. An RPO wetland is impacted by the crossing. Impacts amount to approximately 0.06 acres. Previously the entry was farther north and crossed two channels. Impacts have been minimized by moving the entry to a point where the wetland converges into a single channel. The current design represents the environmentally superior option because it is consistent with the County's requirements for RPO crossings:

(aa) There is no feasible alternative. As described, all options have been weighed, and several previous, more impactful design were eliminated in favor of the current, less impactful alignment.

(bb) The crossing is limited to the least number feasible. The current design reduces the impact to a single crossing which provides the main entrance to the project.

(cc) The crossing proposed is located and designed in such a way as to cause the least impact to environmental resources because it has been placed at a point where the RPO wetland narrows and where grading can be minimized.

(dd) For all of the crossings, the least-damaging construction methods will be utilized. The project's RMP will regulate the management of the site's natural resources during construction and in perpetuity. The RMP will ensure that staging will not take place within sensitive areas, that work during the nesting or breeding seasons will not occur if nests/breeding would be disturbed, and that other measures as necessary will be implemented to avoid or minimize disturbance to natural resources.

(ee) For crossings 1, 3, and 4, the applicant has analyzed the possibilities for the crossing to serve adjoining properties. Properties east of the site could utilize the crossing as an escape route in the event of an emergency. Properties offsite to the northwest of the project boundary also will be able to utilize the crossing in the event of an emergency.

(ff) For all of the crossings, impacts will be mitigated at a 3:1 ratio, with a minimum of 1:1 creation.

Point 2: Driveway entry to Lot 8. This is part of a 200-foot wide RPO wetland buffer is impacted by the crossing. It is not feasible to avoid the impact because other sensitive resources would be impacted if the driveway were moved north. One crossing is the minimum number feasible for this lot. The crossing was designed to minimize impact by using the minimum width allowed by fire officials: 24 feet of pavement on a 28 foot graded surface. The minimum remaining buffer width is 100 feet, which extends for approximately 60 feet before widening back to 200 feet. While the crossing is not currently proposed to serve adjoining properties, the design does not preclude future access by adjoining properties. Therefore, the design meets all of the criteria for RPO crossings.

Point 3: A point where the main project entry road impacts the 50 foot wetland buffer associated with an RPO wetland north of the road. No wetland is directly impacted. A detention basin previously proposed in the wetland and wetland buffer has been moved, eliminating direct wetland impacts. The convergence of several resources in the area creates a significant design challenge. To the south, a Coast Live Oak buffer would be impacted by any relocation of the road to the southward. Also in the area to the south are steep slopes associated with a canyon. Therefore, it is not feasible to avoid the RPO buffer in this location. Crossings are limited to the minimum number feasible because this is the only main road through the project. The current project design represents the least impactful solution for the crossing. Therefore, the design meets all of the criteria for RPO crossings.

Point 4: A point where the main project entry road impacts approximately 0.03 acres of wetland that is located south of the road. The road alignment has been designed to minimize the impact, but some impacts are nonetheless unavoidable due to the presence of a steep, rocky hillside which also supports other sensitive resources to be avoided. Any redesign further to the north would require blasting into the hillside, which would result in unavoidable impacts to other sensitive resources. The design of the road in this location has been optimized to avoid impacts. Crossings are limited to the minimum number feasible because this is the only main road through the project. Therefore, this crossing meets all of the criteria for RPO crossings.

The County also requires buffers of at least 50 feet to protect all RPO wetlands. The County considers RPO wetlands and the habitat within RPO wetland buffers to be “impact neutral” and therefore unavailable for use as mitigation for project impacts. Furthermore, where oak woodland occurs adjacent to an RPO wetland, the County requires that the buffer be extended outward to include the entirety of the oak habitat (not to exceed 200 feet in width). Except where infeasible (see discussion above), the project is consistent with these requirements (Figures 6 and 7).

As discussed in detail in Section 3.4, above, a RMP and CGMP to address appropriate measures to mitigate project impacts to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities shall be prepared, approved, and implemented as a condition of project approval. The Plans will contain guidelines for the stewardship, maintenance (including grazing), biological monitoring, and overall funding and management of the onsite open space. The project also includes either the preparation and implementation of an approved Wetland Revegetation Plan (Attachment E – Outline - Conceptual Wetland Revegetation Plan) or offsite mitigation for project impacts to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities in approved mitigation bank in the area that the agencies would accept. The purpose of the Wetland Revegetation Plan (WRP) would be to guide the revegetation of degraded and disturbed areas of the

site with native wetland vegetation in order to mitigate for project impacts to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities including jurisdictional wetlands and “waters”. The WRP would identify standards, methodologies, and protocols that have demonstrated success in past revegetation projects. A concerted effort would be made to create suitable planting densities, species composition, and other related factors during the design of the WRP.

Project impacts to State and County Wetlands and “Waters” would be mitigated for at 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur offsite at a County-approved mitigation bank, if available, and/or onsite via habitat creation, restoration, and/or enhancement within the open space. Any onsite wetlands creation, restoration, and/or enhancement activities would be subject to County approval of a WRP. An RMP would also be prepared and approved as a condition of project approval. The RMP would contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the open space, including all areas of conserved State and County Wetlands and “Waters”.

Because the project would impact jurisdictional State and County Wetlands and “Waters”, it would likely be necessary to obtain certain regulatory agency permits prior to project development. It is recommended that the applicant consult with CRWQCB regarding Clean Water Certification (Section 401) and with the CDFW regarding a Section 1600 Streambed Alteration Agreement. As part of the process, these agencies would likely require that a formal jurisdictional wetland delineation be conducted and that a jurisdictional determination (JD) be processed in order to quantify all proposed project impacts to jurisdictional State and County Wetlands and “Waters”.

Consolidated Project Alternative

Impacts to 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub would be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1 (Table 7). Mitigation would occur both onsite, via the dedication of an open space easement, and offsite at a County-approved location. Impacts to riparian habitats and/or jurisdictional wetlands would be mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space.

The proposed onsite open space includes 115.5 acres of Southern Mixed Chaparral, 96.9 acres of Chamise Chaparral, 39.6 acres of Diegan Coastal Sage Scrub, Inland Form, 53.3 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 169.5 acres of Coast Live Oak Woodland, 210.5 acres of Engelmann Oak Woodland, 100.9 acres of Mixed Oak Woodland, 6.9 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 271.9 acres of Non-native Grassland, 59.3 acres of Montane Meadow, 49.53 acre of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96

acres of Riparian Scrub, and 0.07 acre of Disturbed Wetland that would be available for use as mitigation for project impacts.

The proposed onsite open space easement contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.6 acres of Coast Live Oak Woodland, 42.4 acres of Engelmann Oak Woodland, 45.3 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 9.5 acres of Non-native Grassland, 1.1 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that would be considered “impact neutral”, as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 7).

As for the TM 5312 RPL3 project, an RMP and CGMP would be prepared, approved, and implemented in order to address adequate mitigation for project impacts to Riparian Habitats (Including State and County Wetlands and “Waters”) or Other Sensitive Natural Communities. This would be made a condition of project approval. The Plans would contain guidelines for the stewardship, maintenance (including grazing), biological monitoring, and overall funding and management of the open space easement. The Consolidated Project Alternative also includes either the preparation and implementation of an approved Wetland Revegetation Plan (Attachment E – Outline - Conceptual Wetland Revegetation Plan) or offsite mitigation for project impacts to Riparian Habitats or Other Sensitive Natural Communities in approved mitigation bank in the area that the agencies would accept. The purpose of the Wetland Revegetation Plan (WRP) would be to guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for project impacts to Riparian Habitats or Other Sensitive Natural Communities including jurisdictional wetlands and “waters”. The WRP would identify standards, methodologies, and protocols that have demonstrated success in past revegetation projects. A concerted effort would be made to create suitable planting densities, species composition, and other related factors during the design of the WRP.

Impacts to State and County Wetlands and “Waters” would be mitigated for at 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur offsite at a County-approved mitigation bank, if available, and/or onsite via habitat creation, restoration, and/or enhancement within the open space. Any onsite wetlands creation, restoration, and/or enhancement activities would be subject to County approval of a WRP. An RMP would also be prepared and approved as a condition of project approval. The RMP would contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the open space, including all areas of conserved jurisdictional State and County Wetlands and “Waters”.

Because the Consolidated Project Alternative would impact jurisdictional State and County Wetlands and “Waters”, it would likely be necessary to obtain certain regulatory agency permits prior to project development. The applicant will probably be required to consult with CRWQCB regarding Clean Water Certification (Section 401) and with the CDFW regarding a Section 1600 Streambed Alteration Agreement. As part of the process, these agencies would likely require

that a formal jurisdictional wetland delineation be conducted and that a JD be processed in order to quantify all proposed project impacts to jurisdictional State and County Wetlands and "Waters".

Because the Consolidated Project Alternative includes impacts to RPO wetland/buffer in four locations it must also make the findings under Section 86.604(a)(5) of the County's RPO, listed above. The proposed RPO wetland crossing has been limited to the number feasible to preserve an economically sound project design and allow clustering of the proposed lots, which allows the Consolidated Project Alternative to preserve a larger area of the project site in open space. Where feasible, the crossing has been designed to serve multiple lots. In this case, it has been determined that there is no feasible alternative that avoids the wetland. The proposed RPO wetland crossing has been located and designed in such a way as to minimize impacts to sensitive biological resources, including special status species and wildlife corridors. The least damaging construction methods would be utilized to construct the RPO wetland crossing. Staging areas would be located outside of sensitive areas, work would not be performed during the avian breeding season, noise attenuation measures would be included, and hours of operation would be limited so as to comply with all applicable ordinances and avoid impacts to sensitive resources. These measures would also be included in the RMP that would be prepared as a condition of project approval. All impacts to RPO wetlands would be mitigated for at a 3-to-1 ratio, with no less than 1-to-1 of this total consisting of wetlands creation.

Lastly, the Consolidated Project Alternative would comply with the County's requirements regarding RPO wetland buffers (see findings above) to the maximum extent feasible.

4.5 Conclusions

Implementation of the proposed mitigation measures will reduce the significance level of all significant impacts to Riparian Habitats (Including State and County Wetlands and "Waters") or Other Sensitive Natural Communities associated with the TM 5312 RPL3 project or the Consolidated Project Alternative to **less than significant**.

5.0 FEDERAL JURISDICTIONAL WETLANDS AND WATERWAYS

5.1 Guidelines for the Determination of Significance

Impacts to Federal Jurisdictional Wetlands and Waterways ("waters") associated with the TM 5312 RPL3 project are assessed as being either "significant" or "less than significant", as defined by CEQA. The determination of impact significance is based on the following criteria:

Would the project have a substantial adverse effect on federally protected wetlands (or waters) as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?

Any of the following conditions would be considered significant:

- 5.1.A *Any of the following will occur to or within federal jurisdictional wetlands and/or waters as defined by ACOE: removal of vegetation; grading; obstruction or diversion of water flow; adverse change in*

velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.

- 5.1.B *The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.*
- 5.1.C *The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.*

5.2 Analysis of Project Effects

The TM 5312 RPL3 project will result in direct impacts to Federal Jurisdictional Wetlands and Waterways that are **significant, but mitigable** pursuant to the following significance guidelines:

- 5.1.A Project-related future construction, grading, clearing, or other activities will result in impacts to federal Jurisdictional Wetlands and Waterways as defined by ACOE. This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. The project will directly impact 0.14 acre Federal Jurisdictional Wetlands and Waterways. Although most of the site's jurisdictional wetlands will be protected in open space, certain relatively minor impacts to these features are unavoidable.

The TM 5312 RPL3 project will result in **no impacts** to Federal Jurisdictional Wetlands and Waterways under the following significance guidelines:

- 5.1.B The project will not draw down the groundwater table to the detriment of groundwater-dependent habitat (See discussion in Section 4.0).
- 5.1.C The project includes wetland buffers that are adequate to protect the functions and values of existing wetlands. To that end, the project has been designed to incorporate wetland buffers that extend at least 50 feet from the outer edge of all federal wetlands, except in the locations of the necessary road or driveway crossings. Federal wetlands and buffers will be protected from future fire clearing through the dedication of minimum 100-foot LBZs.

Consolidated Project Alternative

The Consolidated Project Alternative would result in direct impacts to Federal Jurisdictional Wetlands and Waterways that are **significant, but mitigable** pursuant to the following significance guidelines:

- 5.1.A Project-related future construction, grading, clearing, or other activities would result in impacts to Federal Jurisdictional Wetlands and Waterways as defined by ACOE. This would include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that could cause a measurable, adverse change in native species composition, diversity, and abundance. The Consolidated Project Alternative would directly impact 0.14 acre of Federal Jurisdictional Wetlands and Waterways. Although most of the site's Federal Jurisdictional Wetlands and Waterways would be protected in open space, certain relatively minor impacts to these features are unavoidable.

The Consolidated Project Alternative would result in **no impacts** to Federal Jurisdictional Wetlands and Waterways under the following significance guidelines:

- 5.1.B The Consolidated Project Alternative would not draw down the groundwater table to the detriment of groundwater-dependent habitat (See discussion in Section 4.0).
- 5.1.C The Consolidated Project Alternative includes wetland buffers that are adequate to protect the functions and values of existing wetlands. The Consolidated Project Alternative has been designed to incorporate wetland buffers that extend at least 50 feet from the outer edge of all federal wetlands wherever feasible. Federal wetlands and buffers would be protected from future fire clearing through the dedication of minimum 100-foot LBZs.

5.3 Cumulative Impact Analysis

The TM 5312 RPL3 project will contribute to the cumulative loss of Federal Jurisdictional Wetlands and Waterways. Project-related future construction, grading, clearing, or other activities will permanently affect Federal Jurisdictional Wetlands and Waterways on the project site. That is, the project will directly impact 0.14 acre of Federal Jurisdictional Wetlands and Waterways.

Other active projects within the cumulative study area that could contribute to the loss of Federal Jurisdictional Wetlands and Waterways within the cumulative study area include MUP 77-113 and TPM 20474. The potential impacts associated with each of these projects are listed in Table 12. MUP 77-113 could impact wetland-associated riparian habitat and run-off associated with the project could impact surface and groundwater. TPM 20474 will impact 0.3 acre of Open Water, which likely qualifies as Federal Jurisdictional Wetlands and Waterways. MUP 77-113 proposes open space to avoid impacts to riparian habitat, with 100-foot buffers around drainages and no surface run-off. TPM 20474 will mitigate for project impacts through the dedication of an onsite open space easement. Therefore, these projects either avoid impacts to Federal Jurisdictional Wetlands and Waterways or provide mitigation to reduce impacts to a level that is less than significant. No other projects within the cumulative study area are listed as impacting Federal Jurisdictional Wetlands and Waterways.

Furthermore, due to the extent of the federal wetlands on the TM 5312 RPL3 project site, as well as the fact that all impacts to Federal Jurisdictional Wetlands and Waterways will be mitigated for to a level that is below significance, approval of the TM 5312 RPL3 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Consolidated Project Alternative

The Consolidated project would contribute to the cumulative loss of Federal Jurisdictional Wetlands and Waterways. Project-related future construction, grading, clearing, or other activities would permanently affect Federal Jurisdictional Wetlands and Waterways onsite. That is, the Consolidated Project Alternative would directly impact 0.14 acre of Federal jurisdiction Wetlands and Waterways.

As discussed above, other active projects within the cumulative study area that could contribute to the loss of Federal Jurisdictional Wetlands and Waterways within the cumulative study area include MUP 77-113 and TPM 20474. These projects either avoid impacts or provide mitigation to reduce their impacts to a level that is less than significant. Furthermore, due to the extent of the Federal Jurisdictional Wetlands and Waterways onsite, as well as the fact that all impacts to Federal Jurisdictional Wetlands and Waterways would be mitigated for to a level that is below significance, approval of the Consolidated Project Alternative would not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

5.4 Mitigation Measures and Design Considerations

Impacts to the onsite Federal Jurisdictional Wetlands and Waterways resulting from implementation of either the project or the Consolidated Project Alternative will be mitigated for at 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This may occur offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space. Onsite wetlands creation, restoration, and/or enhancement activities shall be subject to the requirements of an approved WRP, as referenced in section 4.4. Also, as discussed in section 3.4, an RMP shall be prepared and approved as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the open space, including all areas of conserved Federal jurisdictional Wetlands and Waterways.

Because both the project and the Consolidated Project Alternative will impact Federal Jurisdictional Wetlands and Waterways, it will likely be necessary to obtain certain regulatory agency permits prior to project development. It is recommended that the applicant consult with ACOE regarding Clean Water Act Section 404 Permits. As part of this process, the ACOE will likely require that a formal jurisdictional wetland delineation be conducted and that a JD be processed in order to quantify all proposed project impacts to Federal Jurisdictional Wetlands and Waterways.

5.5 Conclusions

Implementation of the proposed mitigation measures will reduce the significance level of all significant impacts to Federal Jurisdictional Wetlands and Waterways associated with the TM 5312 RPL3 project or the Consolidated Project Alternative to **less than significant**.

6.0 WILDLIFE MOVEMENT AND NURSERY SITES

6.1 Guidelines for the Determination of Significance

Impacts to Wildlife Movement and Nursery Sites associated with the TM 5312 RPL3 project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The determination of impact significance is based on the following criteria:

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Any of the following conditions would be considered significant:

- 6.1.A *The project would prevent wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.*
- 6.1.B *The project would substantially interfere with connectivity between blocks of habitat, or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.*
- 6.1.C *The project would create artificial wildlife corridors that do not follow natural movement patterns.*
- 6.1.D *The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site specific analysis of wildlife movement.*
- 6.1.E *The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.*
- 6.1.F *The project does not maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage.*

6.2 Analysis of Project Effects

The TM 5312 RPL3 project will result in **less than significant impacts** to Wildlife Movement and Nursery Sites under the following significance guidelines:

- 6.1.A The project will potentially constrain wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction in some areas, although most areas onsite that are used by wildlife will be protected in an open space easement. The project preserves the areas of the site that are most valuable to wildlife, including at least 99% of the riparian areas, the local wildlife corridors along many of the site’s drainages, and all of the regional wildlife corridor along Temescal Canyon Creek and the southern portions of the site. The project provides minimum 50-foot biological buffers along many of the drainages that serve as wildlife movement areas, water sources, or nursery sites. Furthermore, wildlife is known to move through agricultural areas and across roads, so these components of the proposed development will not create a barrier to wildlife movement.
- 6.1.B The project will interfere with connectivity between blocks of habitat in some areas through the construction of roads, driveways, homes, fences and other structures onsite, and the conversion of areas of the site to agriculture, landscaping, and development. This will constrain connectivity between blocks of habitat to a degree. However, the project has been designed to minimize interference with habitat connectivity and wildlife corridors and ensure the ongoing integrity of the open space. Although the County Biology Guidelines do not specifically define “blocks of habitat” (other than core wildlife areas), these are interpreted to be areas of natural vegetation in excess of 50 acres, which is the County’s maximum acreage not normally requiring management. The determination that impacts to habitat block connectivity are less than significant is based on design modifications adopted as mitigation for this and other biology impacts. To that end, the project as designed preserves the largest and most contiguous habitat blocks on the southern portions of the site, including at least 99% of the riparian areas, large blocks of habitat along many of the site’s drainages, and all of the regional wildlife corridor along Temescal Canyon Creek and the southern portions of the site, as well as blocks of habitat on the western and northern edges of the site. Lots are a minimum of 40 acres in size.

- 6.1.C The project has been designed to preserve larger blocks of habitat, including the site's natural wildlife corridors that follow natural movement patterns. This design has eliminated many "islands" and "fingers" of open space that could have created gaps and unnatural barriers to the genetic dispersal and movement of plants and animals. Therefore, the project, as designed, will not create artificial wildlife corridors that do not follow natural movement patterns.
- 6.1.D The project will not increase noise and/or nighttime lighting in a wildlife corridor, linkage, or nursery to levels proven to affect the behavior of the animals identified in a site specific analysis of wildlife movement. At least 90% of the site's wildlife corridors and linkages will be preserved in a dedicated open space easement. The open space easement will be protected from any activities that could impact the biological resources within the open space, including activities that could increase the noise and/or nighttime lighting in a wildlife corridor, linkage, or nursery to levels proven to affect the behavior of the site's resident wildlife. Noise and nighttime lighting are only expected in the immediate vicinity of the proposed residential development, which will impact a very small portion of the site. Due to the low density of the proposed development and the proposed land uses (single family residential and agriculture), the amount of noise and nighttime lighting anticipated from the project are very minimal.
- 6.1.E The project has been designed to preserve larger blocks of habitat and maintain adequate widths for the onsite wildlife corridors. In particular, a very large block of habitat is preserved on the southern portions of the site, in order to maintain the width of the regional wildlife corridor associated with Temescal Canyon Creek. The project design clusters development to the maximum extent practicable in order to preserve large areas of the site for wildlife movement. The project will maintain an adequate width for all existing wildlife corridors or linkages and will not further constrain an already narrow corridor.
- 6.1.F The project maintains adequate visual continuity within wildlife corridors or linkages. At least 90% of the site's wildlife corridors and linkages will be preserved in a dedicated open space easement. The open space will be protected from any activities that could impact the biological resources within the open space, including activities that could inhibit visual continuity within a wildlife corridor or linkage, such as construction, placement of structures, clearing, brushing, etc.

Consolidated Project Alternative

The Consolidated Project Alternative would result in **less than significant impacts** to Wildlife Movement and Nursery Sites under the following significance guidelines:

- 6.1.A The Consolidated Project Alternative will constrain wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction in some areas, although most areas onsite that are used by wildlife would be protected in open space. The Consolidated Project Alternative preserves the areas of the site that are most valuable to wildlife, including at least 99% of the riparian areas, the local wildlife corridors along many of the site's drainages, all of the regional wildlife corridor along Temescal Canyon Creek, and the western and southern portions of the site. The Consolidated Project Alternative provides minimum 50-foot biological buffers along most of the drainages that serve as wildlife movement areas, water sources, or nursery sites.
- 6.1.B The project will interfere with connectivity between blocks of habitat in some areas through the construction of roads, driveways, homes, fences, and other structures onsite, and the conversion of areas of the site to agriculture, landscaping, and development. This will constrain connectivity between blocks of habitat to a degree. However, the Consolidated Project Alternative has been designed to minimize interference with habitat connectivity and wildlife corridors and ensure the ongoing integrity of the open space. Although the County Biology Guidelines do not specifically define "blocks of habitat" (other than core wildlife areas), these are interpreted to be areas of natural vegetation in excess of 50 acres, which is the County's maximum acreage not normally requiring management. The determination that impacts to habitat block connectivity are less than significant is based on design modifications adopted as mitigation for this and other biology impacts. To that end, the project as redesigned preserves the largest and most

contiguous habitat blocks on the southern portions of the site, including at least 99% of the riparian areas, large blocks of habitat along many of the site's drainages, and all of the regional wildlife corridor along Temescal Canyon Creek and the southern portions of the site, as well as blocks of habitat on the western and northern edges of the site.

- 6.1.C The Consolidated Project Alternative is a clustered design that would preserve a large block of habitat on the western and southern portions of the site. This large block includes many of the site's natural wildlife corridors that follow natural movement patterns, such as the regional wildlife corridor along Temescal Canyon Creek. Therefore, the Consolidated Project Alternative, as redesigned, would not create artificial wildlife corridors that do not follow natural movement patterns.
- 6.1.D The Consolidated Project Alternative would not increase noise and/or nighttime lighting in a wildlife corridor, linkage, or nursery to levels that would affect the behavior of the onsite wildlife. At least 88% of the site's wildlife corridors and linkages would be preserved in dedicated open space. The open space easement would be protected from any activities that could increase the noise and/or nighttime lighting in a wildlife corridor, linkage, or nursery to levels that could affect the behavior of the site's resident wildlife. Noise and nighttime lighting would only be expected in the immediate vicinity of the proposed residential development, which would impact a very small portion of the site.
- 6.1.E The Consolidated Project Alternative clusters development on the eastern and northern portions of the site in order to preserve very large areas of the site for wildlife movement on the western and southern portions of the site. This large block would maintain adequate widths for the onsite wildlife corridors; in particular, the regional wildlife corridor associated with Temescal Canyon Creek. Therefore, the Consolidated Project Alternative would maintain adequate widths for all existing wildlife corridors or linkages and would not further constrain an already narrow corridor.
- 6.1.F The Consolidated Project Alternative would maintain adequate visual continuity within wildlife corridors or linkages. At least 88% of the site's wildlife corridors and linkages would be preserved in dedicated open space. The open space would be protected from any activities that could inhibit visual continuity within a wildlife corridor or linkage, such as construction, placement of structures, clearing, brushing, etc.

6.3 Cumulative Impact Analysis

Other proposed projects within the cumulative study area that could potentially impact Wildlife Movement or Nursery Sites include MUP 77-113, TPM 20253, TPM 20571, and TPM 20474. Each of these projects could remove native vegetation and therefore impact wildlife movement. However, the areas to be impacted by these projects are small (no more than 40 acres for the largest project) and each project proposes onsite open space that will preserve a portion of each project site for wildlife movement. Therefore, all of these projects have either minimal impacts or significant impacts that will be mitigated for to a level that is less than significant.

As stated above, the TM 5312 RPL3 project may result in significant adverse impacts to Wildlife Movement or Nursery Sites. However, due to the fact that the other proposed projects within the cumulative study area will not result in significant impacts to Wildlife Movement or Nursery Sites, approval of the TM 5312 RPL3 project will not result in cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Consolidated Project Alternative

As discussed above, the other projects within the cumulative study area that could impact Wildlife Movement or Nursery Sites (MUP 77-113, TPM 20253, TPM 20571, and TPM 20474) will have either minimal impacts or

significant impacts that will be mitigated for to a level that is less than significant. However, due to the fact that the other proposed projects within the cumulative study area will not result in significant impacts to Wildlife Movement or Nursery Sites, approval of the Consolidated Project Alternative will not result in cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

6.4 Mitigation Measures and Design Considerations

As a project design feature intended to avoid significant impacts to Wildlife Movement and Nursery Sites, a large area of high value habitat shall be preserved on the southwestern and southern central portions of the site. This conserves the regional wildlife corridor associated with Temescal Canyon Creek and maintains large-block habitat connectivity between the project site and the high value lands of the Cleveland National Forest to the south. The project also preserves blocks of habitat along the western and northern property boundaries, which maintains the connectivity between the onsite habitats and undeveloped, high value habitats offsite to the west and northwest. Although the project will continue to interfere with connectivity between blocks of habitat, impacts associated with this interference will be below a level of significance.

Indirect impacts to the open space, including the project site's wildlife corridors, will be minimized through the implementation of an approved RMP. The RMP shall designate areas for biological preservation, eliminate future unauthorized intrusion into biologically sensitive areas, and maintain long-term habitat viability, including Wildlife Movement or Nursery Sites. The preparation of an RMP and the implementation of recommendations contained within this document shall be made a Condition of Project Approval. The RMP will contain guidelines for the biological monitoring, perpetual stewardship, maintenance, funding, and overall management of the open space. The plan will include, but not be limited to, methods to control human and animal encroachment, weed abatement, vegetation monitoring, special status species monitoring, and restrictions to recreational use of the open space. The project includes a Fencing and Signage Plan (Attachment F) to protect the open space from future agricultural and residential uses.

Consolidated Project Alternative

As a project design feature intended to avoid significant impacts to Wildlife Movement and Nursery Sites, the Consolidated Project Alternative would preserve a large area of habitat on the western and southern portions of the site. This would conserve the regional wildlife corridor associated with Temescal Canyon Creek and maintain large-block habitat connectivity between the project site, the high value lands of the Cleveland National Forest to the south, and the high value, undeveloped lands to the west and northwest. Although the Consolidated Project Alternative will continue to interfere with connectivity between blocks of habitat, impacts associated with this interference will be below a level of significance.

Indirect impacts to the open space would be minimized through the implementation of an approved RMP (discussed above). The Consolidated Project Alternative would also include a Fencing and Signage Plan (Attachment F) to protect the open space from edge effects associated with future development.

6.5 Conclusions

Implementation of the proposed design features will reduce the significance level of all impacts to wildlife movement or nursery sites associated with the TM 5312 RPL3 project or the Consolidated Project Alternative to **less than significant**.

7.0 LOCAL POLICIES, ORDINANCES, ADOPTED PLANS

7.1 Guidelines for the Determination of Significance

Impacts to Local Policies, Ordinances, and Adopted Plans in association with the TM 5312 RPL3 project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The determination of impact significance is based on the following criteria:

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?

Any of the following conditions would be considered significant:

- 7.1.A *For lands outside of the MSCP, the project would impact coastal sage scrub (CSS) vegetation in excess of the County’s 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.*
- 7.1.B *The project would preclude or prevent the preparation of the subregional Natural Communities Conservation Planning Process (NCCP). For example, the project proposes development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.*
- 7.1.C *The project will impact any amount of sensitive habitat lands as outlined in the Resource Protection Ordinance (RPO).*
- 7.1.D *The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Communities Conservation Planning Process (NCCP) Guidelines.*
- 7.1.E *The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.*
- 7.1.F *The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.*
- 7.1.G *The project would reduce the likelihood of survival and recovery of listed species in the wild.*
- 7.1.H *The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act).*
- 7.1.I *The project would result in the take of eagles, eagle eggs or any part of an eagle (Bald and Golden Eagle Protection Act).*

7.2 Analysis of Project Effects

The TM 5312 RPL3 project will result in impacts to Local Policies, Ordinances, and Adopted Plans that are **significant, but mitigable** under the following significance guidelines:

- 7.1.C The project will impact a measurable amount of sensitive habitat lands as outlined in the RPO. That is, the project will directly impact 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub onsite. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub, at a minimum, qualify as RPO sensitive lands. The upland habitats (Southern Mixed Chaparral, Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, Coastal Sage – Chaparral Scrub, Coast Live Oak Woodland, Engelmann Oak Woodland, Mixed Oak Woodland, Mixed Oak/Coniferous/ Bigcone/Coulter, and non-hydrophytic areas of the Non-native Grassland and Montane Meadow) may also qualify as RPO “sensitive habitat lands” because they support unique vegetation communities and/or the habitats of rare or endangered species or sub-species of animals or plants, as defined by Section 15380 of the State CEQA Guidelines, including the area that is necessary to support a viable population of any of the special status species known from this site in perpetuity, that is critical to the proper functioning of a balanced natural ecosystem, and/or that serves as part of a functioning wildlife corridor.
- 7.1.H The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act). In the absence of seasonal avoidance, construction activities associated with project implementation, such as brushing, clearing, and grading, could result in the death of migratory birds or the destruction of active migratory bird nests and/or eggs. Migratory birds nesting in trees or shrubs to be removed would be impacted, as would any ground nesting migratory birds within areas subject to construction activities.
- 7.1.I The project site does support Golden Eagles (Bald and Golden Eagle Protection Act), and will result in the loss of some foraging habitat for this species. Golden Eagle nesting habitat is not present onsite. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the fragmentation of a measurable amount (207.0 acres) of Golden Eagle foraging habitat. Golden Eagle is declining in San Diego County and is highly sensitive to human activity. Project activities could modify eagle behavior, resulting in “take” as it is defined by the Wildlife Agencies.

The TM 5312 RPL3 project will result in impacts to Local Policies, Ordinances, and Adopted Plans that are **less than significant** under the following significance guidelines:

- 7.1.A The project site is located outside of the MSCP and will impact 16.6 acres of CSS. This will not exceed the County’s authorized 5% loss of 2,953.3 acres for this portion of the County. It is the County’s policy that any “take” of CSS less than the authorized 2,953.3 acres (5% loss), is a less than significant impact. Based on this policy, the Project’s impacts to CSS as they relate to Local Policies, Ordinances, and Adopted Plans are therefore less than significant.
- 7.1.B The project is located in a proposed FCA of the draft East County Subarea MSCP Plan meaning that the site is important to future regional preserve design. This is because the project site will likely be designated as PAMA in the final East County Plan. PAMA lands are those that have been identified through an extensive computer modeling process and independent scientific review as being of high biological importance. PAMA lands are “pre-approved” as being suitable for conservation. Furthermore, the site is located partially within and adjoining Cleveland National Forest lands. Although impacts will occur, these are less than significant because 85% of the site will be conserved in managed open space.

The TM 5312 RPL3 project will result in **no impacts** to Local Policies, Ordinances, and Adopted Plans under the following significance guidelines:

- 7.1.D The project does not fail to minimize and/or mitigate all impacts to Coastal Sage Scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines. The project has been designed to minimize impacts to CSS to the maximum extent practicable and will mitigate for all unavoidable impacts to CSS via the dedication of land and the implementation of management agreements, both of which are acceptable mitigation options listed in Section 4.3 of the NCCP Guidelines.
- 7.1.E The project is not located in an area subject to the goals and requirements as outlined in any existing Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.
- 7.1.F The project will not preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines. This because the limited amount of CSS on the subject site does not qualify as an area of “high (CSS) habitat value”. While the site contains many areas of high and very high value habitat, the CSS in particular is successional, patchy and of lower conservation value, per se. Also, due to its successional nature, the onsite CSS vegetation exhibits limited offsite habitat connectivity.
- 7.1.G The project will have no effect on the likelihood of survival and recovery of listed species in the wild. California Gnatcatcher does not occur on this site, and the only other listed species (Cuyamaca Meadowfoam and Swainson’s Hawk) occur in areas that will be primarily or entirely conserved in open space.

Consolidated Project Alternative

The Consolidated Project Alternative would result in impacts to Local Policies, Ordinances, and Adopted Plans that are **significant, but mitigable** under the following significance guidelines:

- 17.1.C The Consolidated Project Alternative would impact a measurable amount of sensitive habitat lands as outlined in the RPO. That is, the Consolidated Project Alternative would directly impact 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub, at a minimum, qualify as RPO sensitive lands. The upland habitats (Southern Mixed Chaparral, Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, Coast Live Oak Woodland, Engelmann Oak Woodland, Mixed Oak Woodland, Mixed Oak/Coniferous/ Bigcone/Coulter, and non-hydrophytic areas of Non-native Grassland and Montane Meadow) may also qualify as RPO “sensitive habitat lands”.
- 7.1.H The Consolidated Project Alternative could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act). In the absence of seasonal avoidance, construction activities associated with project implementation, such as brushing, clearing, and grading, could result in the death of migratory birds or the destruction of active migratory bird nests and/or eggs. Migratory birds nesting in trees or shrubs to be removed would be impacted, as would any ground nesting migratory birds within areas subject to construction activities.

7.1.I The project site does support Golden Eagles (Bald and Golden Eagle Protection Act), and the Consolidated Project Alternative would result in the loss of some foraging habitat for this species. Golden Eagle nesting habitat is not present onsite. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the fragmentation of a measurable amount (199.9 acres) of Golden Eagle foraging habitat. Golden Eagle is declining in San Diego County and is highly sensitive to human activity. Project activities could modify eagle behavior, resulting in “take” as it is defined by the Wildlife Agencies.

The Consolidated Project Alternative will result in impacts to Local Policies, Ordinances, and Adopted Plans that are **less than significant** under the following significance guidelines:

7.1.A The project site is located outside of the MSCP and will impact 19.1 acres of CSS. This will not exceed the County’s authorized 5% loss of 2,953.3 acres for this portion of the County. It is the County’s policy that any “take” of CSS less than the authorized 2,953.3 acres (5% loss), is a less than significant impact. Based on this policy, the Project’s impacts to CSS as they relate to Local Policies, Ordinances, and Adopted Plans are therefore less than significant..

7.1.B The Consolidated Project Alternative site is located in a proposed FCA of the draft East County Subarea MSCP Plan. meaning that the site is important to future regional preserve design. This is because the project site will likely be designated as PAMA in the final East County Plan. PAMA lands are those that have been identified through an extensive computer modeling process and independent scientific review as being of high biological importance. PAMA lands are “pre-approved” as being suitable for conservation. Furthermore, the site is located partially within and adjoining Cleveland National Forest lands. Although impacts will occur, these are less than significant because 86% of the site will be conserved in managed open space.

The Consolidated Project Alternative would result in **no impacts** to Local Policies, Ordinances, and Adopted Plans under the following significance guidelines:

7.1.D The Consolidated Project Alternative would not fail to minimize and/or mitigate all impacts to Coastal Sage Scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines. The Consolidated Project Alternative has been redesigned to minimize impacts to CSS to the maximum extent practicable and would mitigate for all unavoidable impacts to CSS via the dedication of land and the implementation of management agreements, both of which are acceptable mitigation options listed in Section 4.3 of the NCCP Guidelines.

7.1.E The project site is not located in an area subject to the goals and requirements as outlined in any existing Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.

7.1.F The Consolidated Project Alternative will not preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines. This because the limited amount of CSS on the subject site does not qualify as an areas of “high (CSS) habitat value”. While the site contains many areas of high and very high value habitat, the CSS in particular is successional, patchy and of lower conservation value, per se. Also, due to its successional nature, the onsite CSS vegetation exhibits limited offsite habitat connectivity.

7.1.G The Consolidated Project Alternative would have no effect on the likelihood of survival and recovery of listed species in the wild. California Gnatcatcher does not occur on this site, and the only other listed species (Cuyamaca Meadowfoam and Swainson’s Hawk) occur in areas that will be primarily or entirely conserved in open space.

7.3 Cumulative Impact Analysis

The other projects within the cumulative study area (MUP 77-113, TPM 19932, SP 02-029, TPM 20253, TPM 20571, and TPM 20474) will conform to the Local Policies, Ordinances, and Adopted Plans that are current at the time of their applications. Several of these projects already have Mitigated Negative Declarations. The remaining cumulative projects will conform to a range of policies intended to protect biological resources, including requirements for the effective management of protected open space, the no net loss of wetlands policy, and controls on runoff and stormwater. Therefore, the other projects within the cumulative study area will not have significant impacts in relation to conformance with Local Policies, Ordinances, and Adopted Plans. Furthermore, due to the fact that all impacts to Local Policies, Ordinances, or Adopted Plans associated with the TM 5312 RPL3 project will be mitigated for to a level that is below significance, approval of the TM 5312 RPL3 project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

Consolidated Project Alternative

As discussed above, the other projects within the cumulative study area (MUP 77-113, TPM 19932, SP 02-029, TPM 20253, TPM 20571, and TPM 20474) will not have significant impacts to Local Policies, Ordinances, and Adopted Plans. Furthermore, the Consolidated Project Alternative would fully mitigate for all potential impacts to Local Policies, Ordinances, or Adopted Plans. Therefore, the Consolidated Project Alternative would not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

7.4 Mitigation Measures and Design Considerations

Project-related impacts to 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/ Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub will be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1. Mitigation could occur both onsite, via the dedication of open space , and/or offsite at a County-approved location.

The proposed onsite open space includes 104.9 acres of Southern Mixed Chaparral, 96.1 acres of Chamise Chaparral, 36.9 acres of Diegan Coastal Sage Scrub, Inland Form, 58.6 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 171.2 acres of Coast Live Oak Woodland, 200.1 acres of Engelmann Oak Woodland, 99.7 acres of Mixed Oak Woodland, 7.9 acres of Mixed Oak/Coniferous/Bigcone/ Coulter, 273.0 acres of Non-native Grassland, 69.0 acres of Montane Meadow, 49.53 acres of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96 acre of Riparian Scrub, and 0.07 acre of Disturbed Wetland that are available for use as mitigation for project impacts.

The proposed onsite open space contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.8 acres of Coast Live Oak Woodland, 44.2 acres of Engelmann Oak Woodland, 45.4 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/ Coulter, 13.8 acres of Non-native Grassland, 2.3 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that are considered “impact neutral”, as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 6). Although RPO sensitive habitat lands will be impacted, all feasible measures necessary to protect and preserve the RPO sensitive habitat lands shall be required as a condition of permit approval.

As a project design feature to preserve connectivity between areas of high value habitat, a large block of high value habitat shall be preserved on the southwestern and southern central portions of the site. This conserves the regional wildlife corridor associated with Temescal Canyon Creek and maintains large-block habitat connectivity between the project site and the high value lands of the Cleveland National Forest to the south. The project also preserves blocks of habitat along the western and northern property boundaries, which maintains the connectivity between the onsite habitats and undeveloped, high value habitats offsite to the west and northwest.

As discussed in section 3.4, above, an RMP that shall address adequate mitigation for project impacts to special status species, sensitive habitats, high value habitat connectivity, and jurisdictional wetlands and “waters” shall be prepared and approved as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall management of the onsite open space. As discussed in section 4.4, above, either offsite mitigation in an approved location in the area that the agencies would accept, or onsite mitigation pursuant to an approved WRP shall be provided to ensure project consistency with Local Policies, Ordinances, and Adopted Plans as a condition of project approval. The WRP would guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for impacts to jurisdictional wetlands and “waters”. Adoption of these measures will keep impacts to Local Policies, Ordinances, or Adopted Plans to a level that is less than significant.

Impacts to migratory birds, including Golden Eagles, and the destruction of active migratory bird nests and/or eggs will be prevented by the implementation of seasonal restrictions on the removal of potential nesting areas (trees and shrubs) in conjunction with future site build-out. This will ensure consistency with the MBTA, the CFGC, and the Bald and Golden Eagle Protection Act. This will keep impacts to Local Policies, Ordinances, or Adopted Plans to a level that is less than significant.

The project will be required to obtain an HLP from the County of San Diego. This permit will mitigate agency concerns by providing appropriate mitigation for all project-related impacts to Diegan Coastal Sage Scrub and related Scrub habitats. The site supports approximately 150 acres of Scrub habitats (Diegan Coastal Sage Scrub,

Inland Form, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), with 16.6 acres of this total that will be impacted by development.

Consolidated Project Alternative

Impacts to 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub would be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1 (Table 7). Mitigation would occur both onsite, via the dedication of open space, and offsite at a County-approved location. Impacts to riparian habitats and/or jurisdictional wetlands would be mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space.

The proposed onsite open space includes 115.5 acres of Southern Mixed Chaparral, 96.9 acres of Chamise Chaparral, 39.6 acres of Diegan Coastal Sage Scrub, Inland Form, 53.3 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 169.5 acres of Coast Live Oak Woodland, 210.5 acres of Engelmann Oak Woodland, 100.7 acres of Mixed Oak Woodland, 6.9 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 271.9 acres of Non-native Grassland, 59.3 acres of Montane Meadow, 49.53 acre of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96 acres of Riparian Scrub, and 0.07 acre of Disturbed Wetland that would be available for use as mitigation for project impacts.

The proposed onsite open space contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.6 acres of Coast Live Oak Woodland, 42.4 acres of Engelmann Oak Woodland, 45.3 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 9.5 acres of Non-native Grassland, 1.1 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that would be considered “impact neutral”, as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 7). Although the Consolidated Project Alternative would impact RPO sensitive habitat lands, all feasible measures necessary to protect and preserve the RPO sensitive habitat lands shall be required as a condition of permit approval.

As a project design feature to preserve connectivity between areas of high value habitat, the Consolidated Project Alternative would preserve a large block of habitat on the western and southern portions of the site. This would conserve the regional wildlife corridor associated with Temescal Canyon Creek and maintain large-block habitat connectivity between the project site, the high value lands of the Cleveland National Forest to the south, and the high value, undeveloped lands to the west and northwest.

As discussed in section 3.4, above, an RMP that shall address adequate mitigation for project impacts to special status species, sensitive habitats, high value habitat connectivity, and jurisdictional wetlands and “waters” shall be prepared and approved as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall management of the onsite open space. As discussed in section 4.4, above, either offsite mitigation in an approved location in the area that the agencies would accept, or onsite mitigation pursuant to an approved WRP shall be provided to ensure project consistency with Local Policies, Ordinances, and Adopted Plans as a condition of project approval. The WRP would guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for impacts to jurisdictional wetlands and “waters”. Adoption of these measures will keep impacts to Local Policies, Ordinances, or Adopted Plans to a level that is less than significant.

Impacts to migratory birds, including Golden Eagles and the destruction of active migratory bird nests and/or eggs would be prevented by the implementation of seasonal restrictions on the removal of potential nesting areas (trees and shrubs) in conjunction with future site build-out. This would ensure consistency with the MBTA, the CFGC, and the Bald and Golden Eagle Protection Act and keep impacts to Local Policies, Ordinances, or Adopted Plans to a level that is less than significant.

The Consolidated Project Alternative would be required to obtain an HLP from the County of San Diego. This permit would mitigate agency concerns by providing appropriate mitigation for all project-related impacts to Diegan Coastal Sage Scrub and related Scrub habitats. The project site supports approximately 150 acres of Scrub habitats (Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), with 19.1 acres of this total that would be impacted by the Consolidated Project Alternative.

7.5 Conclusions

As discussed in the previous sections, future development of the project site under TM 5312 RPL3 or the Consolidated Project Alternative could result in **significant** impacts to local policies, ordinances, or adopted plans. However, all significant impacts to local policies, ordinances, or adopted plans shall be mitigated for, reducing them to a level that is **less than significant**.

8.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

The analysis provided by this study has determined that the following **significant but mitigable** impacts are associated with the TM 5312 RPL3 project:

- 3.1.A The project could indirectly impact Swainson's Hawk, a state-listed Threatened Species, and Cuyamaca Meadowfoam, a state-listed Endangered Species.
- 3.1.B The project could directly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern: San Diego Gumplant, Two-striped Garter Snake, and Large-blotched Salamander. The project could indirectly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern: Velvety False Lupine, San Diego Milk-vetch, Grasshopper Sparrow, Golden Eagle, Red-shouldered Hawk, Turkey Vulture, Northern Harrier, White-tailed Kite, Southwestern Pond Turtle, Cooper's Hawk, and Sharp-shinned Hawk.
- 3.1.C The project could directly impact the following County Group C or D plant species or County Group II animal species: Banner Dudleya, Engelmann Oak, San Diego Desert Woodrat, Silvery Legless Lizard, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, San Diego Coast Horned Lizard, Coastal Western Whiptail, Coastal Rosy Boa, [San Diego Mountain Kingsnake](#), and Northern Red Diamond Rattlesnake. The project could indirectly impact the following County Group C or D plant species or County Group II animal species: Great Blue Heron, Green Heron, [California](#) Horned Lark, Western Bluebird, Barn Owl, Mountain Lion, Mule Deer, and Monarch Butterfly.
- 3.1.E The project could directly and indirectly impact Golden Eagle habitat.
- 3.1.F The project could result in the loss of up to 207.0 acres of potential foraging habitat for the site's resident and potentially resident raptor species, including Golden Eagle, Swainson's Hawk, Red-shouldered Hawk, and White-tailed Kite.
- 3.1.I The project could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect special status species. Increased human use of the site could result in access, predation and/or competition impacts to special status species.
- 3.1.J The project could impact nesting success of special status animals through future grading, clearing, modification, and/or noise generating activities, such as construction. The conversion of 207.0 acres of the site that are currently in a natural, mostly-undisturbed state to development (homes, roads, etc) would clearly impact the nesting success of the special status animals present on the site.
- 4.1.A Project-related future construction, grading, clearing, or other activities will permanently remove sensitive native or naturalized habitat on the project site. That is, the project will directly impact 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub onsite
- 4.1.B Project-related future construction, grading, clearing, or other activities will result in impacts to jurisdictional wetlands and/or riparian habitats, as defined by CDFW and the County of San Diego (RPO). This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. Hydrophytic areas of the Non-native Grassland, Montane Meadow, Riparian Scrub, and the Southern Coast Live Oak Riparian Forest that will be impacted by the project qualify as jurisdictional wetlands and/or riparian habitats.
- 4.1.D The project could increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats. The development of the site could lead to the degradation of sensitive habitats onsite via increased human access, competition from domestic animals, the potential introduction of pests or exotic species, and other edge effects.
- 5.1.A Project-related future construction, grading, clearing, or other activities will result in impacts to Federal Jurisdictional Wetlands and Waterways, as defined by ACOE. This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. The project will directly impact 0.14 acre of Federal Jurisdictional Wetlands and Waterways.

- 7.1.C The project will impact a measurable amount of sensitive habitat lands as outlined in the RPO. That is, the project will directly impact 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub onsite. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub, at a minimum, qualify as RPO sensitive lands. The upland habitats (Southern Mixed Chaparral, Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, Coastal Sage – Chaparral Scrub, Coast Live Oak Woodland, Engelmann Oak Woodland, Mixed Oak Woodland, Mixed Oak/Coniferous/ Bigcone/Coulter, and non-hydrophytic areas of the Non-native Grassland and Montane Meadow) may also qualify as RPO “sensitive habitat lands” because they support unique vegetation communities and/or the habitats of rare or endangered species or sub-species of animals or plants, as defined by Section 15380 of the State CEQA Guidelines, including the area that is necessary to support a viable population of any of the special status species known from this site in perpetuity, that is critical to the proper functioning of a balanced natural ecosystem, and/or that serves as part of a functioning wildlife corridor.
- 7.1.H The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act). In the absence of seasonal avoidance, construction activities associated with project implementation, such as brushing, clearing, and grading, could result in the death of migratory birds or the destruction of active migratory bird nests and/or eggs. Migratory birds nesting in trees or shrubs to be removed would be impacted, as would any ground nesting migratory birds within areas subject to construction activities.
- 7.1.I The project site does support Golden Eagles (Bald and Golden Eagle Protection Act), and will result in the loss of some foraging habitat for this species. Golden Eagle nesting habitat is not present onsite. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the loss and fragmentation of a measurable amount (207.0 acres) of Golden Eagle foraging habitat.

Mitigation for the above **significant** impacts shall include:

Impact Items 3.1.A, 3.1.B, 3.1.C, 3.1.E, 3.1.F, 3.1.I and 3.1.J (Special Status Species)

Significant impacts to Special Status Species shall be mitigated for through the preservation of the most biologically significant areas (supporting most specimens of the Special Status Species residing on this site) in open space, which will be protected under an open space easement dedicated to the County of San Diego. This mitigation measure will require the preparation and approval of an RMP (Attachment A - Conceptual Resource Management Plan) and a CGMP (Attachment G).

The RMP shall designate areas for biological preservation, eliminate future unauthorized intrusion into biologically sensitive areas, and maintain long-term habitat viability. The preparation of an RMP and the implementation of recommendations contained within this document shall be made a Condition of Project Approval. The RMP will contain guidelines for the biological monitoring, perpetual stewardship, maintenance, funding, and overall management of the open space, including Wildlife Movement and Nursery Sites. The plan will include, but not be limited to, methods to control human and animal encroachment, weed abatement, vegetation monitoring, special status species monitoring, and restrictions to recreational use of the open space. Habitat supporting the special status species known from the site, including San Diego Milk-vetch, Banner Dudleya, San Diego Gumplant, Cuyamaca Meadowfoam, Engelmann Oak, Velvety False Lupine, Grasshopper Sparrow, Golden Eagle, Great Blue Heron, Red-shouldered Hawk, Swainson's Hawk, Green Heron, Turkey Vulture, Northern Harrier, White-tailed Hawk, [California](#) Horned Lark, Blue-gray Gnatcatcher, Western Bluebird, Bewick's Wren, Barn Owl, Mountain

Lion, Bobcat, San Diego Desert Woodrat, Mule Deer, Silvery Legless Lizard, Southwestern Pond Turtle, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, Two-striped Garter Snake, San Diego Coast Horned Lizard, Coastal Western Whiptail, Monarch Butterfly, Cooper's Hawk, Sharp-shinned Hawk, Coastal Rosy Boa, Northern Red Diamond Rattlesnake, San Diego Mountain Kingsnake, and Large-blotched Salamander, all of which are Special Status Species (including County Group A, B, C, and D plant species and Group I and II animal species) and others that could occur onsite (Tables 10 and 11), will be conserved in the open space easement areas, and the RMP will contain provisions to ensure long-term viability of the habitat for these and potentially other special status species. The onsite population of Southwestern Pond Turtle, in particular, is considered regionally significant. Therefore, the onsite population will be managed and monitored as part of the project's RMP. The plan will specify remediation as necessary, in perpetuity, to maintain habitat viability. Certain unavoidable losses associated with a greater human presence in the vicinity of this property ("edge effects") will be minimized through implementation of the RMP, including provisions to erect vehicular access barrier fencing and other measures.

The CGMP shall contain site-specific conservation measures and practices that address multiple resource concerns on areas where grazing related activities or practices will be planned and applied. This includes a discussion of climate, water resources, geology, special physical features, soils, erosion, hydrology, surface water drainage, and water quality along with grazing capacity, infrastructure, special management areas and hazards, ecosystem health, special habitats and feature characteristics, The CGMP identifies predicted effects and desired conditions, including the consequences of grazing and related management of special resources, non-grazing (but related) management of special resources, alternative feasible management scenarios, and timeline of management requirements of special resources affected by grazing. The Plan discusses sustainability, including integration with the regional socio-economic systems for long-term viability, and guidelines, incentives, and contingencies for all operations. Finally, the CGMP defines the monitoring of site conditions and the planned effects on resources related to grazing, including monitoring variables, methods, a schedule, evaluation standards and analysis, adaptation of management actions, and reporting.

Impact Items 4.1.A, 4.1.B, 4.1.D (Riparian Habitats (including State and County Wetlands and "Waters") or Other Sensitive Natural Communities)

Impacts to 12.6 acres of Southern Mixed Chaparral, 0.8 acres of Chamise Chaparral, 3.8 acres of Diegan Coastal Sage Scrub, Inland Form, 12.8 acres of Flat-top Buckwheat, 4.6 acres of Coast Live Oak Woodland, 45.9 acres of Engelmann Oak Woodland, 15.3 acres of Mixed Oak Woodland, 0.8 acre of Mixed Oak/Coniferous/Bigcone/Coulter, 102.8 acres of Non-native Grassland, 7.3 acres of Montane Meadow, and 0.25 acre of Riparian Scrub shall be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1 (Table 6). Mitigation will occur both onsite, via the dedication of open space, and offsite at a County-approved location. Impacts to riparian habitats and/or jurisdictional wetlands will mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This may occur offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space.

The proposed onsite open space includes 104.9 acres of Southern Mixed Chaparral, 96.1 acres of Chamise Chaparral, 36.8 acres of Diegan Coastal Sage Scrub, Inland Form, 58.6 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 171.2 acres of Coast Live Oak Woodland, 200.1 acres of Engelmann Oak Woodland, 99.7 acres of Mixed Oak Woodland, 7.9 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 273.0 acres of Non-native Grassland, 69.0 acres of Montane Meadow, 49.53 acres of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96 acre of Riparian Scrub, and 0.1 acre of Disturbed Wetland that are available for use as mitigation for project impacts.

The proposed onsite open space contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.8 acres of Coast Live Oak Woodland, 44.2 acres of Engelmann Oak Woodland, 45.4 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 13.8 acres of Non-native Grassland, 2.3 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that are considered “impact neutral”, as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 6).

The County’s RPO requires that impacts to RPO wetlands be avoided except under certain extenuating circumstances (See RPO Section 86.604(a)(5) findings in Section 5.4 of this report). The County also requires buffers of at least 50-feet to protect all RPO wetlands. The County considers RPO wetlands and the habitat within RPO wetland buffers to be “impact neutral” and therefore unavailable for use as mitigation for project impacts. Furthermore, where oak woodland occurs adjacent to an RPO wetland, the County requires that the wetland buffer be extended outward to include the entirety of the oak habitat (not to exceed 200 feet in width). Where feasible, the project complies with these requirements.

The project includes RPO wetland buffers that are adequate to protect the functions and values of existing wetlands. The Consolidated Project Alternative has been designed to incorporate wetland buffers that extend at least 50 feet from the outer edge of all RPO wetlands wherever feasible. RPO wetlands and buffers would be protected from future fire clearing through the dedication of minimum 100-foot LBZs.

An RMP to address adequate mitigation for project impacts to Riparian Habitats or Other Sensitive Natural Communities shall be prepared, approved, and implemented as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the onsite open space. The project also includes either offsite mitigation for project impacts to Riparian Habitats or Other Sensitive Natural Communities in approved wetland mitigation bank in the area that the agencies would accept, or the preparation and implementation of an approved Wetland Revegetation Plan (Attachment E – Conceptual Wetland Revegetation Plan). The purpose of the Wetland Revegetation Plan (WRP) would be to guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for project impacts to jurisdictional wetlands and “waters”. The WRP would identify standards, methodologies, and protocols that have demonstrated success in past wetland revegetation projects. A concerted effort to create

suitable planting densities, species composition, and other related factors shall be considered during the design of the WRP. Impacts to the onsite State and County Wetlands and "Waters" will be mitigated for at 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement.

Impact Item 5.1.A (Federal Jurisdictional Wetlands and Waterways)

Because the project will impact Federal Jurisdictional Wetlands and Waterways, it will likely be necessary to obtain certain regulatory agency permits prior to project development. The applicant is required to consult with ACOE regarding Clean Water Act Section 404 Permits. As part of this process, these agencies will likely require that a jurisdictional wetland delineation be conducted and that a JD be processed in order to quantify all proposed project impacts to Federal jurisdictional Wetlands and Waterways.

Impact Items 7.1.C, 7.1.H, 7.1.I (Local Policies, Ordinances, and Adopted Plans)

The project will be required to obtain an HLP from the County of San Diego. This permit will mitigate agency concerns by providing appropriate mitigation for all project-related impacts to Diegan Coastal Sage Scrub and related Scrub habitats. The project site supports approximately 150 acres of Scrub habitat (Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), with 16.6 acres of this total that will be impacted by development.

In order to prevent potential impacts to the nesting success of special status animals, site brushing, grading, and/or the removal of native vegetation within 500 feet of any potential nesting location shall not take place during the native bird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevent the "take" of eggs, nests, feathers, or other parts of most native bird species. 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 construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Development Services and the Wildlife Agencies for concurrence with the conclusions and recommendations.

Adoption of these measures would keep impacts to Special Status Species, Riparian Habitat (Including State and County Wetlands and "Waters") or Sensitive Natural Communities, Federal Jurisdictional Wetlands and Waterways, and Local Policies, Ordinances, or Adopted Plans associated with the TM 5312 RPL3 to a level that is **less than significant**.

Consolidated Project Alternative

The analysis provided by this study has determined that the following **significant but mitigable** impacts are associated with the Consolidated Project Alternative:

- 3.1.A. The project could indirectly impact Swainson's Hawk, a state-listed Threatened Species, and Cuyamaca Meadowfoam, a state-listed Endangered Species.
- 3.1.B. The project could directly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern: San Diego Gumplant Velvety, False Lupine, Two-striped Garter Snake, and Large-blotched Salamander. The project could indirectly impact the following County Group A or B plant species, County Group I animal species, or state Species of Special Concern: San Diego Milk-vetch, Grasshopper Sparrow, Golden Eagle, Red-shouldered Hawk, Turkey Vulture, Northern Harrier, White-tailed Kite, Southwestern Pond Turtle, Cooper's Hawk, and Sharp-shinned Hawk.
- 3.1.C. The project could directly impact the following County Group C or D plant species or County Group II animal species: Banner Dudleya, Engelmann Oak, San Diego Desert Woodrat, Silvery Legless Lizard, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, San Diego Coast Horned Lizard, Coastal Western Whiptail, Coastal Rosy Boa, [San Diego Mountain Kingsnake](#) and Northern Red Diamond Rattlesnake. The project could indirectly impact the following County Group C or D plant species or County Group II animal species: Great Blue Heron, [California](#) Horned Lark, Western Bluebird, Barn Owl, Mountain Lion, Mule Deer, and Monarch Butterfly.
- 3.1.E. The project could directly and indirectly impact Golden Eagle foraging habitat. Golden Eagle nesting habitat is not present onsite.
- 3.1.F. The project could result in the loss of up to 199.9 acres of potential foraging habitat for the site's resident and potentially resident raptor species, including Golden Eagle, Swainson's Hawk, Red-shouldered Hawk, and White-tailed Kite.
- 3.1.I. The project could increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect special status species. Increased human use of the site could result in access, predation and/or competition impacts to special status species.
- 3.1.J. The project could impact nesting success of special status animals through future grading, clearing, modification, and/or noise generating activities, such as construction. The conversion of 199.9 acres of the site that are currently in a natural, mostly-undisturbed state to development (homes, roads, etc) would clearly impact the nesting success of the special status animals present on the site.
- 4.1.A. Project-related future construction, grading, clearing, or other activities would permanently remove sensitive native or naturalized habitat on the project site and offsite. That is, the Consolidated Project Alternative would directly impact 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub.
- 4.1.B. Project-related future construction, grading, clearing, or other activities would result in impacts to jurisdictional wetlands and/or riparian habitats, as defined by CDFW and the County of San Diego (RPO). This will include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that may cause a measurable, adverse change in native species composition, diversity, and abundance. Hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub that would be impacted by the Consolidated Project Alternative qualify as jurisdictional wetlands and/or riparian habitats.
- 4.1.D. The project could increase human access or competition from domestic animals, pests or exotic species to levels proven to adversely affect sensitive habitats. The development of the site could lead to the degradation of sensitive habitats onsite via increased human access, competition from domestic animals, the potential introduction of pests or exotic species, and other edge effects.
- 5.1.A. Project-related future construction, grading, clearing, or other activities would result in impacts to federal Jurisdictional Wetlands and Waterways, as defined by ACOE. This would include the limited removal of vegetation; grading; obstruction or diversion of water flow; placement of fill; placement of structures; construction of road crossings; placement of culverts or other underground piping; disturbance of the substratum; and/or activities that could cause a measurable, adverse change in native species composition, diversity, and abundance. The Consolidated Project Alternative would directly impact 0.14 acre of Federal Jurisdictional Wetlands and Waterways.
- 7.1.C. The Consolidated Project Alternative would impact a measurable amount of sensitive habitat lands as outlined in the RPO. That is, the Consolidated Project Alternative would directly impact 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed

Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub. Of these habitats, hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub, at a minimum, qualify as RPO sensitive lands. The upland habitats (Southern Mixed Chaparral, Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, Coast Live Oak Woodland, Engelmann Oak Woodland, Mixed Oak Woodland, Mixed Oak/Coniferous/Bigcone/Coulter, and non-hydrophytic areas of Non-native Grassland and Montane Meadow) may also qualify as RPO "sensitive habitat lands" because they support unique vegetation communities and/or the habitats of rare or endangered species or sub-species of animals or plants, as defined by Section 15380 of the State CEQA Guidelines, including the area that is necessary to support a viable population of any of the special status species known from this site in perpetuity, that is critical to the proper functioning of a balanced natural ecosystem, and/or that serves as part of a functioning wildlife corridor.

- 7.1.H The Consolidated Project Alternative could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (Migratory Bird Treaty Act). In the absence of seasonal avoidance, construction activities associated with project implementation, such as brushing, clearing, and grading, could result in the death of migratory birds or the destruction of active migratory bird nests and/or eggs. Migratory birds nesting in trees or shrubs to be removed would be impacted, as would any ground nesting migratory birds within areas subject to construction activities.
- 7.1.I The project site does support Golden Eagles (Bald and Golden Eagle Protection Act), and the Consolidated Project Alternative would result in the loss of some foraging habitat for this species. This wide-ranging species is known to forage onsite and nest in the Cleveland National Forest, which adjoins the site. The project will result in the loss and fragmentation of a measurable amount (199.9 acres) of Golden Eagle foraging habitat. Golden Eagle is declining in San Diego County and is highly sensitive to human activity.

Mitigation for the above **significant** impacts would include:

Impact Items 3.1.A, 3.1.B, 3.1.C, 3.1.E, 3.1.F, 3.1.I and 3.1.J (Special Status Species)

Impacts to Special Status Species associated with the Consolidated Project Alternative would be mitigated for through the preservation of the most biologically significant areas (supporting most specimens of the Special Status Species residing on this site) in open space, which would be protected under an open space easement dedicated to the County of San Diego. This mitigation measure would require the preparation and approval of an RMP (Attachment A) and a CGMP (Attachment G).

The RMP shall designate areas for biological preservation, eliminate future unauthorized intrusion into biologically sensitive areas, and maintain long-term habitat viability. The preparation of an RMP and the implementation of recommendations contained within this document shall be made a Condition of Project Approval. The RMP will contain guidelines for the biological monitoring, perpetual stewardship, maintenance, funding, and overall management of the open space, including Wildlife Movement and Nursery Sites. The plan will include, but not be limited to, methods to control human and animal encroachment, weed abatement, vegetation monitoring, special status species monitoring, and restrictions to recreational use of the open space. Habitat supporting the special status species known from the site, including San Diego Milk-vetch, Banner Dudleya, San Diego Gumplant, Cuyamaca Meadowfoam, Engelmann Oak, Velvety False Lupine, Grasshopper Sparrow, Golden Eagle, Great Blue Heron, Red-shouldered Hawk, Swainson's Hawk, Green Heron, Turkey Vulture, Northern Harrier, White-tailed Hawk, [California](#) Horned Lark, Blue-gray Gnatcatcher, Western Bluebird, Bewick's Wren, Barn Owl, Mountain Lion, Bobcat, San Diego Desert Woodrat, Mule Deer, Silvery Legless Lizard, Southwestern Pond Turtle, Orange-throated Whiptail, San Diego Ringneck Snake, Coronado Skink, Two-striped Garter Snake, San Diego Coast Horned Lizard, Coastal Western Whiptail, Monarch Butterfly, Cooper's Hawk, Sharp-shinned Hawk, Coastal Rosy

Boa, San Diego Mountain Kingsnake, Northern Red Diamond Rattlesnake, and Large-blotched Salamander, all of which are Special Status Species (including County Group A, B, C, and D plant species and Group I and II animal species) and others that could occur onsite (Tables 10 and 11), will be conserved in the open space easement areas, and the RMP will contain provisions to ensure long-term viability of the habitat for these and potentially other special status species. The onsite population of Southwestern Pond Turtle, in particular, is considered regionally significant. Therefore, the onsite population will be managed and monitored as part of the project's RMP. The plan will specify remediation as necessary, in perpetuity, to maintain habitat viability. Certain unavoidable losses associated with a greater human presence in the vicinity of this property ("edge effects") will be minimized through implementation of the RMP, including provisions to erect vehicular access barrier fencing and other measures.

Impact Items 4.1.A, 4.1.B, 4.1.D (Riparian Habitats (including State and County Wetlands and "Waters") or Other Sensitive Natural Communities)

Impacts to 2.0 acres of Southern Mixed Chaparral, 1.0 acres of Diegan Coastal Sage Scrub, 18.1 acres of Flat-top Buckwheat, 6.3 acres of Coast Live Oak Woodland, 35.5 acres of Engelmann Oak Woodland, 14.1 acres of Mixed Oak Woodland, 1.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 103.9 acres of Non-native Grassland, 17.0 acres of Montane Meadow, and 0.25 acre of Riparian Scrub would be mitigated for at ratios ranging between 0.5-to-1 and 6-to-1 (Table 7). Mitigation would occur both onsite, via the dedication of an open space easement, and offsite at a County-approved location. Impacts to riparian habitats and/or jurisdictional wetlands would be mitigated for at a 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement. This could occur offsite at a County-approved mitigation bank and/or onsite via habitat creation, restoration, and/or enhancement within the open space.

The proposed open space includes 115.5 acres of Southern Mixed Chaparral, 96.9 acres of Chamise Chaparral, 39.6 acres of Diegan Coastal Sage Scrub, Inland Form, 53.3 acres of Flat-top Buckwheat, 38.3 acres of Coastal Sage – Chaparral Scrub, 169.5 acres of Coast Live Oak Woodland, 210.5 acres of Engelmann Oak Woodland, 100.9 acres of Mixed Oak Woodland, 6.9 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 271.9 acres of Non-native Grassland, 59.3 acres of Montane Meadow, 49.53 acre of Southern Coast Live Oak Riparian Forest, 0.07 acre of Open Water, 0.85 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, 2.96 acres of Riparian Scrub, and 0.07 acre of Disturbed Wetland that would be available for use as mitigation for project impacts.

The proposed open space easement contains an additional 26.9 acres of Southern Mixed Chaparral, 12.7 acres of Chamise Chaparral, 1.5 acres of Diegan Coastal Sage Scrub, Inland Form, 6.0 acres of Flat-top Buckwheat, 23.8 acres of Coastal Sage – Chaparral Scrub, 51.6 acres of Coast Live Oak Woodland, 42.4 acres of Engelmann Oak Woodland, 45.3 acres of Mixed Oak Woodland, 2.8 acres of Mixed Oak/Coniferous/Bigcone/Coulter, 9.5 acres of Non-native Grassland, 1.1 acres of Montane Meadow, 47.54 acres of Southern Coast Live Oak Riparian Forest, 0.17 acre of Coastal and Valley Freshwater Marsh/Emergent Wetland, and 2.96 acres of Riparian Scrub that would be considered "impact neutral", as they are part of required RPO wetland buffers and are not available for use as mitigation for project impacts (see Table 7).

The County's RPO requires that impacts to RPO wetlands be avoided except under certain extenuating circumstances (See RPO Section 86.604(a)(5) findings in Section 5.4 of this report). The County also requires buffers of at least 50-feet to protect all RPO wetlands. The County considers RPO wetlands and the habitat within RPO wetland buffers to be "impact neutral" and therefore unavailable for use as mitigation for project impacts. Furthermore, where oak woodland occurs adjacent to an RPO wetland, the County requires that the wetland buffer be extended outward to include the entirety of the oak habitat (not to exceed 200 feet in width). Where feasible, the project complies with these requirements.

The Consolidated Project Alternative includes RPO wetland buffers that are adequate to protect the functions and values of existing wetlands. The Consolidated Project Alternative has been designed to incorporate wetland buffers that extend at least 50 feet from the outer edge of all RPO wetlands wherever feasible. RPO wetlands and buffers would be protected from future fire clearing through the dedication of minimum 100-foot LBZs.

An RMP to address adequate mitigation for project impacts to Riparian Habitats (including State and County Wetlands and "Waters") or Other Sensitive Natural Communities shall be prepared, approved, and implemented as a condition of project approval. The RMP will contain guidelines for the stewardship, maintenance, biological monitoring, and overall funding and management of the onsite open space. The project also includes either offsite mitigation for project impacts to Riparian Habitats or Other Sensitive Natural Communities in approved wetland mitigation bank in the area that the agencies would accept, or the preparation and implementation of an approved Wetland Revegetation Plan (Attachment E – Conceptual Wetland Revegetation Plan). The purpose of the Wetland Revegetation Plan (WRP) would be to guide the revegetation of degraded and disturbed areas of the site with native wetland vegetation in order to mitigate for project impacts to jurisdictional wetlands and "waters". The WRP would identify standards, methodologies, and protocols that have demonstrated success in past wetland revegetation projects. A concerted effort to create suitable planting densities, species composition, and other related factors shall be considered during the design of the WRP. Impacts to the onsite State and County wetlands and "waters" will be mitigated for at 3-to-1 ratio, with at least 1-to-1 of this ratio consisting of wetlands creation and the balance (a 2-to-1 ratio) consisting of wetlands creation and/or enhancement.

Impact Item 5.1.A (Federal Jurisdictional Wetlands and Waterways)

Because the Consolidated Project Alternative would impact Federal Jurisdictional Wetlands and/or Waterways, it would likely be necessary to obtain certain regulatory agency permits prior to project development. The applicant is required to consult with ACOE regarding Clean Water Act Section 404 Permits. As part of the permitting process, these agencies would likely require that a formal Jurisdictional Wetland Delineation be conducted and that a JD be processed in order to quantify all proposed project impacts to Federal Jurisdictional Wetlands and Waterways.

Impact Items 7.1.C, 7.1.H, 7.1.I (Local Policies, Ordinances, and Adopted Plans)

The Consolidated Project Alternative would be required to obtain an HLP from the County of San Diego. This permit would mitigate agency concerns by providing appropriate mitigation for all project-related impacts to Diegan Coastal Sage Scrub and related Scrub habitats. The project site supports approximately 150 acres of Scrub habitat

(Diegan Coastal Sage Scrub, Inland Form, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), with 19.1 acres of this total that would be impacted by the Consolidated Project Alternative.

In order to prevent potential impacts to the nesting success of special status animals, site brushing, grading, and/or the removal of native vegetation within 500 feet of any potential nesting location should not take place during the native bird breeding season, defined as from 1 January to 31 August of each year. This would be required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevent the “take” of eggs, nests, feathers, or other parts of most native bird species. Limiting activities to the non-breeding season would minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity would be required. The results of the survey would be provided in a report to the Director, Department of Planning and Development Services and the Wildlife Agencies for concurrence with the conclusions and recommendations.

Adoption of these measures would keep impacts to Special Status Species, Riparian Habitat (Including State and County Wetlands and “Waters”) or Sensitive Natural Communities, Federal Jurisdictional Wetlands and Waterways, and Local Policies, Ordinances, or Adopted Plans associated with the Consolidated Project Alternative to a level that is **less than significant**.

Table 6. Habitat Impacts and Mitigation Analysis – Primary Project

Habitat	Existing	Development Impact	OSE Vacation Impact	Grazing Impact	Offsite	Development Impact	OSE Vacation Impact	Mitigation - Development Impacts	Mitigation - OSE Vacation Impacts	Acres Preserved	Acres Preserved	Impact	Total Open	Offsite
	Acres	Acres	Acres	Acres	Impacts	Mitigation Ratio	Mitigation Ratio	Required	Required	Onsite: Grazed	Onsite: Ungrazed	Neutral	Space	Mitigation
<u>Southern Mixed Chaparral</u>	117.5	12.6	0.00	0.00	0.00	0.5:1	n/a	6.3	0.00	77.9	26.9	26.9	104.9	none
<u>Chamise Chaparral</u>	96.9	0.8	0.00	0.00	0.00	0.5:1	n/a	0.4	0.00	83.4	12.7	12.7	96.1	none
<u>Diegan Coastal Sage Scrub</u>	40.6	3.8	0.00	0.00	0.00	2:1	n/a	7.6	0.00	35.3	1.5	1.5	36.8	none
<u>Flat-top Buckwheat</u>	71.4	12.8	0.00	0.00	0.00	2:1	n/a	25.6	0.00	52.5	6.0	6.0	58.6	none
<u>Coastal Sage-Chaparral Scrub</u>	38.3	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	14.5	23.8	23.8	38.3	none
<u>Coast Live Oak Woodland</u>	175.8	4.6	0.00	0.00	0.00	3:1	n/a	13.8	0.00	119.4	51.8	51.8	171.2	none
<u>Engelmann Oak Woodland</u>	246.0	45.9	2.2	0.00	0.00	3:1	6:1	131.1	13.2	158.1	44.2	44.2	200.1	none
<u>Mixed Oak Woodland</u>	114.9	15.3	0.00	0.00	0.00	3:1	n/a	45.9	0.00	54.2	45.4	45.4	99.7	none
<u>Mixed Oak/.../Coulter</u>	8.7	0.8	0.00	0.00	0.00	3:1	n/a	2.4	0.00	5.1	2.8	2.8	7.9	none
<u>Non-native Grassland</u>	375.8	102.8	1.3	0.00	0.00	0.5:1	1:1	52.1	1.3	259.2	13.8	13.8	273.0	none
<u>Montane Meadow</u>	76.3	7.3	0.00	0.00	0.00	3:1	n/a	21.9	0.00	66.8	2.3	2.3	69.0	none
<u>Southern CLO Riparian Forest</u>	49.53	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	1.96	47.54	47.54	49.53	none
<u>Open Water</u>	0.07	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.07	0.00	0.00	0.07	none
<u>CVF Marsh/Emergent Wetland</u>	0.85	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.68	0.17	0.17	0.85	none
<u>Riparian Scrub</u>	3.21	0.25	0.00	0.00	0.00	3:1	n/a	0.75	0.00	0.00	2.96	2.96	2.96	none
<u>Disturbed Wetland</u>	0.07	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.07	0.00	0.00	0.07	none
<u>Urban/Developed Habitat</u>	0.80	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.8	0.02	0.02	0.80	none
	1416.8	207.0	3.5	0.00	0.00	0.00	0.00	307.9	14.5	930.0	281.9	281.9	1209.9	

Table 7. Habitat Impacts and Mitigation Analysis – Consolidated Project Alternative

Habitat	Existing	Development Impact	OSE Vacation Impact	Grazing Impact	Offsite	Development Impact	OSE Vacation	Mitigation - Development Impacts	Mitigation - OSE Vacation Impacts	Acres Preserved	Acres Preserved	Impact	Total Open	Offsite
	Acres	Acres	Acres	Acres	Impacts	Mitigation Ratio	Mitigation Ratio	Required	Required	Onsite: Grazed	Onsite: Ungrazed	Neutral	Space	Mitigation
<u>Southern Mixed Chaparral</u>	117.5	2.0	0.00	0.00	0.00	0.5:1	n/a	1.0	0.00	0.00	115.5	26.9	115.5	none
<u>Chamise Chaparral</u>	96.9	0.00	0.00	0.00	0.00	0.5:1	n/a	0.00	0.00	0.00	96.9	12.7	96.9	none
<u>Diegan Coastal Sage Scrub</u>	40.6	1.0	0.00	0.00	0.00	2:1	n/a	2.0	0.00	0.00	39.6	1.5	39.6	none
<u>Flat-top Buckwheat</u>	71.4	18.1	0.00	0.00	0.00	2:1	n/a	36.2	0.00	0.00	53.3	6.0	53.3	none
<u>Coastal Sage-Chaparral Scrub</u>	38.3	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	38.3	23.8	38.3	none
<u>Coast Live Oak Woodland</u>	175.8	6.3	0.00	0.00	0.00	3:1	n/a	18.9	0.00	0.00	169.5	51.6	169.5	none
<u>Engelmann Oak Woodland</u>	246.0	35.5	1.0	0.00	0.00	3:1	6:1	103.5	6.0	0.00	210.5	42.4	210.5	none
<u>Mixed Oak Woodland</u>	115.0	14.1	0.00	0.00	0.00	3:1	n/a	42.3	0.00	0.00	100.9	45.3	100.9	none
<u>Mixed Oak/.../Coulter</u>	8.7	1.8	0.00	0.00	0.00	3:1	n/a	5.4	0.00	0.00	6.9	2.8	6.9	none
<u>Non-native Grassland</u>	375.8	103.9	1.3	0.00	0.00	0.5:1	1:1	51.3	1.3	0.00	271.9	9.5	271.9	none
<u>Montane Meadow</u>	76.3	17.0	0.00	0.00	0.00	3:1	n/a	51.0	0.00	0.00	59.3	1.1	59.3	none
<u>Southern CLO Riparian Forest</u>	49.53	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	49.53	47.54	49.53	none
<u>Open Water</u>	0.07	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	0.07	0.07	0.07	none
<u>CVF Marsh/Emergent Wetland</u>	0.85	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	0.80	0.17	0.80	none
<u>Riparian Scrub</u>	3.21	0.25	0.00	0.00	0.00	3:1	n/a	0.75	0.00	0.00	2.96	2.96	2.96	none
<u>Disturbed Wetland</u>	0.07	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	0.07	0.00	0.07	none
<u>Urban/Developed Habitat</u>	0.8	0.00	0.00	0.00	0.00	n/a	n/a	0.00	0.00	0.00	0.80	0.00	0.80	none
	1416.8	199.9	2.3	0.00	0.00	0.00	0.00	312.4	7.3	0.00	1216.8	274.3	1216.8	

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10.0 LIST OF PREPARERS AND PERSONS/ORGANIZATIONS CONTACTED

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

Vincent Scheidt, MA

Certified Biological Consultant

TECHNICAL APPENDICIES/ATTACHMENTS

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Attachment B. California Natural Diversity Database Forms
Attachment C. Signed Protocol Survey Report for Arroyo Toad
Attachment D. Signed Protocol Survey Report for Quino Checkerspot Butterfly
Attachment E. Outline - Conceptual Wetland Revegetation Plan
Attachment F. Conceptual Fencing and Signage Plan
Attachment G. Conservation Grazing Management Plan
Attachment H. Directed Field Survey for Stephen’s Kangaroo Rat

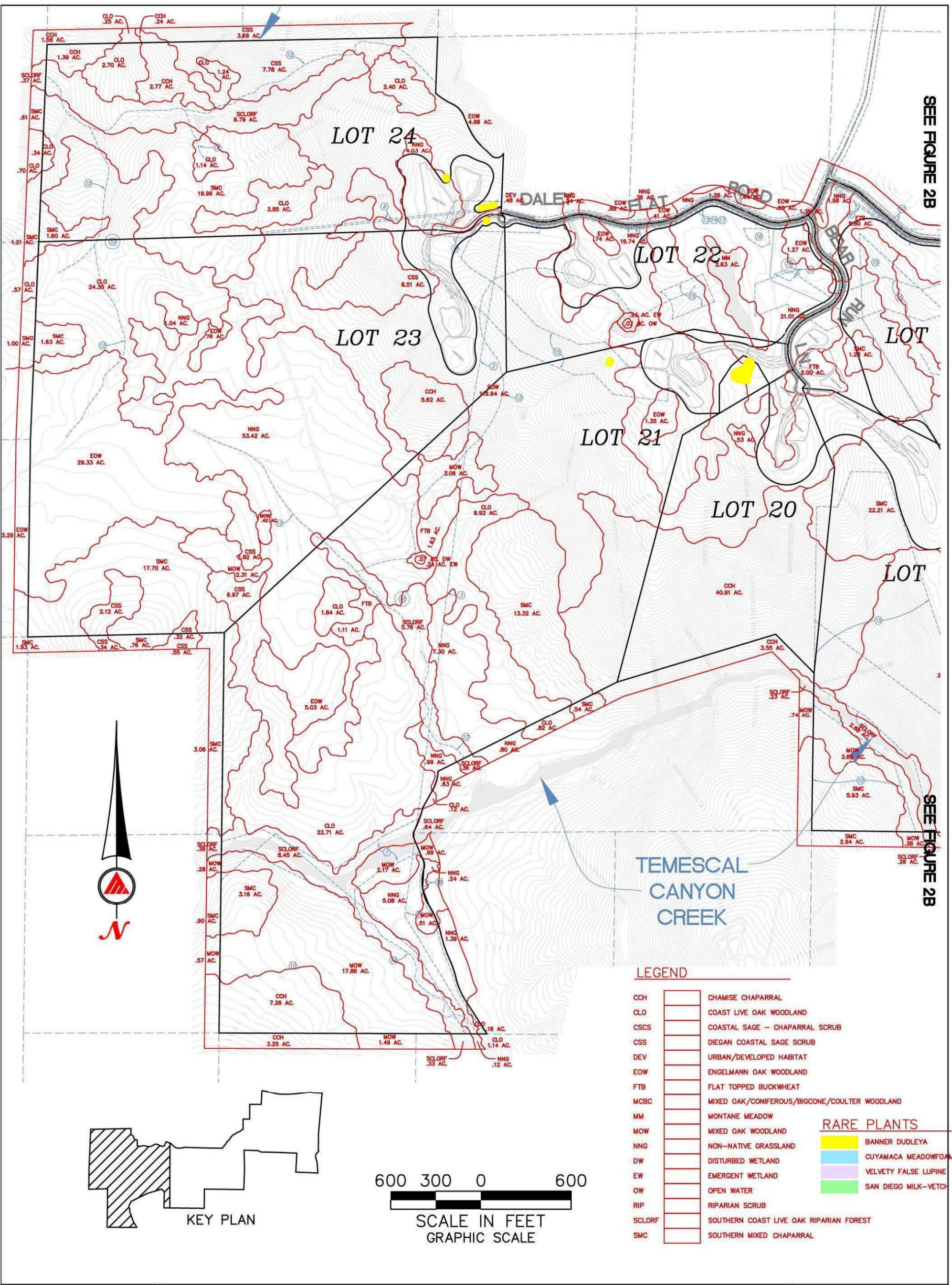
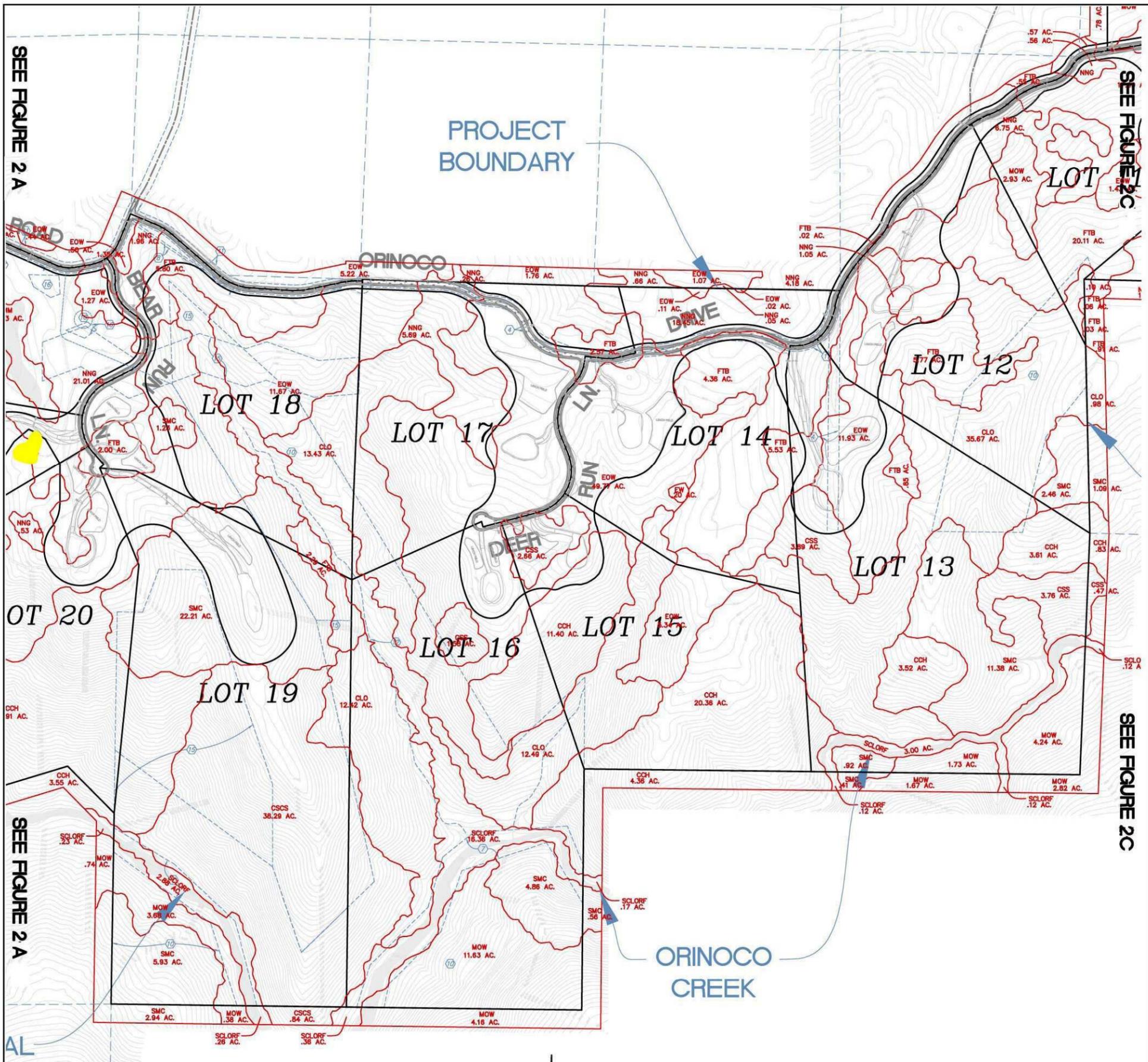


FIGURE 2A

Plant Communities on Primary Project Design West



SEE FIGURE 2A

SEE FIGURE 2C

SEE FIGURE 2C

PROJECT BOUNDARY

ORINOCO DRIVE

ORINOCO CREEK

LOT 18

LOT 17

LOT 14

LOT 12

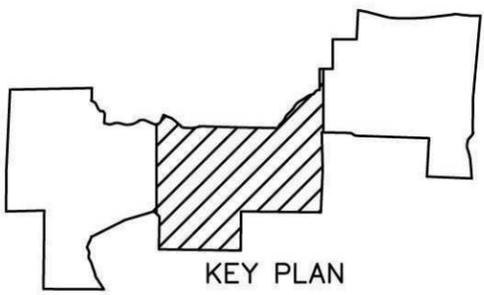
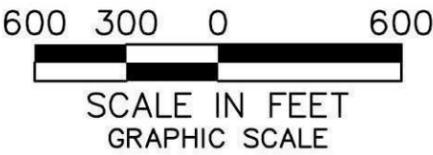
LOT 13

LOT 16

LOT 15

LOT 19

LOT 20

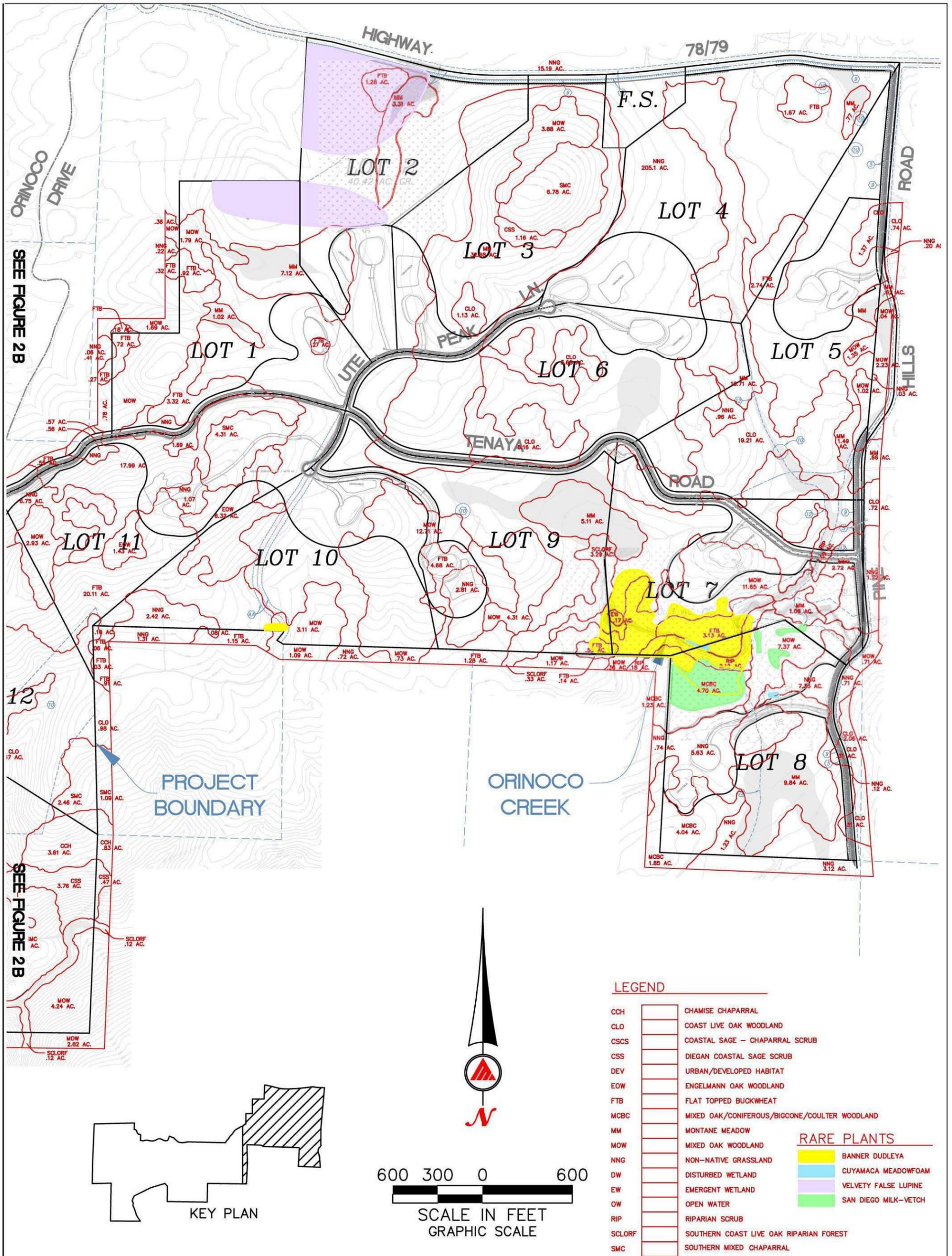


LEGEND

CCH	CHAMISE CHAPARRAL		
CLO	COAST LIVE OAK WOODLAND		
CSCS	COASTAL SAGE - CHAPARRAL SCRUB		
CSS	DIEGAN COASTAL SAGE SCRUB		
DEV	URBAN/DEVELOPED HABITAT		
EOW	ENGELMANN OAK WOODLAND		
FTB	FLAT TOPPED BUCKWHEAT		
MCBC	MIXED OAK/CONIFEROUS/BIGCONE/COULTER WOODLAND		
MM	MONTANE MEADOW		
MOW	MIXED OAK WOODLAND		
NNG	NON-NATIVE GRASSLAND		
DW	DISTURBED WETLAND		
EW	EMERGENT WETLAND		
OW	OPEN WATER		
RIP	RIPARIAN SCRUB		
SCLORF	SOUTHERN COAST LIVE OAK RIPARIAN FOREST		
SMC	SOUTHERN MIXED CHAPARRAL		
		RARE PLANTS	
			BANNER DUDLEYA
			CUYAMACA MEADOWFOAM
			VELVETY FALSE LUPINE
			SAN DIEGO MILK-VETCH

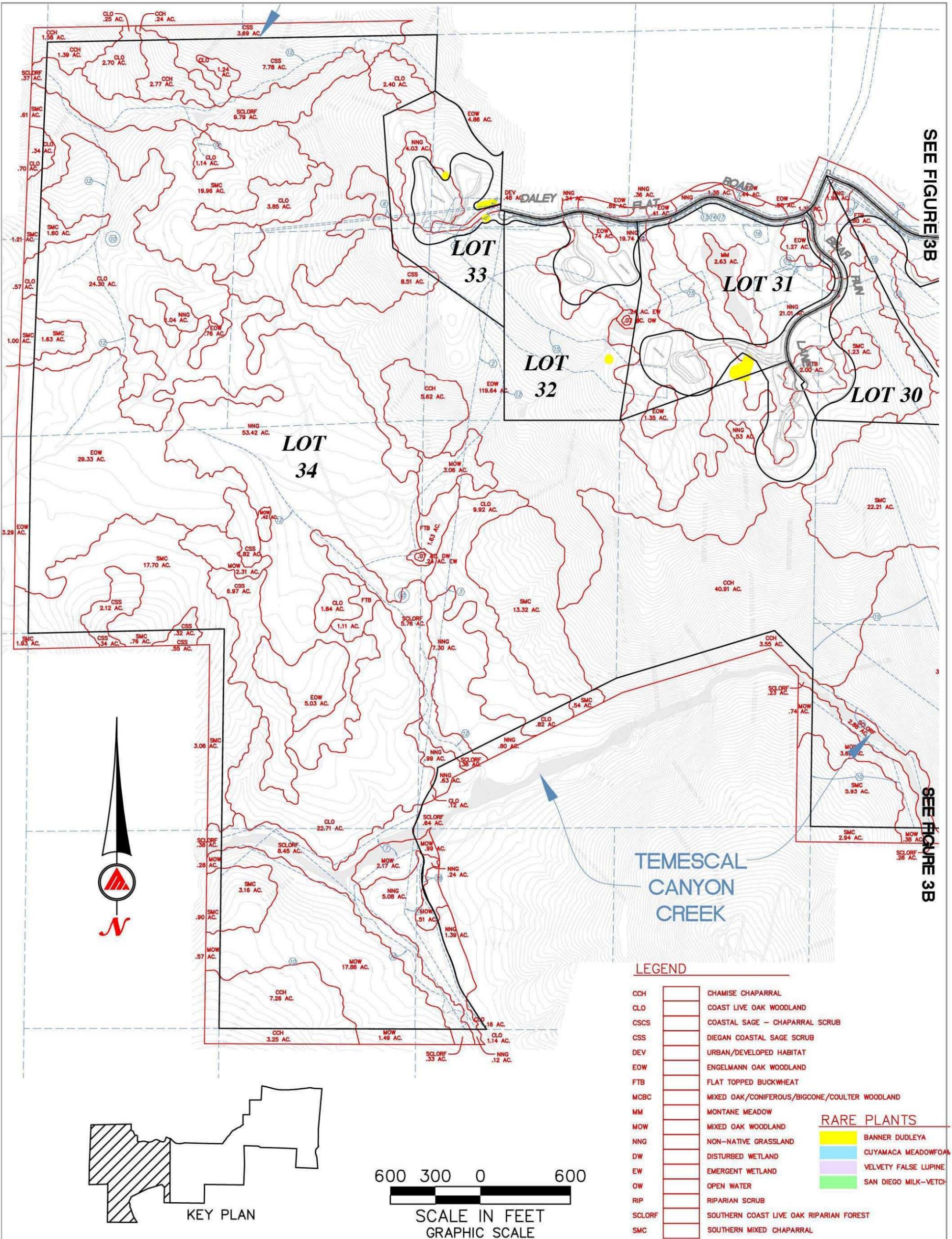
FIGURE
2B

Plant Communities on Primary Project Design Central



2C
FIGURE

Plant Communities on Primary Project Design East



SEE FIGURE 3B

SEE FIGURE 3B

FIGURE
3A

Plant Communities on Consolidated Project Alternative West

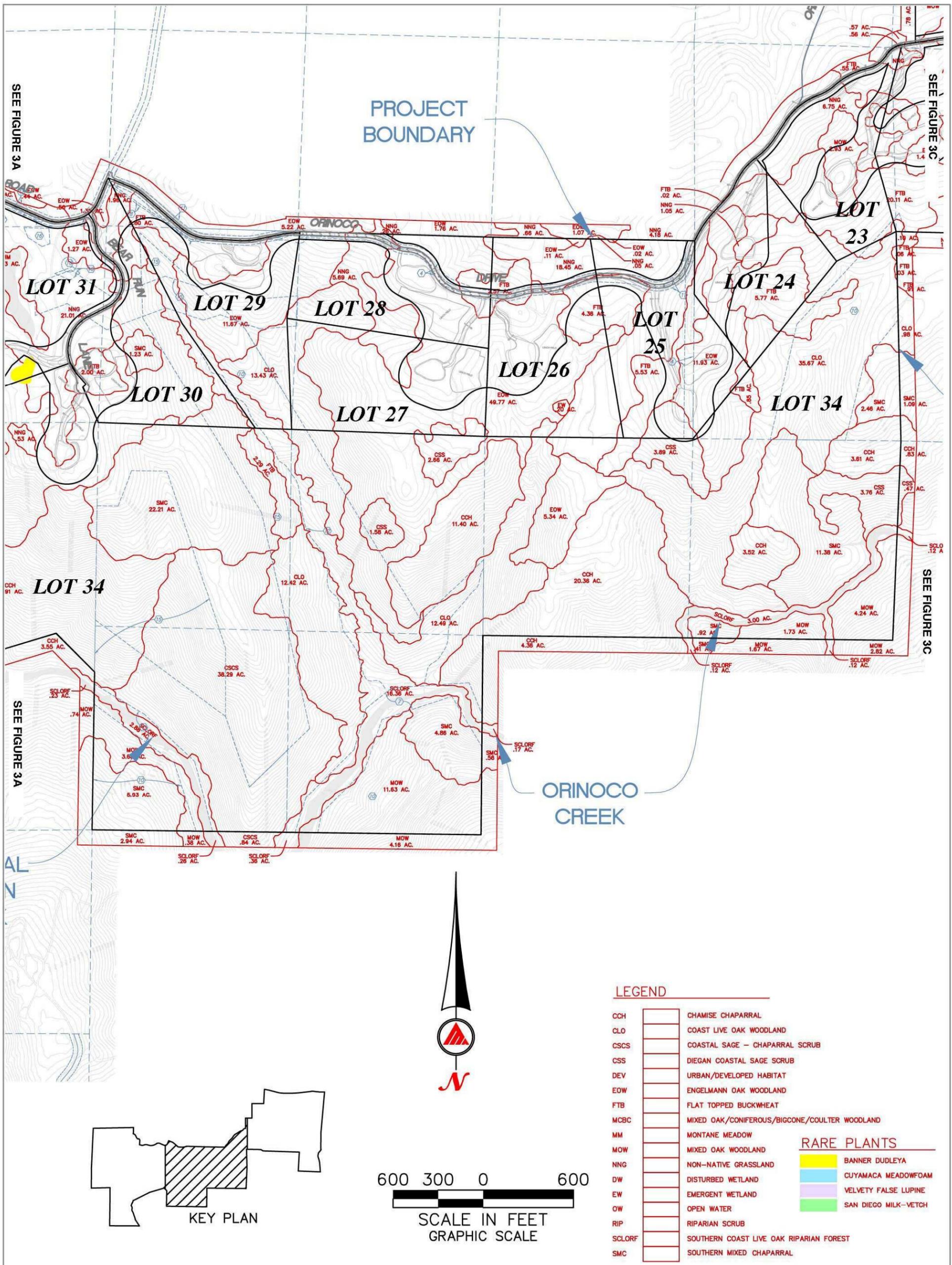
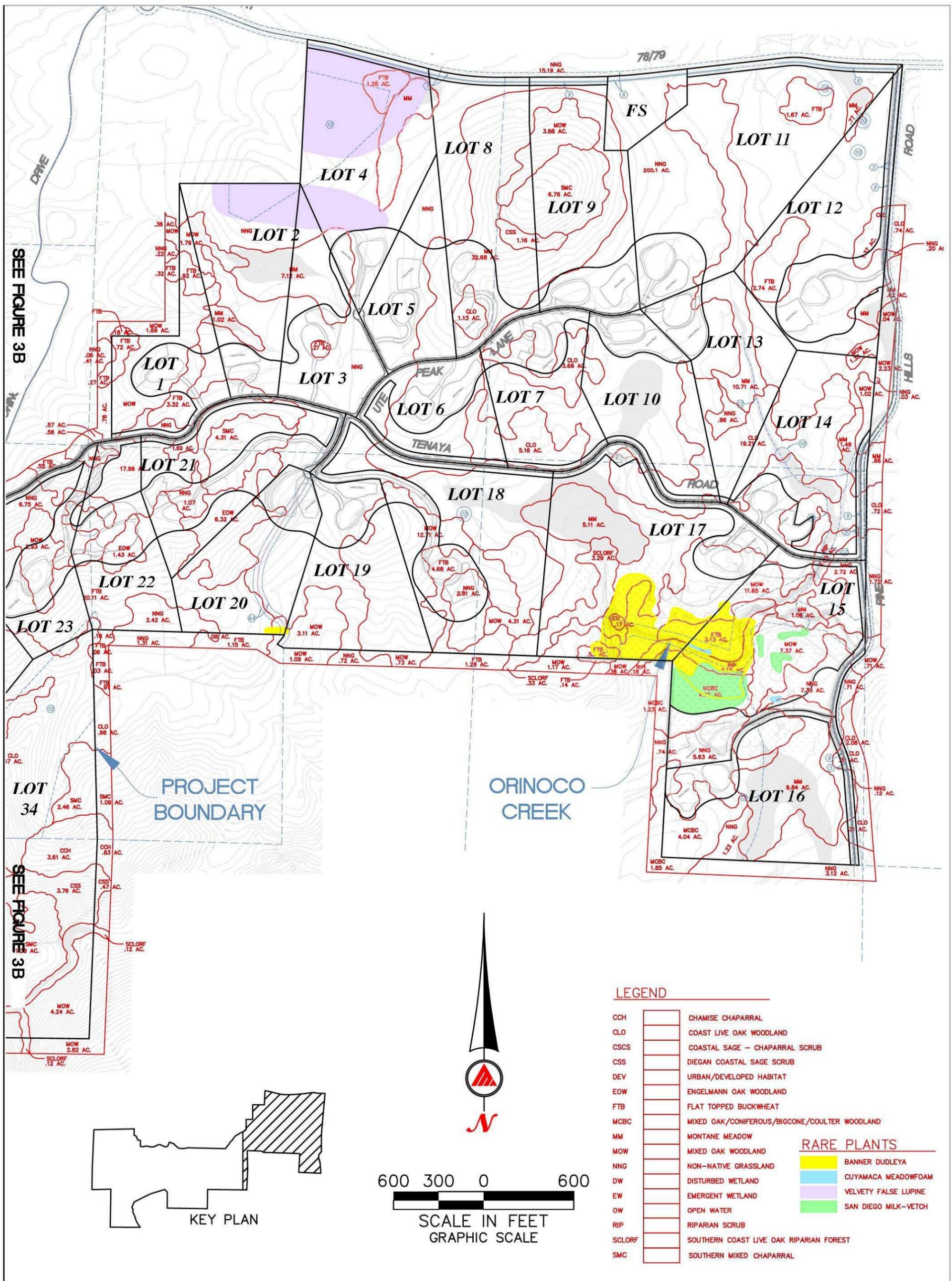


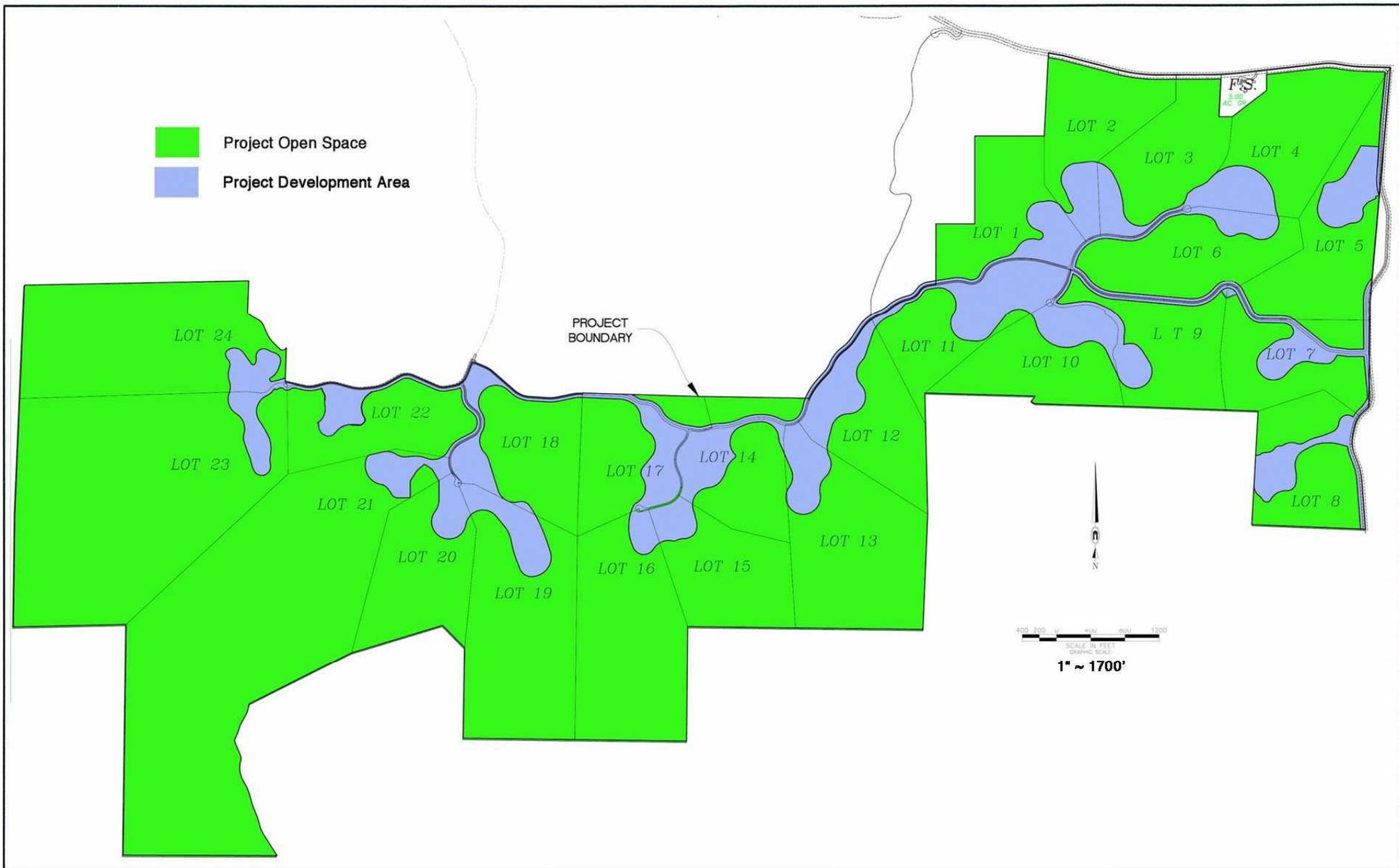
FIGURE 3B

Plant Communities on Consolidated Project Alternative Central



**FIGURE
3C**

Plant Communities on Consolidated Project Alternative East



**Figure
4**

Proposed Open Space on Primary Project Design

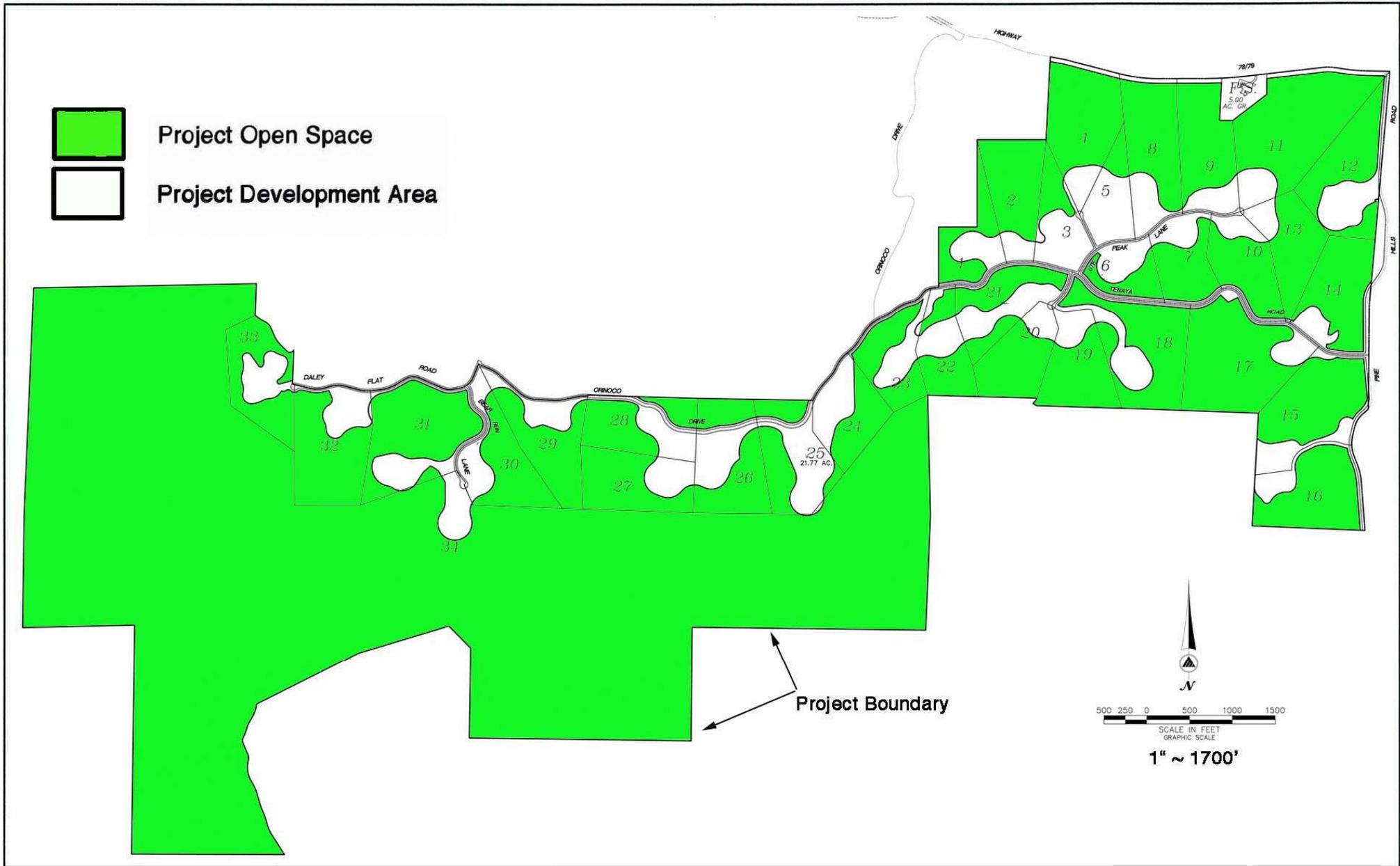


Figure 5

Proposed Open Space on Consolidated Project Alternative Design

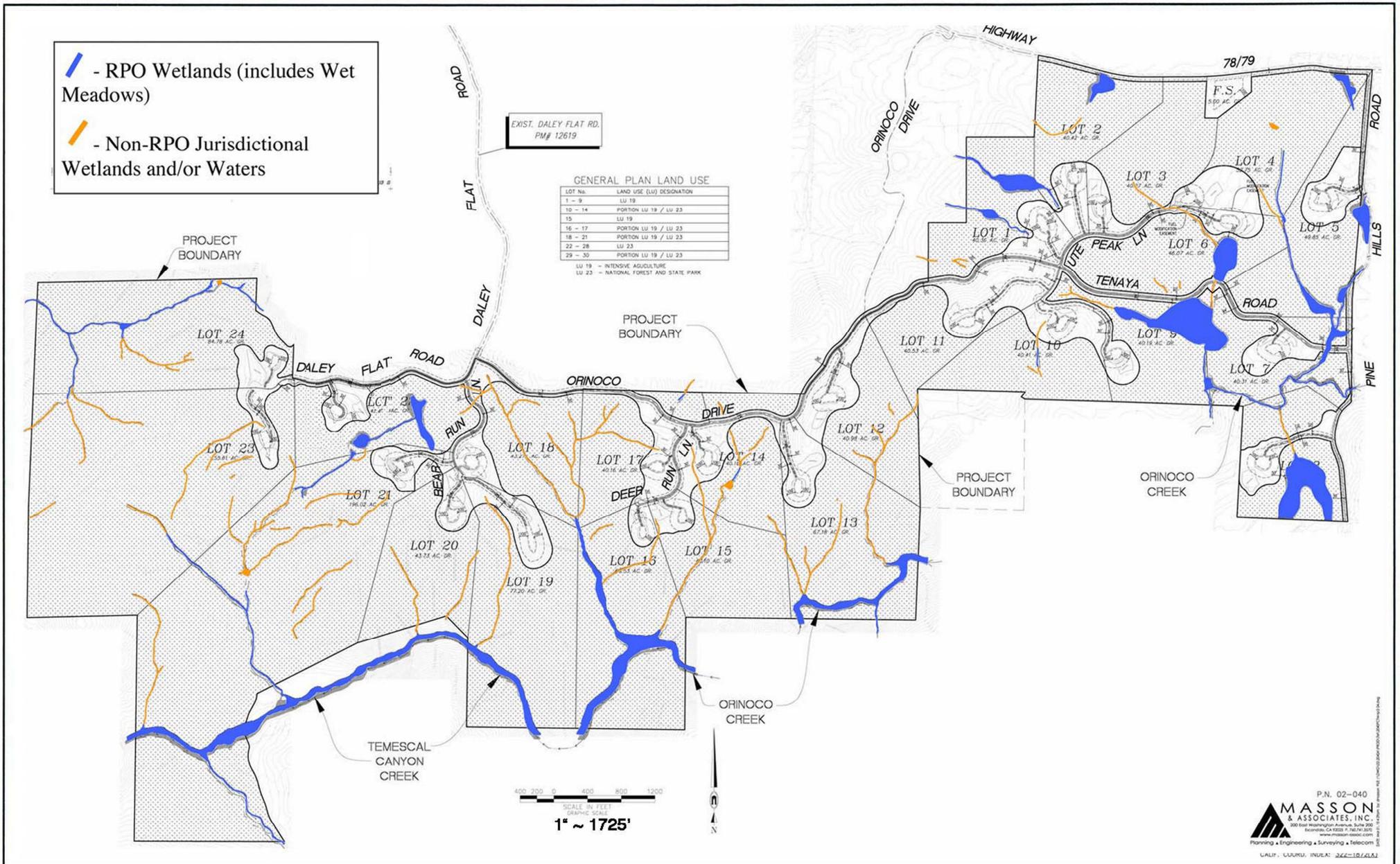
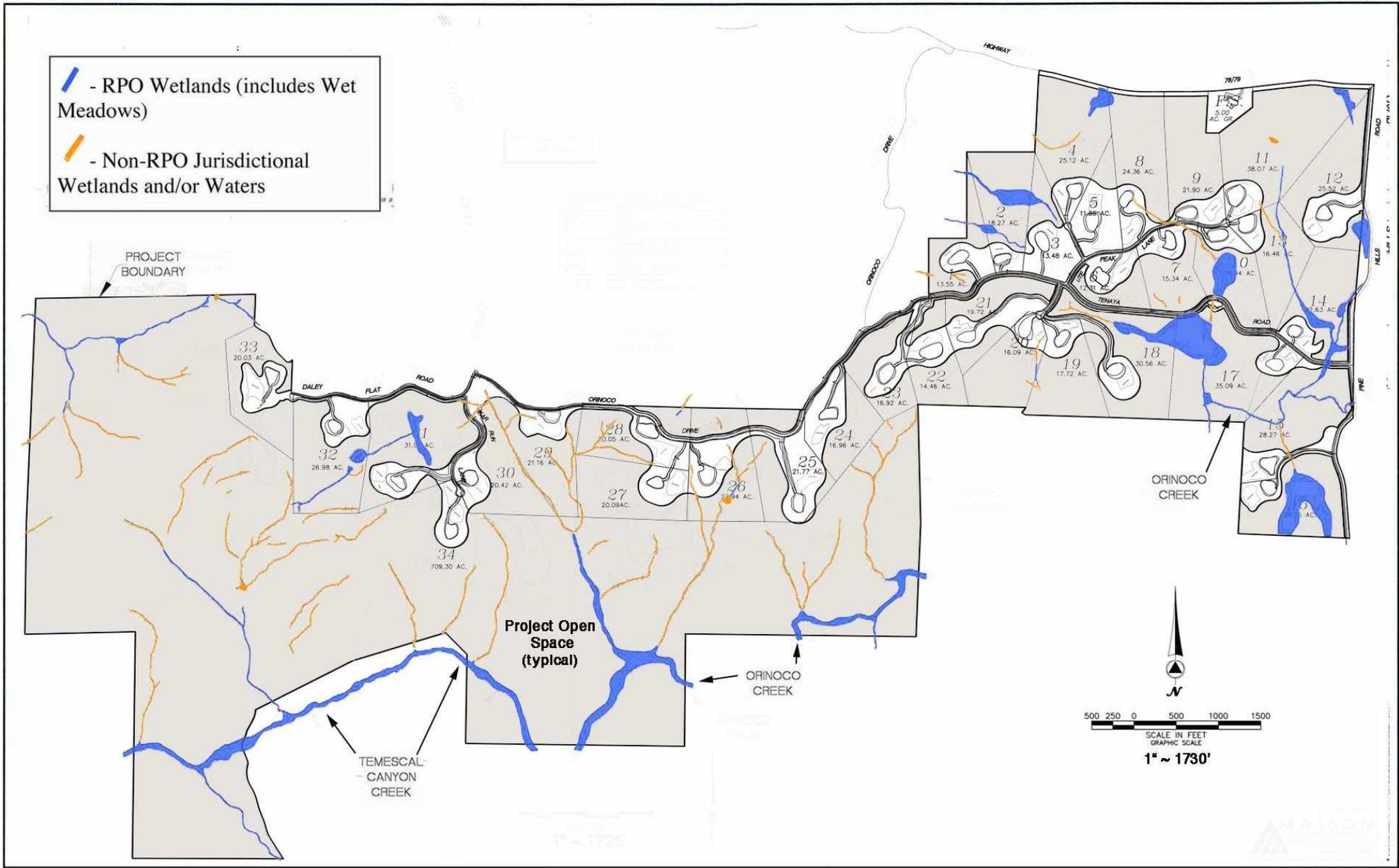


Figure 6

Jurisdictional Wetlands and Waters on Primary Project Design



**Figure
7**

Jurisdictional Wetlands and Waters on Consolidated Project Alternative Design

FIGURE 8. AERIAL PHOTO SHOWING PROJECT SITE AND SURROUNDING LANDS

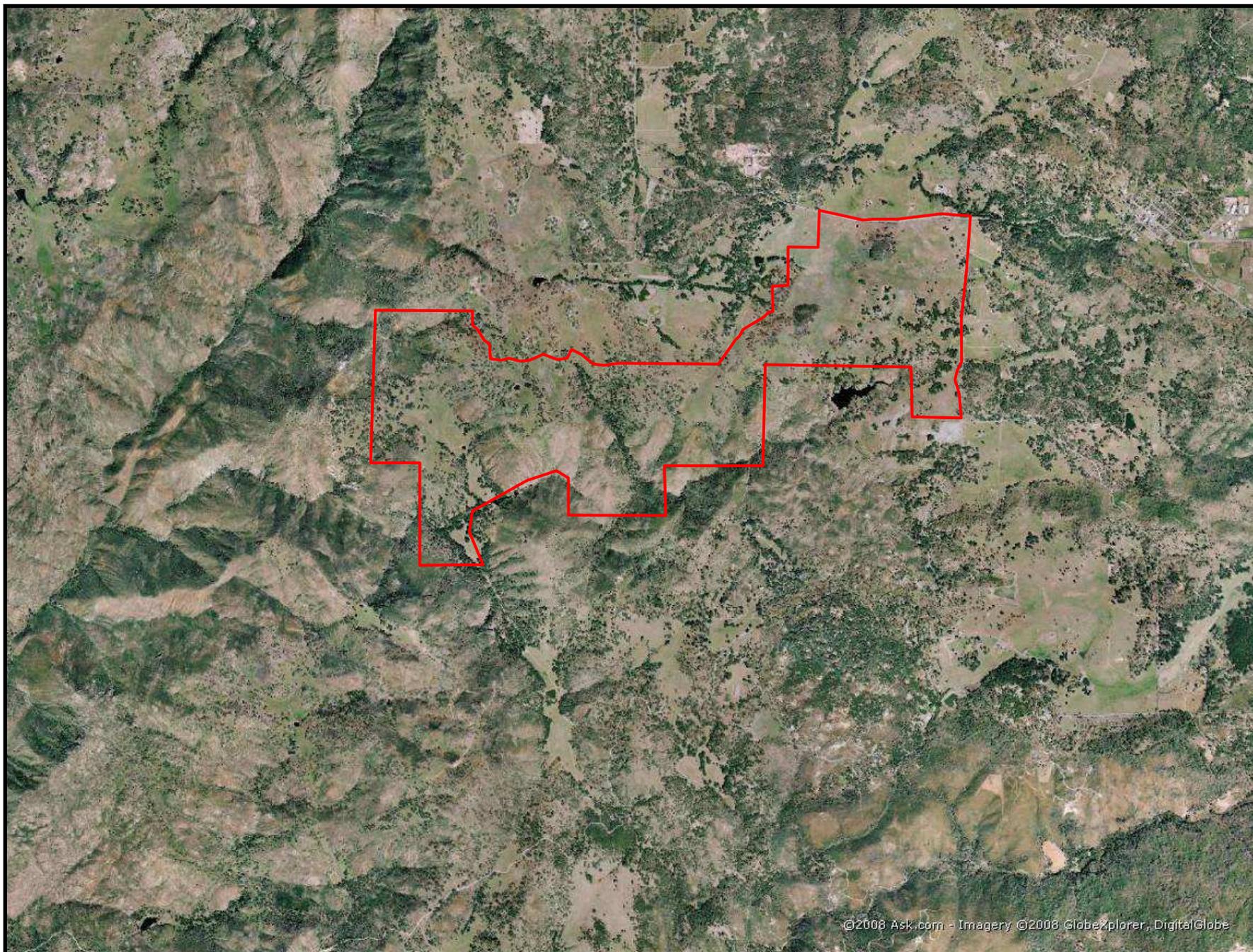
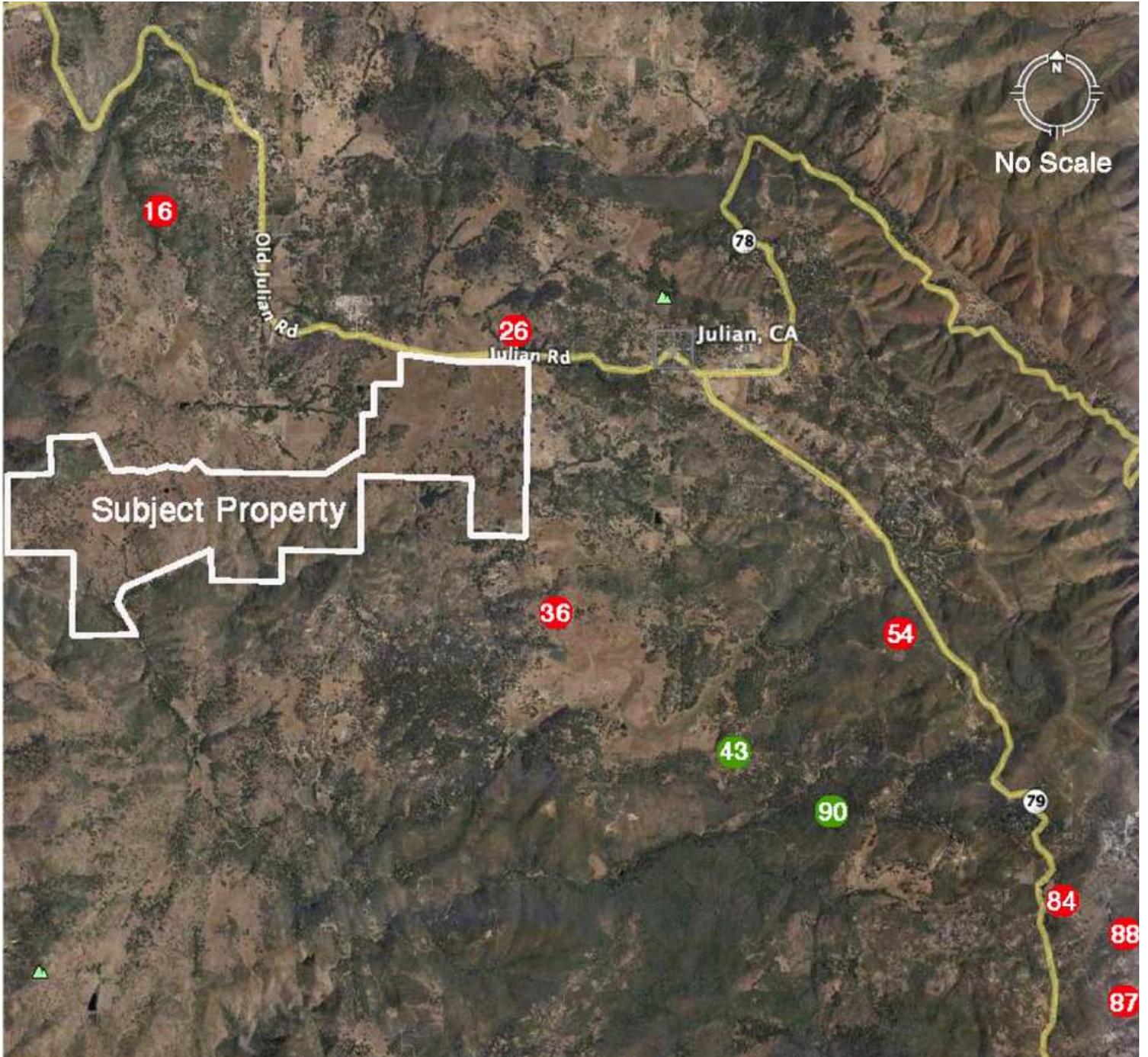


FIGURE 11. CUMULATIVE STUDY AREA – HOSKINGS RANCH

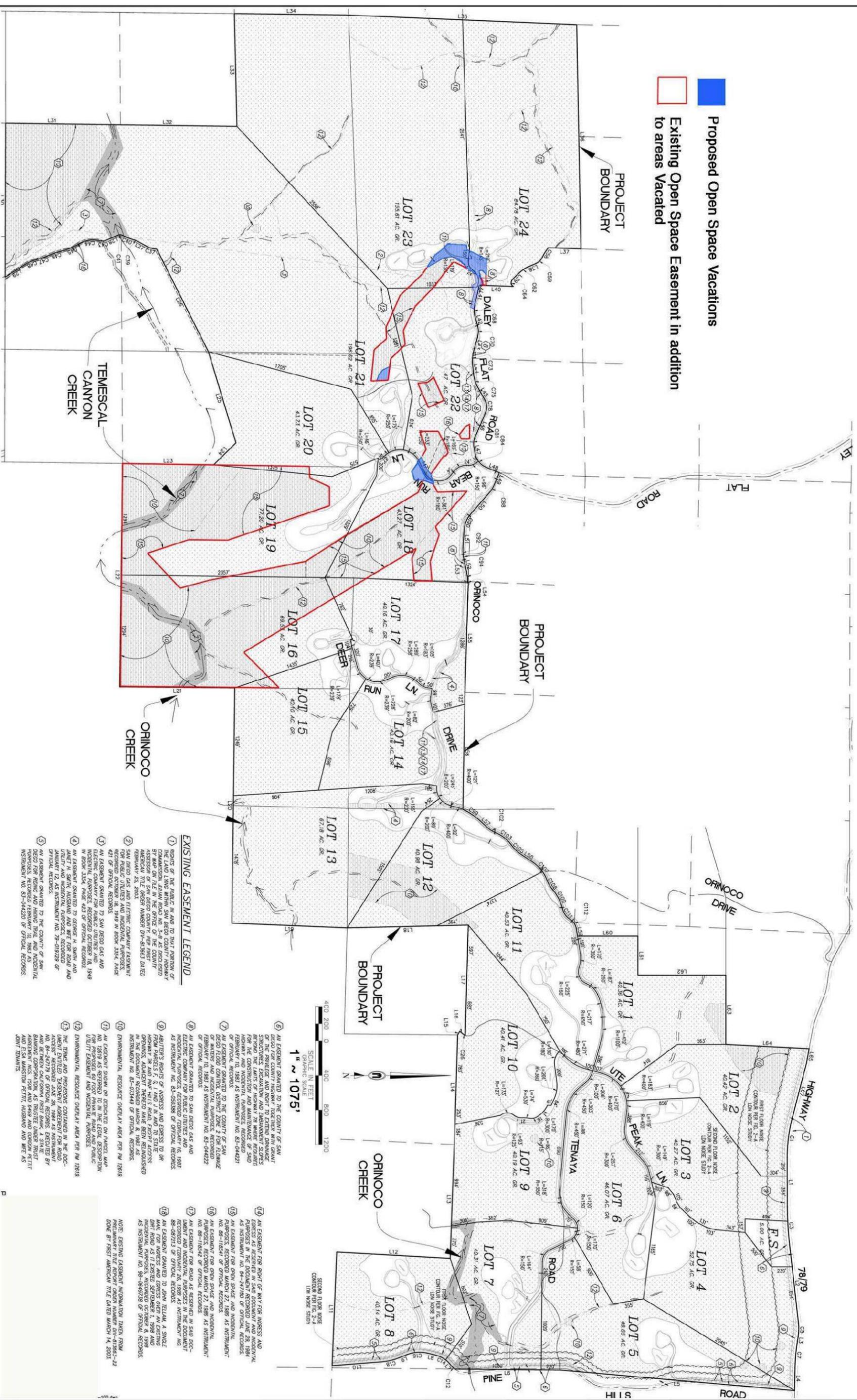


LEGEND

- 36** Possible Cumulative Impact
- 43** No Cumulative Impact

List of Projects:

- 16 – TPM 20836 (Idle)
- 26 – MUP 77-113
- 36 – TPM 19932
- 43 – SP 02-029
- 54 – TPM 20253
- 84 – MUP 97-005 (Application withdrawn)
- 87 – TPM 20571
- 88 – TPM 20474
- 90 – TM 4489 (Impacts assessed individually)



■ Proposed Open Space Vacations
□ Existing Open Space Easement in addition to areas Vacated

EXISTING EASEMENT LEGEND

- 1 RIGHTS OF THE PUBLIC IN AND TO PART BARRIER OF THE LAND LING WITHIN SAN DIEGO COUNTY HIGHWAY COMMISSION JUAN ROAD VAS 3-8 AS DISTRICTED BY MAP ON FILE IN THE OFFICE OF THE COUNTY ENGINEER, SAN DIEGO, CALIFORNIA, RECORDS AMERICAN TITLE NUMBER 01-419543 DATED FEBRUARY 23, 2003.
- 2 SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 19, 1989 IN BOOK 3524, PAGE 421 OF OFFICIAL RECORDS.
- 3 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 IN BOOK 3034, PAGE 423 OF OFFICIAL RECORDS.
- 4 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 12, 1988 IN BOOK 3034, PAGE 421 OF OFFICIAL RECORDS.
- 5 AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-444220 OF OFFICIAL RECORDS.

- 6 ALL EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT OF THE PREMISES AND RIGHT TO EXTEND DRAINAGE SYSTEMS AND TO MAINTAIN AND IMPROVE THE SAME FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY AND INCIDENTAL PURPOSES, RECORDED AS INSTRUMENT NO. 83-044221 OF OFFICIAL RECORDS.
- 7 AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FLOOD CONTROL DISTRICT ZONE 2 FOR FLOODAGE CONTROL, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-444222 OF OFFICIAL RECORDS.
- 8 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 19, 1989 AS INSTRUMENT NO. 83-053888 OF OFFICIAL RECORDS.
- 9 ADJUTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 AND BETWEEN OAKGROVE FIRST BANK, A STATE BANK, AND THE LANDS ADJACENT THEREIN, RECORDED IN THE DOCUMENT RECORDED MARCH 8, 1981 AS INSTRUMENT NO. 81-023449 OF OFFICIAL RECORDS.
- 10 ENVIRONMENTAL RESOURCE DISPLAY AREA PER PM 12819.
- 11 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-444220 OF OFFICIAL RECORDS.
- 12 THE TRMS AND PROVISIONS CONTAINED IN THE 100-ACRES TRACT MAP OF THE PROJECT, RECORDED AS INSTRUMENT NO. 84-24719 OF OFFICIAL RECORDS, EXECUTED BY AND BETWEEN OAKGROVE FIRST BANK, A STATE BANK, AND THE LANDS ADJACENT THEREIN, RECORDED IN THE DOCUMENT RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-444220 OF OFFICIAL RECORDS.

- 13 AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS TO THE PROJECT, RECORDED AS INSTRUMENT NO. 84-24719 OF OFFICIAL RECORDS.
- 14 AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1988 AS INSTRUMENT NO. 88-118241 OF OFFICIAL RECORDS.
- 15 AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1988 AS INSTRUMENT NO. 88-118242 OF OFFICIAL RECORDS.
- 16 AN EASEMENT FOR OPEN SPACE AND INCIDENTAL PURPOSES, RECORDED MARCH 21, 1988 AS INSTRUMENT NO. 88-118243 OF OFFICIAL RECORDS.
- 17 AN EASEMENT FOR ROAD AS REFERRED IN SAID DOCUMENT RECORDED FEBRUARY 26, 1988 AS INSTRUMENT NO. 88-118244 OF OFFICIAL RECORDS.
- 18 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED OCTOBER 18, 1949 AND JANUARY 12, 1988 OVER AN EXISTING DIRT ROAD AS IT EXISTED SEPTEMBER 8, 1988 AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1983 AS INSTRUMENT NO. 83-444220 OF OFFICIAL RECORDS.

NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT NUMBER 01-419543-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2003.

SCALE IN FEET
 GRAPHIC SCALE
 1" = 1075'
 0 300 600 900 1200

Existing Easements and Proposed Open Space Vacations on Primary Project Design

Figure 12

NOTE:
 SIGNS WILL BE REQUIRED ALONG THE BOUNDARY BETWEEN OPEN SPACE EASEMENTS AND VACATED AREAS. THE SIGNS SHALL BE CONSPICUOUS, RESISTANT AND 6" x 9" MINIMUM SIZE, ON POSTS NOT LESS THAN THREE FEET IN HEIGHT FROM THE GROUND SURFACE. SIGNS THE SIGNS WILL STATE THE FOLLOWING:

SENSITIVE ENVIRONMENTAL RESOURCES OF PARISHANITE REGION FOR INFORMATION CONTACT THE COUNTY OF SAN DIEGO, DEPARTMENT OF PLANNING AND LAND USE, REF: 99-08-023A

PROJECT BOUNDARY

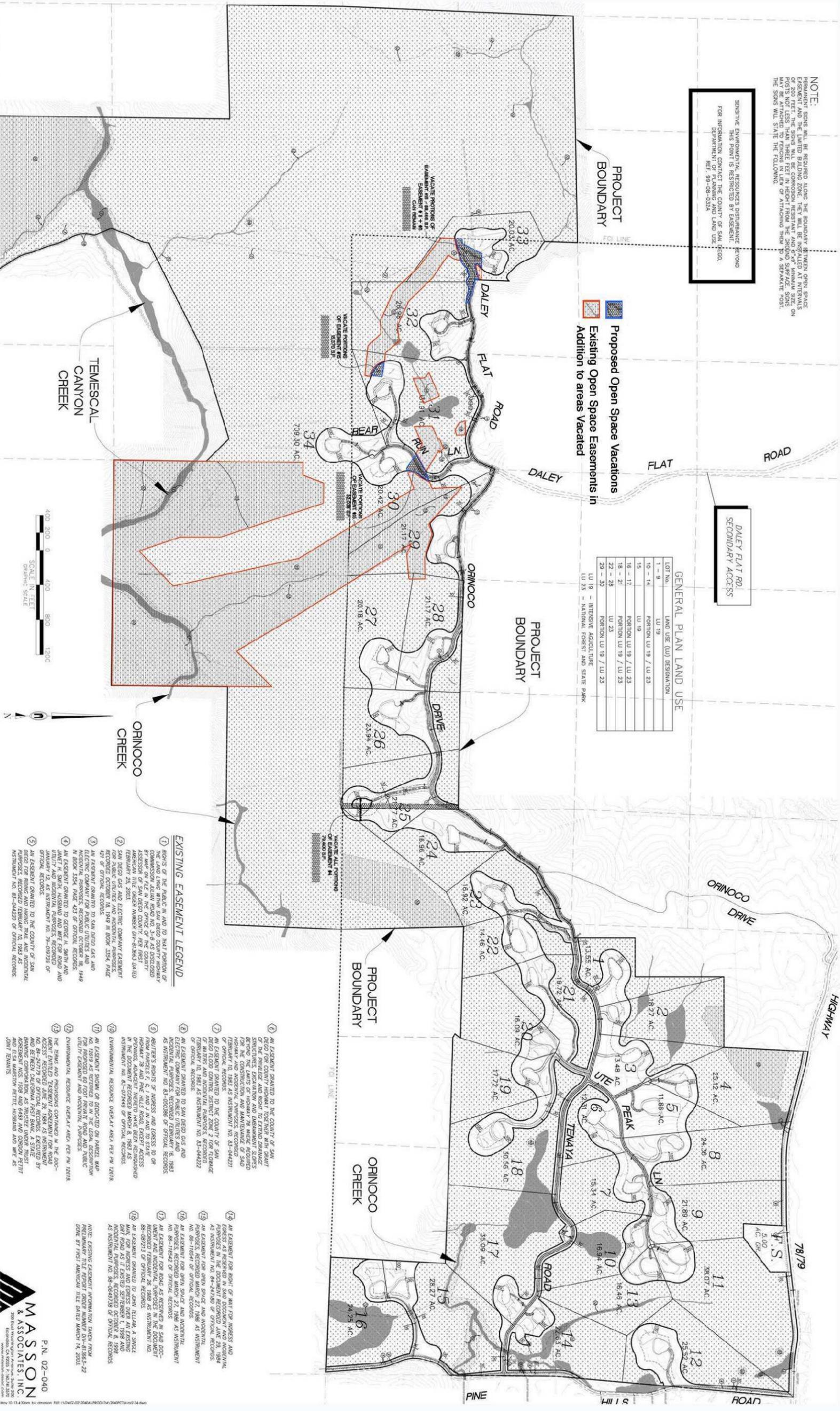
Proposed Open Space Vacations
 Addition to areas Vacated

GENERAL PLAN LAND USE

LOT No.	LAND USE (LU) DESIGNATION
1 - 9	LU 19
10 - 14	PORTION LU 19 / LU 23
15	LU 19
16 - 17	PORTION LU 19 / LU 23
18 - 21	PORTION LU 19 / LU 23
22 - 25	LU 23
26 - 30	PORTION LU 19 / LU 23
LU 19 - INTENSIVE AGRICULTURE	
LU 23 - NATIONAL FOREST AND STATE PARK	

DALEY FLAT RD.
 SECONDARY ACCESS

PROJECT BOUNDARY



- EXISTING EASEMENT LEGEND**
- 1 RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF COMMISSIONER JAMES ROAD NO. 3-B AS DESCRIBED BY MAP ON FILE IN THE OFFICE OF THE COUNTY CLERK, SAN DIEGO, CALIFORNIA, ORDER NUMBER 04-01-0003 DATED FEBRUARY 25, 2004.
 - 2 SAN DIEGO GAS AND ELECTRIC COMPANY EASEMENT RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.
 - 3 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND 1449 N BROAD TANK, PAGE 423 OF OFFICIAL RECORDS.
 - 4 AN EASEMENT GRANTED TO GEORGE H. SMITH AND JANEY H. SMITH, HUSBAND AND WIFE FOR ROAD AND UTILITY AND MINORAL PURPOSES, RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.
 - 5 AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR ROAD AND MINORAL PURPOSES, RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.

- 6 AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT STRUCTURES, EXHAUSTION AND DRAINAGE SLOPES BEYOND THE LIMITS OF HIGHWAY 78 WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.
- 7 AN EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO FOR COUNTY HIGHWAY TOGETHER WITH GRANT STRUCTURES, EXHAUSTION AND DRAINAGE SLOPES BEYOND THE LIMITS OF HIGHWAY 78 WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY, RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.
- 8 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND 1449 N BROAD TANK, PAGE 423 OF OFFICIAL RECORDS.
- 9 ABUTTER'S RIGHTS OF INTEREST AND EGRESS TO OR FROM PARCELS 5, 6, 7 AND 8 IN AND TO STAKE THE BOUNDARIES OF SAID PARCELS, RECORDED UNDER 16, 1949 IN BOOK 1534, PAGE 491 OF OFFICIAL RECORDS.
- 10 ENVIRONMENTAL RESOURCE OVERLAY AREA PER PW 12819.
- 11 AN EASEMENT GRANTED TO SAN DIEGO GAS AND ELECTRIC COMPANY FOR PUBLIC UTILITIES AND 1449 N BROAD TANK, PAGE 423 OF OFFICIAL RECORDS.
- 12 ENVIRONMENTAL RESOURCE OVERLAY AREA PER PW 12819.
- 13 THE TRACT AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT FOR ROAD ACCESS" RECORDED JUNE 28, 1994 AS INSTRUMENT NO. 94-082713 OF OFFICIAL RECORDS.
- 14 AN EASEMENT GRANTED TO JOHN BELLA, A SINGLE MAN, FOR INTEREST AND EGRESS OVER AN EXISTING DIRT ROAD AS IT CROSSED SEPTEMBER 1, 1998 AND AS INSTRUMENT NO. 98-0549128 OF OFFICIAL RECORDS.

- 15 AN EASEMENT FOR RIGHT OF WAY FOR INTEREST AND EGRESS AS RESERVED IN SAID DOCUMENT AND INCORPORATED BY REFERENCE INTO SAID DOCUMENT AS INSTRUMENT NO. 94-082713 OF OFFICIAL RECORDS.
- 16 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116497 OF OFFICIAL RECORDS.
- 17 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116498 OF OFFICIAL RECORDS.
- 18 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116499 OF OFFICIAL RECORDS.
- 19 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116500 OF OFFICIAL RECORDS.
- 20 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116501 OF OFFICIAL RECORDS.
- 21 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116502 OF OFFICIAL RECORDS.
- 22 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116503 OF OFFICIAL RECORDS.
- 23 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116504 OF OFFICIAL RECORDS.
- 24 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116505 OF OFFICIAL RECORDS.
- 25 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116506 OF OFFICIAL RECORDS.
- 26 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116507 OF OFFICIAL RECORDS.
- 27 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116508 OF OFFICIAL RECORDS.
- 28 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116509 OF OFFICIAL RECORDS.
- 29 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116510 OF OFFICIAL RECORDS.
- 30 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116511 OF OFFICIAL RECORDS.
- 31 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116512 OF OFFICIAL RECORDS.
- 32 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116513 OF OFFICIAL RECORDS.
- 33 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116514 OF OFFICIAL RECORDS.
- 34 AN EASEMENT FOR OPEN SPACE AND INCENTIVE PURPOSES, RECORDED MARCH 27, 1998 AS INSTRUMENT NO. 98-116515 OF OFFICIAL RECORDS.

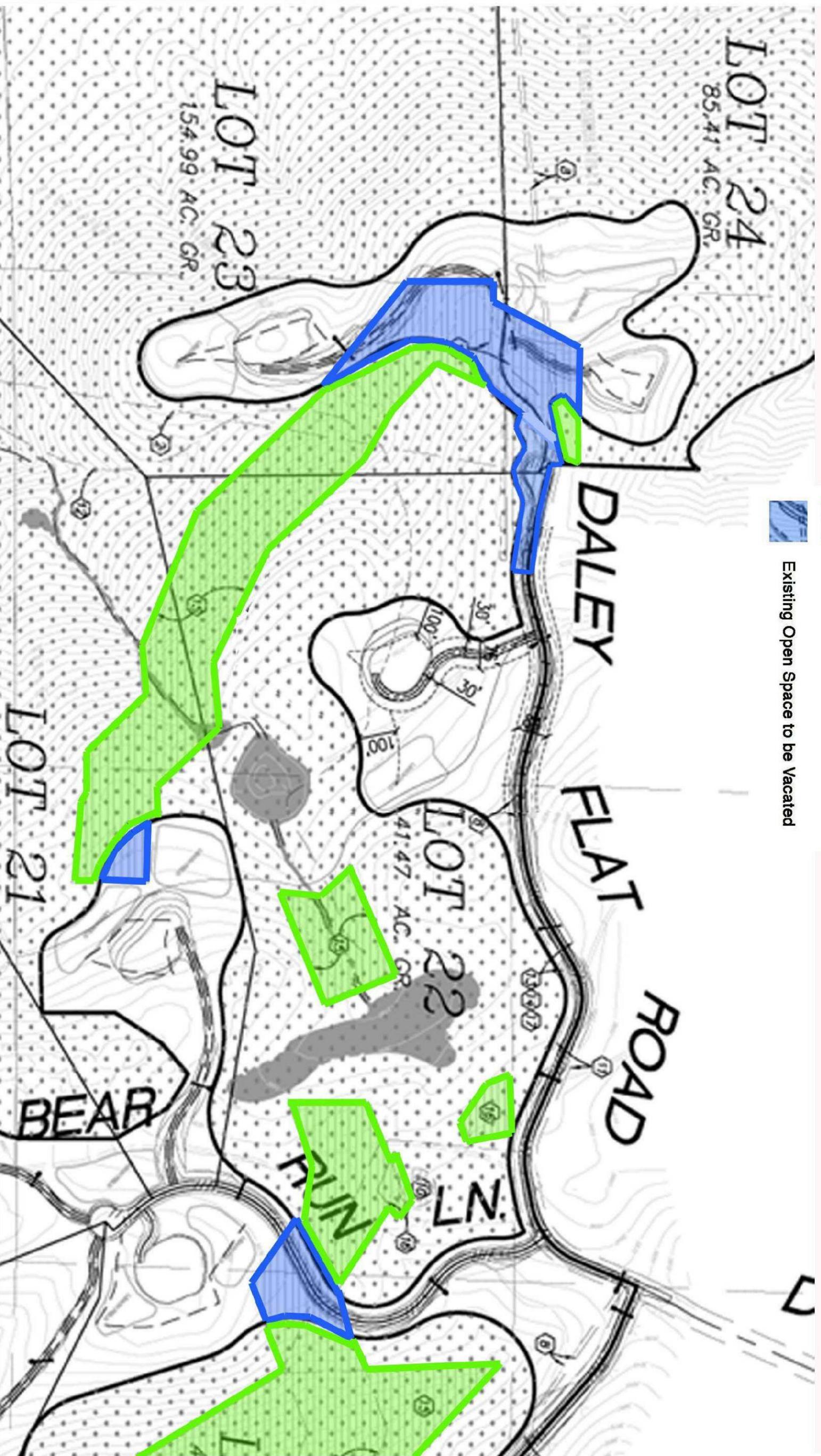
NOTE: EXISTING EASEMENT INFORMATION TAKEN FROM PRELIMINARY TITLE REPORT ORDER NUMBER 01-81561-22 DONE BY FIRST AMERICAN TITLE DATED MARCH 14, 2004.



Existing Easements and Proposed Open Space Vacations on Consolidated Project Alternative

Figure 13

North
1" ~ 250'

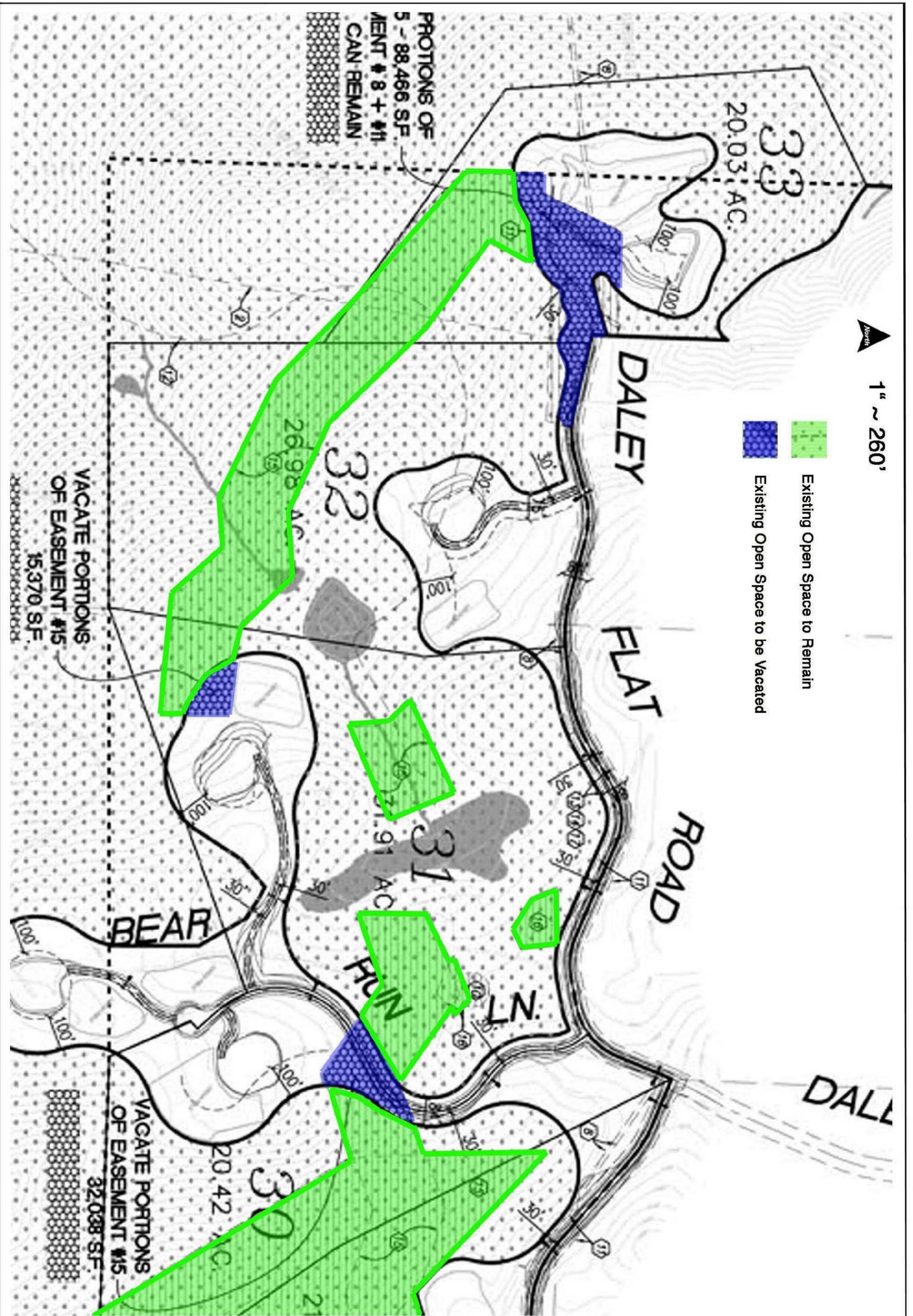


- Existing Open Space to Remain
- Existing Open Space to be Vacated

Close-up of Proposed Open Space Vacations on Primary Project Design

Figure 14





Close-up of Proposed Open Space Vacations on Consolidated Project Alternative

Figure 15

FIGURE 16. OAK ROOT ZONE IMPACTS ON PRIMARY PROJECT DESIGN- HOSKINGS RANCH

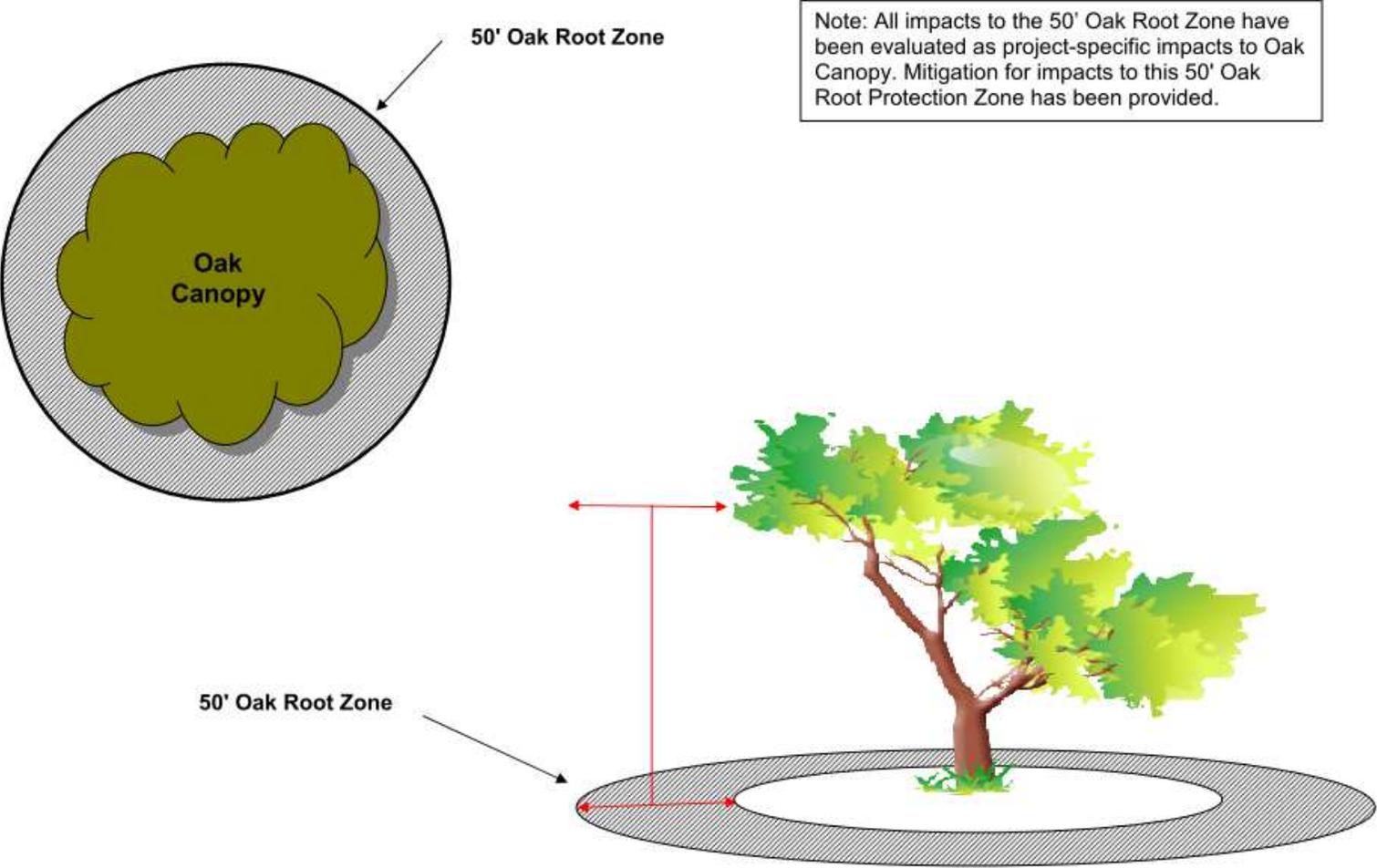


FIGURE 17. OAK ROOT ZONE IMPACTS ON CONSOLIDATED PROJECT ALTERNATIVE DESIGN - HOSKINGS RANCH

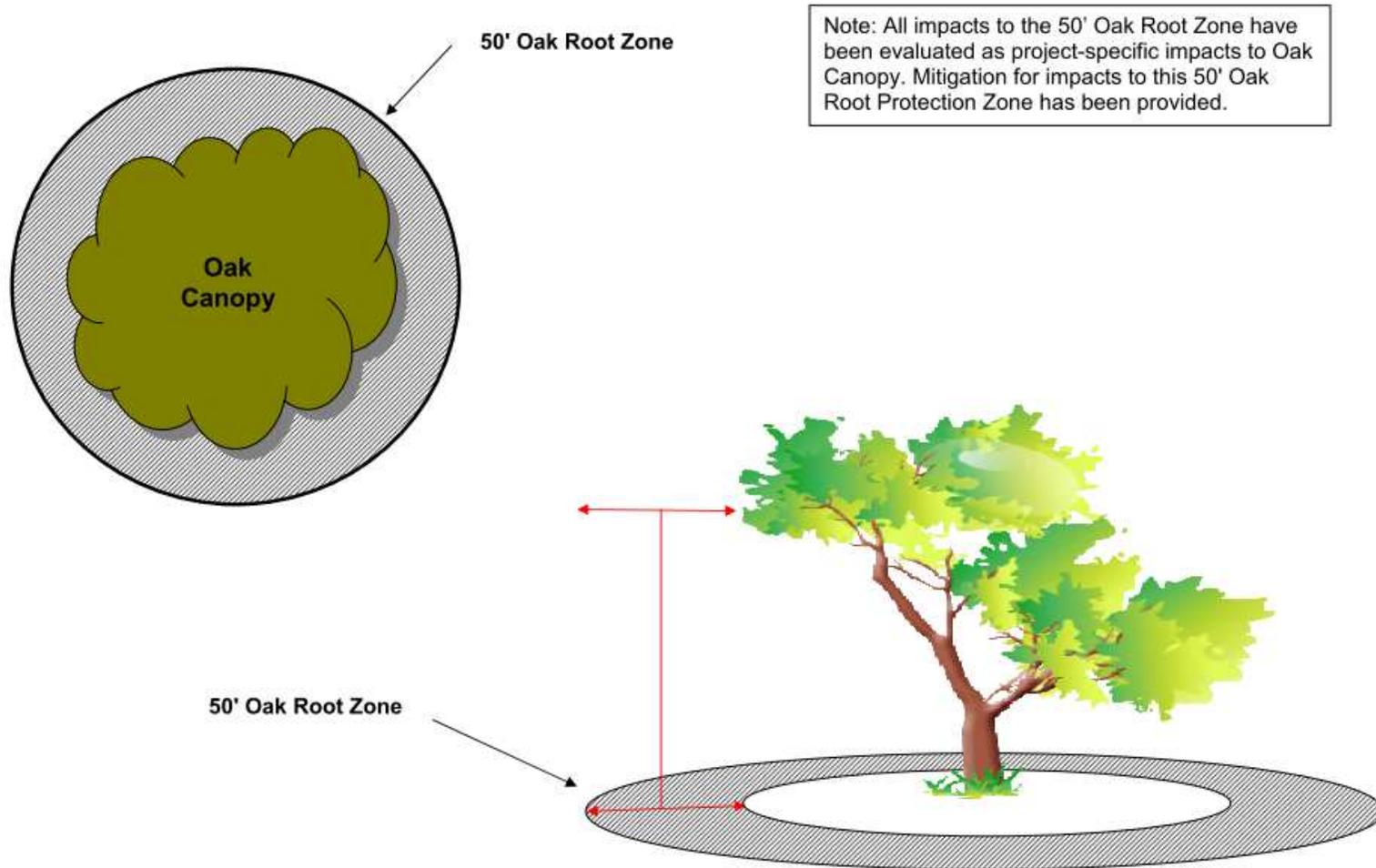


TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Achillea millefolium</i>	Yarrow	H
<i>Achnantherum coronatum</i>	Giant Stipa	S
<i>Adenostoma fasciculatum</i>	Chamise	C
<i>Agoseris grandiflora</i>	Large-Flower Agoseris	H
<i>Agropyron trachycaulum</i>	Wheatgrass	H
<i>Allium peninsularae</i>	Peninsular Onion	H
<i>Ambrosia psilostachya</i>	Western Ragweed	R
<i>Amsinckia intermedia</i>	Fiddleneck	H
<i>Anagallis arvensis</i> *	Scarlet Pimpernel	H
<i>Antirrhinum coulterianum</i>	Coulter's Snapdragon	S
<i>Apiastrum angustifolium</i>	Mock Parsley	H
<i>Aponogeton distachyos</i> *	Cape Pondweed	R
<i>Arctostaphylos glandulosa</i>	Eastwood Manzanita	C
<i>Arctostaphylos pungens</i>	Mexican Manzanita	C
<i>Artemisia californica</i>	California Sagebrush	S
<i>Artemisia douglasiana</i>	Douglas Sagewort	R
<i>Artemisia ludoviciana</i> var. <i>albula</i>	Silver Wormwood	R
<i>Asclepias californica</i>	California Milkweed	H
<i>Asclepias eriocarpa</i>	Indian Milkweed	H
<i>Asclepias fascicularis</i>	Slender-leaved Milkweed	H
<i>Astragalus oocarpus</i>	San Diego Milk-vetch	W
<i>Avena barbata</i> *	Slender Wild Oat	H
<i>Avena fatua</i> *	Wild Oat	H
<i>Avena</i> sp. *	Wild Oat	H
<i>Baccharis glutinosa</i>	Mule Fat	R
<i>Baccharis pilularis</i>	Coyote Brush	S
<i>Baccharis sarothroides</i>	Broom Baccharis	S
<i>Barbarea orthoceras</i>	Winter Cress	R
<i>Bloomeria crocea</i> ssp. <i>crocea</i>	Golden Stars	H
<i>Brassica geniculata</i> *	Perennial Mustard	H
<i>Brassica nigra</i> *	Black Mustard	H
<i>Brodiaea terrestris</i> .	Earth Brodiaea	H
<i>Bromus arenarius</i> *	Australian Brome	H
<i>Bromus arizonicus</i>	Arizona Brome	H
<i>Bromus carinatus</i> var. <i>carinatus</i>	California Brome	H
<i>Bromus diandrus</i> *	Ripgut Brome	H, W
<i>Bromus mollis</i> *	Soft Brome	H
<i>Bromus rubens</i> *	Foxtail Brome	H
<i>Calandrinia ciliata</i> var. <i>menziesii</i>	Red Maids	H
<i>Calocedrus decurrens</i>	Incense Cedar	W

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Calochortus albus</i>	Fairy Lantern	W
<i>Calochortus concolor</i>	Golden-Bowl Mariposa	S
<i>Calochortus splendens</i>	Splendid Mariposa Lily	S
<i>Calochortus</i> sp.	Mariposa Lily	C
<i>Calycadenia ternata</i>	Rosin Weed	S
<i>Calystegia occidentalis</i>	Western Morning Glory	S
<i>Camissonia strigulosa</i>	Evening Primrose	H
<i>Camissonia</i> sp.	Evening Primrose	H
<i>Cardamine californica</i> var. <i>integrifolia</i>	Toothwort	H
<i>Carex alma</i>	Sturdy Sedge	R
<i>Carex praeegracilis</i>	Cluster Field-sedge	H
<i>Carex</i> sp.	Sedge	R
<i>Castilleja affinis</i>	Coast Paintbrush	C
<i>Castilleja</i> sp.	Paintbrush	C
<i>Ceanothus palmeri</i>	Deer Brush	C
<i>Ceanothus leucodermis</i>	Buck-brush Lilac	C
<i>Cerastium glomeratum</i>	Mouse-ear Chickweed	H
<i>Cercocarpus betuloides</i>	Mountain Mahogany	C
<i>Chenopodium californicum</i>	California Goosefoot	W
<i>Chorizanthe fimbriata</i>	Fimbriate Spineflower	S
<i>Chorizanthe staticoides</i>	Turkish Rugging	S
<i>Chorizanthe</i> sp.	Spine Flower	H
<i>Cirsium californicum</i>	California Thistle	H
<i>Cirsium scariosum</i>	Bird's Nest Thistle	H
<i>Cirsium undulatum</i> *	Wavyleaf Thistle	H
<i>Clarkia epilobioides</i>	Willow-like Clarkia	W
<i>Clarkia purpurea</i>	Four-spot Clarkia	H
<i>Clarkia rhomboidea</i>	Diamond Clarkia	W
<i>Claytonia parviflora</i>	Narrow-leaved Miner's Lettuce	H
<i>Claytonia perfoliata</i>	Miner's Lettuce	W
<i>Collinsia heterophylla</i>	Chinese Houses	W
<i>Convolvulus arvensis</i> *	Field Bindweed	H
<i>Conyza</i> sp. *	Horseweed	U
<i>Cordylanthus filifolius</i>	Chaparral Bird's-beak	C
<i>Cordylanthus</i> sp.	Bird's Beak	C
<i>Corethrogyne filaginifolia</i>	Sand Aster	S
<i>Cryptantha micromeres</i>	Minute-flowered Cryptantha	H
<i>Cryptantha muricata</i> var. <i>muricata</i>	Prickly Cryptantha	C
<i>Cryptantha</i> sp.	Cryptantha	C
<i>Cuscuta</i> sp.	Dodder	C
<i>Cynodon dactylon</i> *	Bermuda Grass	U

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Cyperus</i> sp *	Sedge	R
<i>Datisca glomerata</i>	Durango Root	R
<i>Datura meteloides</i>	Jimsonweed	H
<i>Delphinium parryi</i>	Parry's Larkspur	W
<i>Dichelostemma pulchellum</i>	Blue Dicks	S
<i>Diplacus aurantiacus</i>	San Diego Monkeyflower	C
<i>Dryopteris arguta</i>	Coastal Wood Fern	C
<i>Dudleya alainae</i>	Banner Dudleya	C
<i>Dudleya arizonica</i>	Arizona Live-forever	S
<i>Dudleya pulverulenta</i>	Chalk Dudleya	C
<i>Eleocharis macrostachya</i>	Spike-rush	R
<i>Eleocharis</i> sp.	Spike-rush	R
<i>Elymus glaucus</i>	Wild Rye	R
<i>Epilobium adenocaulon</i>	Willow Herb	R
<i>Equisetum</i> sp.	Horsetail	R
<i>Eremocarpus setigerus</i>	Dove Weed	H
<i>Eriastrum filifolium</i>	Thread-leaf Eriastrum	S
<i>Ericameria</i> sp.	Goldenbush	C
<i>Erigeron foliosus</i>	Fleabane	S
<i>Eriogonum elongatum</i>	Slender Buckwheat	S
<i>Eriogonum fasciculatum</i> var. <i>polifolium</i>	Rosemary Flat-top Buckwheat	S
<i>Eriogonum nudum</i> var. <i>pauciflorum</i>	Pine Buckwheat	S
<i>Eriogonum wrightii</i>	Foothill Buckwheat	C
<i>Eriophyllum confertiflorum</i>	Golden Yarrow	S
<i>Erodium brachycarpum</i>	Filaree	H
<i>Erodium cicutarium</i> *	Red-stem Stork's-bill	H
<i>Erodium</i> sp. *	Stork's-bill	H
<i>Eschscholzia californica</i>	California Poppy	S
<i>Festuca megalura</i> *	Foxtail Fescue	H
<i>Filago gallica</i> *	Narrow-leaf Filago	H
<i>Frageria californica</i>	California Strawberry	W
<i>Fraxinus velutina</i>	Ash	R
<i>Galium andrewsii</i>	Prostrate Bedstraw	W
<i>Galium angustifolium</i>	Narrow-leaf Bedstraw	C
<i>Galium aparine</i> *	Common Bedstraw	W
<i>Galium porrigens</i> var. <i>porrigens</i>	Oval-leaf Bedstraw	H
<i>Gilia capitata</i>	Blue Field Gilia	H
<i>Gilia diegensis</i>	Coastal Gilia	W
<i>Gilia</i> sp.	Gilia	C
<i>Gnaphalium californicum</i>	California Cudweed	S
<i>Gnaphalium canescens</i>	Fragrant Everlasting	S

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Gnaphalium luteo-album</i>	Everlasting	H
<i>Gnaphalium palustre</i>	Cudweed	W
<i>Gnaphalium</i> sp.	Cudweed	R
<i>Grindelia hirsutula</i> var. <i>halli</i>	San Diego Gumplant	H
<i>Grindelia camporum</i> var. <i>bracteosum</i>	Rayless Gumplant	C
<i>Gutierrezia sarothrae</i>	Solitary Matchweed	C
<i>Gutierrezia</i> sp.	Matchweed	S
<i>Haplopappus squarrosus</i>	Hazardia	H
<i>Hedypnois cretica</i> *	Hedypnois	H
<i>Helianthus gracilentus</i>	Slender Sunflower	S
<i>Hesperocallis undulata</i>	Desert Lily	C
<i>Heteromeles arbutifolia</i>	Toyon	C
<i>Hordeum depressum</i>	Low Barley	H
<i>Hordeum geniculatum</i> *	Wild Barley	H
<i>Hordeum murinum</i> *	Wild Barley	H
<i>Hordeum</i> sp. *	Wild Barley	H
<i>Hydrocotyle ranunculoides</i>	Floating Marsh-Pennywort	R
<i>Juglans californica</i> var. <i>californica</i>	Southern California Black Walnut	H
<i>Juglans regia</i>	English Walnut	H
<i>Juncus dubius</i>	Doubtful Rush	R
<i>Juncus effusus</i> var. <i>austrocalifornicus</i>	Pacific Rush	R
<i>Juncus effusus</i> var. <i>exiguus</i>	Rush	R
<i>Juncus mexicanus</i>	Mexican Rush	R
<i>Juncus xiphioides</i>	Iris-leaf Rush	R
<i>Juncus</i> sp.	Rush	R
<i>Keckiella cordifolia</i>	Climbing Bush Penstemon	C
<i>Keckiella ternata</i>	Keckiella	C
<i>Lactuca serriola</i> *	Wild Lettuce	H
<i>Lamarckia aurea</i> *	Goldentop	C
<i>Lasthenia</i> sp.	Gold Fields	R
<i>Lathyrus laetiflorus</i>	Chaparral Pea	C
<i>Lepidium</i> sp.	Peppergrass	C
<i>Leptosiphon aureus</i>	Desert Gold	C
<i>Lessingia filaginifolia</i> var. <i>filaginifolia</i>	California Aster	H
<i>Limnanthes gracilis</i> var. <i>parishii</i>	Cuyamaca Meadowfoam	R
<i>Linanthus dianthiflorus</i>	Ground Pink	H
<i>Lithophragma</i> sp.	Woodland Star	W
<i>Lobularia maritima</i> *	Sweet Alyssum	U
<i>Lolium multiflorum</i> *	Italian Ryegrass	H
<i>Lolium perenne</i> *	English Ryegrass	H
<i>Lonicera subspicata</i>	Wild Honeysuckle	C

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Lotus argophyllus</i>	Silver Lotus	H
<i>Lotus corniculatus</i> *	Birdsfoot Lotus	C
<i>Lotus purshianus</i>	Spanish Clover	H
<i>Lotus scoparius</i>	Deerweed	S
<i>Lotus wrangelianus</i>	Calf Lotus	S
<i>Lupinus bicolor</i>	Arroyo Lupine	H
<i>Lupinus excubitus</i> var. <i>austromontanus</i>	Grape Soda Lupine	H
<i>Lupinus hirsutissimus</i>	Stinging Lupine	H
<i>Lythrum hyssopifolium</i>	Loosestrife	R
<i>Madia gracilis</i>	Gumweed Madia	H
<i>Madia sativa</i> *	Coast Madia	H
<i>Marah macrocarpus</i>	Man Root	C
<i>Marrubium vulgare</i> *	Horehound	H
<i>Marsilea vestita</i>	Clover Fern	R
<i>Matricaria marticularioides</i>	Pineapple Weed	H
<i>Medicago polymorpha</i> *	Bur Clover	H
<i>Melica imperfecta</i>	Coast Range Melic	C
<i>Melilotus indicus</i> *	Indian Sweet Clover	H
<i>Mentha piperita</i> *	Peppermint	R
<i>Mentha spicata</i> var. <i>spicata</i>	Spearmint	R
<i>Micropus californicus</i>	Slender Cottonweed	C
<i>Microseris lindleyi</i>	Silver Puffs	H
<i>Mimulus brevipes</i>	Wide-throated Yellow Monkeyflower	H
<i>Mimulus cardinalis</i>	Monkeyflower	H
<i>Mimulus guttatus</i>	Monkeyflower	S
<i>Mimulus nasutus</i>	Snouted Monkeyflower	R
<i>Muhlenbergia rigens</i>	Deer Grass	R
<i>Nemophila menziesii</i>	Blue-eyes	R
<i>Opuntia</i> sp. *	Prickly Pear	C
<i>Orobancha fasciculata</i>	Fasciculated Broomrape	W
<i>Orthocarpus purpurascens</i>	Red Owl Clover	H
<i>Osmorhiza brachypoda</i>	California Sweet Cicely	R
<i>Oxalis corniculata</i> *	Yellow Sorrel	H
<i>Paeonia californica</i>	California Peony	W
<i>Pellaea andromedifolia</i>	Coffee Fern	C
<i>Pellaea mucronata</i>	Bird's-foot Fern	C
<i>Penstemon centranthifolius</i>	Scarlet Bugler	S
<i>Phacelia cicutaria hispida</i>	Caterpillar Phacelia	S
<i>Phacelia imbricata</i>	Perennial Phacelia	W
<i>Phacelia parryi</i>	Parry's Phacelia	C
<i>Phalaris</i> sp. *	Canary Grass	H

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Pholistoma</i> sp.	Fiesta Flower	H
<i>Phoradendron tomentosum</i>	Long-spike Mistletoe	W
<i>Phoradendron villosum</i>	Hairy Mistletoe	W
<i>Pinus coulteri</i>	Coulter Pine	W
<i>Pityrogramma triangularis</i> var. <i>triangularis</i>	Goldenback Fern	C
<i>Plagiobothrys nothofulvus</i>	Rusty Popcornflower	H
<i>Plagiobothrys</i> sp.	Popcornflower	H
<i>Plantago lanceolata</i> *	Narrow-leaf Plantain	R
<i>Plantago</i> sp.	Plantain	R
<i>Platanus racemosa</i>	California Sycamore	R
<i>Polygonum amphibium</i> var. <i>emersum</i> *	Water Smartweed	R
<i>Polygonum arenastrum</i> *	Yard Knotweed	R
<i>Polypogon monspeliensis</i> *	Rabbitfoot Grass	R
<i>Populus fremontii</i>	Western Cottonwood	R
<i>Potamogeton nodosus</i>	Long-Leaf Pondweed	R
<i>Potentilla glandulosa</i>	Cinquefoil	W
<i>Prunus ilicifolia</i>	Holly-leaf Cherry	C
<i>Prunus virginiana</i>	Chokecherry	W
<i>Pyrus communis</i> *	Common Pear	W
<i>Quercus agrifolia</i>	Coast Live Oak	W
<i>Quercus berberidifolia</i>	Interior Scrub Oak	C
<i>Quercus engelmannii</i>	Engelmann Oak	W
<i>Quercus kelloggii</i>	California Black Oak	W
<i>Rhamnus californica</i> var. <i>californica</i>	Coffee Berry	C
<i>Rhamnus crocea</i>	Redberry	C
<i>Rhamnus ilicifolia</i>	Redberry	C
<i>Rhamnus pilosa</i>	Interior Redberry	C
<i>Rhus trilobata</i>	Squawbush	W
<i>Rosa californica</i>	California Rose	R
<i>Rubus ursinus</i>	California Blackberry	R
<i>Rubus laciniatus</i>	Cut-leaf Blackberry	R
<i>Rumex acetosella</i> *	Sheep Sorrel	H
<i>Rumex conglomeratus</i>	Whorled Dock	R
<i>Rumex crispus</i> *	Curly Dock	R
<i>Rumex salicifolius</i>	California Dock	R
<i>Salix laevigata</i>	Red Willow	R
<i>Salix lasiolepis</i>	Arroyo Willow	R
<i>Salsola pestifer</i> *	Russian Thistle	H
<i>Salvia apiana</i>	White Sage	S
<i>Sambucus mexicanus</i>	Elderberry	S
<i>Sanguisorba minor</i> ssp. <i>muricata</i>	Burnet	H

TABLE 8. OBSERVED SPECIES LIST – FLORA

<u>Scientific Name</u>	<u>Common Name</u>	<u>Vegetation Community</u>
<i>Sanicula crassicaulis</i>	Snakeroot	H
<i>Scirpus acutus</i> var. <i>occidentalis</i>	Western Bulrush	R
<i>Scrophularia californica</i> ssp. <i>floribunda</i>	Bee Plant`	S
<i>Selaginella bigelovii</i>	Bigelow's Spikemoss	C
<i>Sidalcea malvaeflora</i> ssp. <i>sparsifolia</i>	Checkers	H
<i>Silene gallica</i> *	Common Catchfly	H
<i>Sisymbrium officinale</i> *	Hedge Mustard	H
<i>Sisyrinchium bellum</i>	Blue-eyed Grass	H
<i>Solidago californica</i>	Western Ragweed	W
<i>Sonchus asper</i> *	Sow Thistle	H
<i>Sonchus oleraceus</i> *	Sow Thistle	H
<i>Stachys ajugoides</i> var. <i>rigida</i>	Hedge Nettle	H
<i>Stellaria media</i>	Common Chickweed	H
<i>Stellaria</i> sp.	Chickweed	W
<i>Stipa pulchra</i>	Purple Stipa	H
<i>Stipa</i> sp.	Stipa	H
<i>Symphoricarpos mollis</i>	Snowbush	W
<i>Symphoricarpos</i> sp.	Snowbush	W
<i>Thalictrum polycarpum</i>	Bush Rue	W
<i>Thermopsis macrophylla</i> var. <i>semota</i>	Velvety False Lupine	H
<i>Toxicodendron diversilobum</i>	Poison Oak	W
<i>Trichostema lanatum</i>	Woolly Blue-curls	C
<i>Trifolium albopurpureum</i>	Indian Clover	H
<i>Trifolium bifidum</i>	Pinole Clover	H
<i>Trifolium ciliolatum</i>	Tree Clover	H
<i>Trifolium microcephalum</i>	Maiden Clover	H
<i>Trifolium tridentatum</i>	Tom Cat Clover	H
<i>Trifolium variegatum</i>	White-tip Clover	H
<i>Trifolium</i> sp. *	Clover	H
<i>Typha domingensis</i>	Slender Cattails	R
<i>Typha</i> sp.	Cattails	R
<i>Urtica dioica</i> ssp. <i>holosericea</i> *	Hoary Nettle	R
<i>Vicia americana</i>	American Vetch	H
<i>Vicia sativa</i> *	Spring Vetch	H
<i>Vicia villosa</i> *	Winter Vetch	H
<i>Vicia</i> sp.	Vetch	H
<i>Viola pedunculata</i>	Johnny Jump-up	C
<i>Vulpia myuros</i> var. <i>myuros</i> *	Foxtail Fescue	S
<i>Wyethia ovata</i>	Mule Ears	H
<i>Yucca whipplei</i>	Our Lord's Candle	S
<i>Zauschneria californica</i>	California Fuschia	R

TABLE 8. OBSERVED SPECIES LIST – FLORA

Scientific Name

Common Name

Vegetation Community

Total = 286 species of plants detected

* = non-native taxon

bold = special status taxon (6 species)

Vegetation community codes:

R – Wetland (SCLORF, RS, DW, OW, EW, CVFM)

C – Chaparral (SMC, CC)

S – Scrub (DCSS, FTB, CSCS)

H – Herbaceous Upland (NNG, MM)

W – Woodland (CLOW, MOW, EOW, MCBC)

D – Urban/Developed

TABLE 9. OBSERVED SPECIES LIST – FAUNA

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds</u>	
<i>Agelaius phoeniceus</i>	Red-winged Blackbird
<i>Ammodramus savannarum perpallidus</i>	Grasshopper Sparrow
<i>Anas platyrhynchos</i>	Mallard
<i>Anthus rubescens</i>	American Pipit
<i>Aphelocoma coerulescens</i>	Scrub Jay
<i>Aquila chrysaetos</i>	Golden Eagle
<i>Archilochus anna</i>	Anna's Hummingbird
<i>Ardea herodias</i>	Great Blue Heron
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Buteo swainsoni</i>	Swainson's Hawk
<i>Butorides virescens</i>	Green Heron
<i>Callipepla californica</i>	California Quail
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<i>Cathartes aura</i>	Turkey Vulture
<i>Chamaea fasciata</i>	Wrentit
<i>Chondestes grammacus</i>	Lark Sparrow
<i>Circus cyaneus</i>	Northern Harrier
<i>Colaptes auratus</i>	Common Flicker
<i>Columbia fasciata</i>	Band-tailed Pigeon
<i>Corvus brachyrhynchos</i>	American Crow
<i>Corvus corax</i>	Common Raven
<i>Cyanocitta stelleri</i>	Steller's Jay
<i>Dendrocopos nuttallii</i>	Nuttall's Woodpecker
<i>Elanus caeruleus</i>	White-tailed Kite
<i>Empidonax difficilis</i>	Western Flycatcher
<i>Eremophila alpestris actia</i>	California Horned Lark
<i>Falco sparverius</i>	American Kestrel
<i>Fulica americana</i>	American Coot
<i>Icertus sp.</i>	Oriole
<i>Icterus bullockii</i>	Bullock's Oriole
<i>Junco hyemalis</i>	Dark-eyed Junco
<i>Melanerpes formicivorus</i>	Acorn Woodpecker
<i>Meleagris gallopavo</i>	Turkey
<i>Mimus polyglottos</i>	Mockingbird
<i>Myiarchus cinerascens</i>	Ash-throated Flycatcher
<i>Myiarchus tuberculifer</i>	Ducky-capped Flycatcher
<i>Parus inornatus</i>	Plain Titmouse
<i>Passer domesticus</i>	House Sparrow

TABLE 9. OBSERVED SPECIES LIST – FAUNA

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds (cont)</u>	
<i>Pheucticus melanocephalus</i>	Black-headed Grosbeak
<i>Pipilo crissalis</i>	California Towhee
<i>Pipilo erythrophthalmus</i>	Rufous-sided Towhee
<i>Piranga ludoviciana</i>	Western Tanager
<i>Podilymbus podiceps</i>	Pied-billed Grebe
<i>Polioptila caerulea</i>	Blue-gray Gnatcatcher
<i>Psaltiriparus minimus</i>	Bushtit
<i>Sayornis nigricans</i>	Black Phoebe
<i>Selasphorus sasin</i>	Allen's Hummingbird
<i>Sialia currucoides</i>	Mountain Bluebird
<i>Sialia mexicana</i>	Western Bluebird
<i>Sitta carolinensis</i>	White-breasted Nuthatch
<i>Stelgidopteryx ruficollis</i>	Rough-winged Swallow
<i>Sturnella neglecta</i>	Western Meadowlark
<i>Tachycineta thalassina</i>	Violet-green Swallow
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Troglodytes aedon</i>	House Wren
<i>Turdus migratorius</i>	American Robin
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Tyrannus vociferans</i>	Cassin's Kingbird
<i>Tyto alba</i>	Barn Owl
<i>Wilsonia pusilla</i>	Wilson's Warbler
<i>Zenaida macroura</i>	Mourning Dove
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
<u>Mammals</u>	
<i>Dipodomys</i> sp.	Kangaroo Rat
<i>Felis concolor</i>	Mountain Lion
<i>Lynx rufus</i>	Bobcat
<i>Mephitis mephitis</i>	Striped Skunk
<i>Microtus californicus</i>	California Vole
<i>Neotoma lepida intermedia</i>	San Diego Desert Woodrat
<i>Odocoileus hemionus</i>	Mule Deer
<i>Peromyscus maniculatus sp.</i>	<u>North American</u> Deer Mouse
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail
<i>Thomomys bottae</i>	Valley Pocket Gopher

TABLE 9. OBSERVED SPECIES LIST – FAUNA

<u>Scientific Name</u>	<u>Common Name</u>
<u>Reptiles</u>	
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard
<i>Cnemidophorus hyperythrus beldingi</i>	Orange-throated Whiptail
<i>Cnemidophorus tigris multiscutatus</i>	Coastal Western Whiptail
<i>Clemmys marmorata pallida</i>	Southwestern Pond Turtle
<i>Coluber constrictor mormon</i>	Western Yellow-bellied Racer
<i>Crotalus viridis</i>	Western Rattlesnake
<i>Diadophis punctatus similis</i>	San Diego Ringneck Snake
<i>Eumeces skiltonianus interparietalis</i>	Coronado Skink
<i>Gerrhonotus multicarinatus</i>	Southern Alligator Lizard
<i>Masticophis flagellum</i>	Red Racer
<i>Masticophis lateralis</i>	Striped Racer
<i>Phrynosoma coronatum blainvillei</i>	San Diego Coast Horned Lizard
<i>Pituophis melanoleucus</i>	Common Gopher Snake
<i>Rhinocheilus lecontei</i>	Long-nosed Snake
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<i>Thamnophis hammondi</i>	Two-striped Garter Snake
<i>Uta stansburiana</i>	Side-blotched Lizard
<u>Amphibians</u>	
<i>Bufo boreas</i>	Western Toad
<i>Hyla cadaverina</i>	California Treefrog
<i>Hyla regilla</i>	Pacific Treefrog
<i>Rana catesbeiana</i>	Bullfrog
<u>Fish</u>	
<i>Gambusia affinis</i>	Mosquito Fish
<i>Lepomis cyanellus</i>	Green Sunfish
<i>Micropterus salmoides</i>	Largemouth Bass
<u>Butterflies</u>	
<i>Adelpha bredowii californica</i>	California Sister
<i>Anthocharis sara</i>	Sara Orangetip
<i>Apodemia mormo virgulti</i>	Behr's Metalmark
<i>Artogeia rapae</i>	Cabbage White
<i>Brephidium exile</i>	Pygmy Blue
<i>Charidryas gabbii</i>	Gabb's Checkerspot
<i>Coenonympha californica</i>	California Ringlet
<i>Colias eurytheme</i>	Orange Sulphur
<i>Colias harfordii</i>	Harford's Sulphur
<i>Danaus plexippus</i>	Monarch

TABLE 9. OBSERVED SPECIES LIST – FAUNA

<u>Scientific Name</u>	<u>Common Name</u>
<u>Butterflies (cont)</u>	
<i>Erynnis funeralis</i>	Funereal Duskywing
<i>Erynnis propertius</i>	Propertius Duskywing
<i>Glaucopsyche lygdamus</i>	Southern Blue
<i>Hemiargus ceraunus gyas</i>	Edward's Blue
<i>Icaricia acmon</i>	Acmon Blue
<i>Incisalia augusta</i>	Brown Elfin
<i>Junonia coenia</i>	Buckeye
<i>Leptotes marina</i>	Marine Blue
<i>Limenitis lorquini</i>	Lorquin's Admiral
<i>Junonia coenia</i>	Buckeye
<i>Papilio eurymedon</i>	Pale Swallowtail
<i>Papilio rutulus</i>	Western Tiger Swallowtail
<i>Papilio zelicaon</i>	Anise Swallowtail
<i>Philotes sonorensis</i>	Sonoran Blue
<i>Phyciodes mylitta</i>	Mylitta Crescent
<i>Pontia protodice</i>	Common White
<i>Pyrgus communis</i>	Common Checkered Skipper
<i>Speyria coronis semiramis</i>	Semiramis Fritillary
<i>Speyeria sp.</i>	Greater Fritillary
<i>Vanessa annabella</i>	West Coast Lady
<i>Vanessa atalanta</i>	Red Admiral
<i>Vanessa cardui</i>	Painted Lady

Total = 131 animals (64 birds, 11 mammals, 17 reptiles, 4 amphibians, 3 fish, and 32 butterflies) detected
bold = special status taxon (27 species)

TABLE 10. POTENTIAL SENSITIVE SPECIES – FLORA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination
<i>Acanthomintha ilicifolia</i>	San Diego Thorn-mint	Federal, State, County Group A	X		X			X								X				Neg	L	2a
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	County Group A			X	X	X	X								X				Neg	L	1a
<i>Calochortus dunnii</i>	Dunn's mariposa lily	State, County Group A		X				X		X										Neg	M	3a
<i>Caulanthus simulans</i>	Payson's jewelflower	County Group D		X				X			X									Neg	M	3a
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	County Group A		X																Neg	L	2a
<i>Chamaebatia australis</i>	Southern mountain misery	County Group A		X				X												Neg	L	2a
<i>Chorizanthe leptotheca</i>	Peninsular spine flower	County Group D		X				X												Neg	M	3a
<i>Clarkia delicata</i>	Campo clarkia	County Group A					X													Neg	M	3a
<i>Delphinium hesperium</i> ssp. <i>cuyamaca</i>	Cuyamaca larkspur	State, County Group A															X			Neg	M	3a
<i>Geraea viscida</i>	Sticky geraea	County Group B		X				X												Neg	L	1a
<i>Gilia caruifolia</i>	Caraway leaved gilia	County Group D			X			X	X											Neg	L	3a
<i>Harpagonella palmeri</i>	Palmer's grappling hook	County Group D	X		X			X												Neg	L	3a
<i>Heterotheca sessiliflora</i> ssp. <i>sanjacintensis</i>	San Jacinto golden aster	County Group D		X					X											Neg	M	3a
<i>Horkelia truncata</i>	Ramona horkelia	County Group A		X																Neg	M	2a
<i>Machaeranthera juncea</i>	Rush like bristle bush	County Group D	X					X												Neg	L	1a

TABLE 10. POTENTIAL SENSITIVE SPECIES – FLORA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination
<i>Monarda hypoleuca lanata</i>	Felt leaved rock mint	County Group A		X				X												Neg	LM	2a3a
<i>Nolina cismontana</i>	Chaparral beargrass	County Group A		X				X												Neg	L	2a
<i>Polygala cornuta fishiae</i>	Fish's milkwort	County Group D		X				X												Neg	M	2a
<i>Quercus engelmannii</i>	Engelmann oak	County Group D				X	X													Pos / Direct	O	--
<i>Satureja chandleri</i>	San Miguel savory	County Group A		X				X												Neg	L	2a
<i>Scutellaria bolanderi austromontana</i>	Southern skullcap	County Group A				X			X											Neg	M	3a
<i>Senecio ganderi</i>	Gander's butterweed	State, County Group A		X				X												Neg	L	2a
<i>Sibaropsis hammittii</i>	Hammitt's claycress	County Group A						X												Neg	L	2a
<i>Stemodia durantifolia</i>	purple stemodia	County Group B				X					X								X	Neg	L	1a
<i>Symphotrichum defoliatum</i>	San Bernardino aster	County Group A			X		X		X	X							X			Neg	M	2a
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	County Group A		X				X												Neg	L	2a

Probability of Occurrence Codes for Table 10:

L – Low Probability; rare species in area. Most of these species occur in habitat not found on the TM 5312 RPL3 site, including heavy clay lenses, vernal pools, etc. Southern Mountain Misery and Chaparral Beargrass are two examples of species that fit into this category. Both are very rare and highly restricted to specific habitats in southern California.

M – Moderate Probability. These species occur in habitat similar to that found onsite, although they may or may not utilize the TM 5312 RPL3 property. Graceful Tarplant and Brewer's Calandrinia are examples of species that have a moderate probability of occurring onsite

O – Observed; see text for detailed discussion.

Factual Basis for Determination for Table 10:

1a - no significant habitat for plant;

2a - distinctive perennial that would not have been missed if present onsite

3a - ephemeral species known from the immediate vicinity, but seasonal in occurrence and difficult to detect

TABLE 11. POTENTIAL SENSITIVE SPECIES – FAUNA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination
<i>Accipiter cooperii</i>	Cooper's Hawk	County	X	X	X	X	X	X	X	X							X			Neg	H	3a
<i>Accipiter striatus</i>	Sharp-shinned Hawk	County	X	X		X	X	X	X	X										Neg	H	3a
<i>Agelaius tricolor</i>	Tricolored Blackbird	County			X	X						X								Neg	M	2a
<i>Aimophila ruficeps canescens</i>	<u>Southern California</u> Rufous-crowned Sparrow	County	X					X												Neg	M	2a
<i>Ammodramus savannarum</i>	Grasshopper Sparrow	County				X														Pos / Direct	O	--
<i>Amphispiza belli belli</i>	Bell's Sage Sparrow	County	X	X				X												Neg	M	2a
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard	County		X		X	X												X	Pos / Direct	O	--
<i>Antrozous pallidus</i>	Pallid Bat	County		X	X	X	X	X	X	X	X	X		X	X			X		Neg	M	2a
<i>Aquila chrysaetos</i>	Golden Eagle	County	X	X	X		X	X	X	X	X									Pos / Direct	O	--
<i>Ardea herodias</i>	Great Blue Heron	County			X							X							X	Pos / Direct	O	--
<i>Bassariscus astutus</i>	Ringtail	County		X		X	X	X												Neg	M	2a
<i>Branchinecta sandiegensis</i>	San Diego fairy shrimp	Federal, County			X											X				Neg	L	1a
<i>Bufo microscaphus californicus</i>	Arroyo Toad	Federal, County				X														Neg	L	1a
<i>Buteo lineatus</i>	Red-shouldered Hawk	County				X	X													Pos / Direct	O	--
<i>Buteo regalis</i>	Ferruginous hawk (Winter)	County			X								X							Neg	M	2a

TABLE 11. POTENTIAL SENSITIVE SPECIES – FAUNA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination	
<i>Cathartes aura</i>	Turkey Vulture	County	X	X	X	X	X	X	X	X											Pos / Direct	O	-
<i>Chaetodipus californicus femoralis</i>	Dulzura CA Pocket Mouse	County	X	X	X		X	X	X												Neg	M	2a
<i>Chaetodipus fallax fallax</i>	NW San Diego Pocket Mouse	County	X	X	X			X					X	X							Neg	M	2a
<i>Lichanura trivirgata roseofusca</i>	Coastal Rosy Boa	County	X	X			X	X													Neg	H	3a
<i>Circus cyaneus hudsonius</i>	Northern Harrier	County	X		X							X			X						Pos / Direct	O	--
<i>Clemmys marmorata pallida</i>	Southwestern Pond Turtle	County				X						X							X		Pos / Direct	O	--
<i>Cnemidophorus hyperythrus beldingi</i>	Orange-throated Whiptail	County	X	X	X	X		X													Pos / Direct ¹	O	--
<i>Cnemidophorus tigris multiscutatus</i>	Coastal Western Whiptail	County		X		X	X	X													Pos / Direct	O	--
<i>Coleonyx variegatus abbotti</i>	San Diego Banded Gecko	County	X		X			X													Neg	M	2a
<i>Corynorhinus townsendii pallescens</i>	Townsend's Pale-bBig-eared Bat	County		X	X	X	X	X	X	X	X		X	X			X				Neg	M	2a
<i>Crotalus ruber ruber</i>	N Red Diamond Rattlesnake	County	X	X				X			X		X								Neg	H	3a
<i>Cypseloides niger</i>	Black swift (Non-breeder)	County																			Neg	M	2a
<i>Danaus plexippus</i>	Monarch Butterfly	County		X	X		X										X				Pos / Direct	O	--

¹ Probable misidentification by others

TABLE 11. POTENTIAL SENSITIVE SPECIES – FAUNA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination	
<i>Diadophis punctatus similis</i>	San Diego Ringneck Snake	County		X	X		X	X	X	X	X										Pos / Direct	O	--
<i>Elanus caeruleus</i>	White-tailed Kite	County			X	X															Pos / Direct	O	--
<i>Ensatina eschscholtzii klauberi</i>	Large-blotched salamander	Federal, County				X															Neg	H	3a
<i>Eremophila alpestris actis</i>	California Horned Lark	County			X												X				Pos / Direct	O	--
<i>Euderma maculatum</i>	Spotted Bat	County				X			X	X	X			X			X				Neg	M	2a
<i>Eumeces skiltonianus interparietalis</i>	Coronado Skink	County	X		X	X	X	X	X	X	X	X									Pos / Direct	O	--
<i>Eumops perotis californicus</i>	Greater Western Mastiff Bat	County	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		Neg	M	2a
<i>Felis concolor</i>	Mountain Lion	County	X	X		X	X	X	X	X	X		X	X			X				Pos / Direct	O	--
<i>Haliaeetus leucocephalus</i>	Bald eagle (Winter)	County				X															Neg	L	1a
<i>Ictera virens</i>	Yellow-breasted Chat	County				X															Neg	M	2a
<i>Lanius ludovicianus</i>	Loggerhead Shrike	County	X		X	X	X						X	X							Neg	M	2a
<i>Lasiurus blossevillii</i>	Western Red Bat	County				X	X		X	X							X				Neg	M	2a
<i>Lepus californicus bennettii</i>	SD Black-tailed Jackrabbit	County	X	X	X		X	X	X	X											Neg	M	2a
<i>Lycaena hermes</i>	Hermes Copper	County	X	X				X													Neg	ML	2a1a
<i>Melanerpes lewisi</i>	Lewis' woodpecker (Winter)	County	X	X		X							X	X							Neg	M	2a

TABLE 11. POTENTIAL SENSITIVE SPECIES – FAUNA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination
<i>Myotis ciliolabrum</i>	Small-footed myotis	County	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	Neg	M	2a
<i>Myotis evotis</i>	Long eared myotis	County	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	Neg	M	2a
<i>Myotis thysanodes</i>	Fringed myotis	County	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	Neg	M	2a
<i>Myotis volans</i>	Long legged myotis	County	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	Neg	M	2a
<i>Myotis yumanensis</i>	Yuma myotis	County	X	X	X	X	X	X	X	X	X	X	X	X	X		X		X	Neg	M	2a
<i>Neotoma lepida intermedia</i>	San Diego Desert Woodrat	County	X	X		X	X	X												Pos / Direct	O	--
<i>Nyctinomops macrotis</i>	Big Free-tailed Bat	County	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	Neg	M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat	County	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			Neg	M	2a
<i>Odocoileus hemionus</i>	Southern Mule Deer	County	X	X	X	X	X	X	X	X	X		X	X			X			Pos / Direct	O	--
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse	County	X	X	X		X	X	X	X										Neg	M	2a
<i>Perognathus l. brevinasus</i>	Los Angeles little pocket mouse	County	X	X				X												Neg	L	1a
<i>Phobetus robinsoni</i>	Robinson's rain beetle	County	X	X	X		X	X	X	X										Neg	L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego Coast Horned Lizard	County	X	X		X	X	X			X									Pos / Direct	O	--
<i>Poliophtila californica californica</i>	California Gnatcatcher	Federal, County	X																	Neg	L	1a

TABLE 11. POTENTIAL SENSITIVE SPECIES – FAUNA

Scientific Name	Common Name	Sensitivity Code & Status	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Verified Onsite / Focused Survey Results	Potential to Occur Onsite	Factual Basis for Determination	
<i>Pyrgus ruralis lagunae</i>	Laguana Mountains Skipper	Federal, County	X	X				X													Neg	L	1a
<i>Rana aurora draytoni</i>	California Red-legged Frog	Federal, County				X						X					X				Neg	L	1a
<i>Salvadora hexalepis virgulata</i>	Coast Patch-nosed Snake	County	X	X				X			X										Neg	M	2a
<i>Scaphiopus hammondi</i>	Western Spadefoot Toad	County	X	X	X	X	X	X				X				X					Neg	ML	2a1a
<i>Sialia mexicana</i>	Western Bluebird	County				X	X		X												Pos / Direct	O	--
<i>Taricha torosa torosa</i>	California newt	County																			Neg	L	1a
<i>Taxidea taxus</i>	American Badger	County	X	X	X		X	X	X		X		X	X			X				Neg	L	1a
<i>Thamnophis hammondi</i>	Two-striped Garter Snake	County				X						X									Pos / Direct	O	--
<i>Thamnophis sirtalis novum</i>	South Coast Garter Snake	County				X						X									Neg	L	1a
<i>Tyto alba</i>	Common Barn-owl	County				X	X														Pos / Direct	O	--

Probability of Occurrence Codes for Table 11:

L – Low Probability; rare species in area. Most of these species occur on habitat not found on the TM 5312 RPL3 site, including vernal pools, coastal dunes, etc. California Red-legged Frogs and Yellow-billed Cuckoo are two examples of species that fit into this category. Both are extremely rare in California.

M – Moderate Probability. Most of these species occur in habitat similar to that found onsite, although they may or may not utilize the TM 5312 RPL3 property. Native bats and uncommon but cryptic reptiles are examples of species that have a moderate probability of occurring onsite

H – High Probability. Most of these species are expected to use the site, but are difficult to reliably detect. Examples include fossorial reptiles and amphibians, wide-ranging birds, etc.

O – Observed; see text for detailed discussion.

Factual Basis for Determination for Table 11:

1a - no significant habitat for animal

2a - could be expected to occur onsite on at least an occasional basis, based on habitat quality

3a - nearly certain to occur onsite, but can be cryptic and/or difficult to detect

TABLE 12. CUMULATIVE STUDY AREA IMPACTS AND MITIGATION ANALYSIS

Project	Impact	Mitigation
MUP 77-133 Julian Sanitation District Sprayfield	Special Status Species, Riparian Habitats or Sensitive Natural Communities, Jurisdictional Wetlands and Waterways, Wildlife Movement and Nurseries: Oaks and riparian habitat, Potential run-off impacts	Open space easement to protect oaks and riparian habitat. 100-foot buffers around drainages. Surface run-off avoided.
TPM 19932, Ortega 4-lot Subdivision	Special Status Species: Potential impacts to Velvety False-Lupine	Open space easement to protect Velvety False-Lupine.
Site Plan 02-029, Behen Single Family Dwelling	Special Status Species, Riparian Habitats or Sensitive Natural Communities: 20 oak trees removed	Open space easement to protect other oaks onsite.
TPM 20253, Sauter 5-lot Subdivision	Special Status Species, Riparian Habitats or Sensitive Natural Communities, Wildlife Movement and Nurseries: 2.54 acres of Oak Chaparral, 3.65 acres of Mixed Montane Chaparral	Open space easement to protect 17.48 acres of the site.
TPM 20571, Learn 5-lot Subdivision	Special Status Species, Riparian Habitats or Sensitive Natural Communities, Wildlife Movement and Nurseries: 1.85 acres Jeffrey Pine Forest, 15.57 acres Mixed Montane Chaparral, 0.8 acre Snowberry/Buckwheat	Open space easement to protect 40.38 acres of the site.
TPM 20474, Klucewich Trust 4-lot Subdivision	Special Status Species, Riparian Habitats or Sensitive Natural Communities, Jurisdictional Wetlands and Waterways, Wildlife Movement and Nurseries: 21.5 acres of Chaparral, 5.4 acres of dry Montane Meadow, 9.1 acres of Mixed Oak Woodland, 0.3 acres of Open Water	Open space easement to protect biological resources onsite.

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

Common Name	Likelihood of Occurrence	Basis and Rationale for Determination
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Aguanga Kangaroo Rat <i>Dipodomys merriami collinus</i>	Low	Transitional desert species; no suitable habitat onsite
Alkali Skipper <i>Pseudocopaeodes eunus eunus</i>	Low	Associated with alkali wetlands; no suitable habitat onsite
American Badger <i>Taxidea taxus</i>	Low	Preferred sandy soils not present onsite; no recent records
Arizona Carlwrightia <i>Carlwrightia arizonica</i>	Low	Desert species; no suitable habitat onsite
Arizona Fiesta Flower <i>Pholistoma auritum</i> var. <i>arizonicum</i>	Low	Desert species; no suitable habitat onsite
Arroyo Toad <i>Anaxyrus californicus</i>	Low	Protocol survey results negative
Beautiful Hulsea <i>Hulsea vestita</i> ssp. <i>callicarpa</i>	Low	No known records from the Julian area
Bell's Sage Sparrow <i>Amphispiza belli belli</i>	Moderate	Could occur on occasional basis; breeding records are recorded just west of Julian, not detected
Borrego Bedstraw <i>Galium angustifolium</i> ssp. <i>borregoense</i>	Low	Desert species; no suitable habitat onsite
Borrego Milk-Vetch <i>Astagalus lentiginosus</i> var. <i>borreaganus</i>	Low	Desert species; no suitable habitat onsite
Borrego Valley Peppergrass <i>Lepidium flavum</i> var. <i>felipense</i>	Low	Desert species; no suitable habitat onsite
California Bedstraw <i>Galium californicum</i> ssp. <i>flaccidum</i>	Low	Limited occurrences in San Diego County; no known records near Julian
California Horned Lark <i>Eremophila alpestris actia</i>	Observed	-- see text for discussion
California Legless Lizard <i>Anniella pulchra</i>	Observed	-- see text for discussion
California Newt <i>Taricha torosa torosa</i>	Low	No known records from the Julian area, restricted to Boulder Creek and Cedar Creek
California Red-legged Frog <i>Rana aurora draytonii</i>	Low	Extirpated from San Diego County since the 1980s
California Spotted Owl <i>Strix occidentalis occidentalis</i>	Moderate	Could occur on occasional basis; past breeding records near Julian, although not detected
Chaparral Beargrass <i>Nolina cismontana</i>	Low	No known occurrences in the Julian area; no suitable habitat (ultramafic soils) onsite onsite
Charlotte's Phacelia <i>Phacelia nashiana</i>	Low	Desert species; no suitable habitat onsite
Cleveland's Bush Monkeyflower <i>Mimulus clevelandii</i>	Low	No known occurrences in the Julian area; no suitable habitat (transitional desert) onsite
San Diego Coast Horned Lizard <i>Phrynosoma coronatum</i>	Observed	-- see text for discussion
Coast Patch-Nosed Snake <i>Salvadora hexalepis virgultea</i>	Moderate	Could occur on the site in association with the chaparral, although not detected
Coastal California Gnatcatcher <i>Polioptila californica californica</i>	Low	Coastal species; no records from site elevations
Colorado Desert Fringed-Toed Lizard <i>Uma notata</i>	Low	Desert species; no suitable habitat onsite
Common Chuckwalla <i>Sauromalus ater</i>	Low	Desert species; no suitable habitat onsite

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

Common Name	Likelihood of Occurrence	Basis and Rationale for Determination
Cope's Leopard Lizard <i>Gambelia copeii</i>	Low	Baja species; known only from just north of the border in the Campo to Potrero area.
Coronado Skink <i>Eumeces skiltonianus interparietalis</i>	Observed	-- see text for discussion
Crissal Thrasher <i>Toxostoma crissale</i>	Low	Desert species; no suitable habitat onsite
Cuyamaca Cypress <i>Cupressus arizonica</i> ssp. <i>arizonica</i>	Low	No known records from the Julian area, extremely rare and restricted to higher elevations in the Cuyamaca area
Cuyamaca Lake Downingia <i>Downingia concolor</i> var. <i>brevior</i>	Low	Occurrence restricted to the Lake Cuyamaca area
Cuyamaca Larkspur <i>Delphinium hesperium</i> ssp. <i>cuyamacae</i>	Moderate	Distribution poorly understood. Could occur in grassy areas, although not detected
Cuyamaca Raspberry <i>Rubus glaucifolius</i>	Low	No known records from the Julian area, known only from Middle and North Peaks in the Cuyamaca Mountains
Dean's Milk-vetch <i>Astragalus deanei</i>	Low	All records are south of Ramona at low elevations; no records near the Julian area.
Delicate Clarkia <i>Clarkia delicata</i>	Moderate	Could occur in association with the woodland understory, although not detected and no records near Julian
Desert Beauty <i>Linanthus bellus</i>	Low	Mainly occurs in the desert; no records near the Julian area, and no suitable habitat (sandy soils) onsite
Desert Slender Salamander <i>Batrachoseps aridus</i>	Low	Desert canyon species; no suitable habitat onsite
Dunn's Mariposa Lily <i>Calochortus dunnii</i>	Moderate	Could occur in association with the chaparral, although not detected; some records near Julian
Engelmann Oak <i>Quercus engelmannii</i>	Observed	-- see text for discussion
Felt-leaved Monardella <i>Monardella hypoleuca</i> ssp. <i>lanata</i>	Moderate	Could occur in association with the chaparral or woodland, although not detected
Ferruginous Hawk <i>Buteo regalis</i>	Moderate	Could occur on occasion on occasional basis; wintering records in Santa Ysabel.
Flat-tailed Horned Lizard <i>Phrynosoma mcallii</i>	Low	Desert species; no suitable habitat onsite
Fremont Barberry <i>Berberis higginsiae</i>	Low	Transitional desert species; no suitable habitat onsite
Gander's Cryptantha <i>Cryptantha ganderi</i>	Low	Desert species; no suitable habitat onsite
Gander's Ragwort <i>Packera ganderi</i>	Low	No known occurrences in the Julian area; no suitable habitat (mafic and ultramafic soils) onsite
Golden Eagle <i>Aquila chrysaetos</i>	Observed	-- see text for discussion
Graceful Tarplant <i>Holocarpha virgata</i> ssp. <i>elongata</i>	Moderate	Could occur in association with grassy areas, although not detected
Grasshopper Sparrow <i>Ammodramus savannarum</i>	Observed	-- see text for discussion
Gray Vireo <i>Vireo vicinior</i>	Low	No known occurrences in the Julian area; no suitable habitat (transitional desert and desert scrub) onsite
Hammitt's Clay-cress <i>Sibaropsis hammittii</i>	Low	No known occurrences in the Julian area; no suitable habitat (clay lenses) onsite
Harbison's Dun Skipper <i>Euphyes vestris harbisoni</i>	Low	No known occurrences in the Julian area; no suitable habitat (riparian scrub at low elevations) onsite
Harwood's Milk-vetch <i>Astragalus insularis</i> var. <i>harwoodii</i>	Low	Desert species; no suitable habitat onsite

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

Common Name	Likelihood of Occurrence	Basis and Rationale for Determination
Haydon's Lotus <i>Lotus haydonii</i>	Low	No known occurrences in the Julian area; no suitable habitat (desert woodland/scrub at low elevations) onsite
Hermes Copper Butterfly <i>Lycaena hermes</i>	Low	No known occurrences in the Julian area; no suitable habitat (<i>Rhamnus crocea</i> and <i>Eriogonum fasciculatum</i> in proximity at low elevations)
Hirshberg's Rockcress <i>Boechera hirshbergiae</i>	Low	No known occurrences in the Julian area; no suitable habitat (pebble plain near Lake Cuyamaca) onsite
Indian Valley Bush Mallow <i>Malacothamnus aboriginum</i>	Low	No known occurrences in the Julian area; no suitable habitat (transitional desert and desert scrub) onsite
Jacumba Pocket Mouse <i>Perognathus longimembris internationalis</i>	Low	No known occurrences in the area; no suitable habitat (desert valleys with sandy soil) onsite
Laguna Mountain Aster <i>Dieteria asteroides var. lagunensis</i>	Moderate	Could occur in association with forest and woodland areas, although not detected and very rare
Laguna Mountain Goldenbush <i>Ericameria cuneata var. macrocephala</i>	Moderate	Could occur in association with rocky outcrops, although not detected and very rare
Laguna Mountains Skipper <i>Pyrgus ruralis lagunae</i>	Low	Occurs at higher elevations; no known records from the area, host plants rare
Lakeside Ceanothus <i>Ceanothus cyaneus</i>	Low	Occurs in lower elevations; no known records from the area.
Least Bell's Vireo <i>Vireo bellii pusillus</i>	Low	Typically occurs at lower elevations; no known records from the area.
Leconte's Thrasher <i>Toxostoma lecontei</i>	Low	Desert species; no suitable habitat onsite
Lemon Lily <i>Lilium parryi</i>	Low	Occurs in higher elevations; no known records from the area.
Little-leaf Elephant Tree <i>Bursera microphylla</i>	Low	Desert species; no suitable habitat onsite
Loggerhead Shrike <i>Lanius ludovicianus</i>	Moderate	Could occur in association with open areas, although not detected
Long-eared Owl <i>Asio otus</i>	Low	Desert species in our area; no suitable habitat onsite
Long-spined Spineflower <i>Chorizanthe polygonoides var. longispina</i>	Low	Mainly occurs at lower elevations and no suitable habitat (sandy soils) onsite
Los Angeles Pocket Mouse <i>Perognathus longimembris brevinasus</i>	Low	No known occurrences in the area; occurs near Riverside County
Lucy's Warbler <i>Vermivora luciae</i>	Low	Desert species; no suitable habitat onsite
Mason Valley Cholla <i>Cylindropuntia fosbergii</i>	Low	Desert species; no known records in the Julian area
Merriam's Kangaroo Rat <i>Dipodomys merriami trinidadensis</i>	Low	Desert species; no suitable habitat onsite
Mexican Hulsea <i>Hulsea mexicana</i>	Low	No known occurrences in the Julian area; no suitable habitat (transitional desert and desert scrub) onsite
Mojave Tarplant <i>Deinandra mohavensis</i>	Low	No known occurrences in the Julian area; occurs north and east of Palomar Mountain.
Moreno Currant <i>Ribes canthariforme</i>	Low	No known occurrences in the Julian area; occurs at lower elevations in dense chaparral.
Mount Laguna Alumroot <i>Heuchera brevistaminea</i>	Moderate	Mainly occurs at higher elevations; but suitable habitat present (woodland and forest), although not detected
Mountain Springs Bush Lupine <i>Lupinus excubitus var. medius</i>	Low	No known occurrences in the Julian area; no suitable habitat (transitional desert and desert scrub) onsite

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

Common Name	Likelihood of Occurrence	Basis and Rationale for Determination
Mountain Yellow-legged Frog <i>Rana mucosa</i>	Low	Extirpated from San Diego County
Narrow-petaled Rein Orchid <i>Piperia leptopetala</i>	Moderate	Mainly occurs at lower elevations; but suitable habitat present (woodland and forest), although not detected
Northern Harrier <i>Circus cyaneus</i>	Observed	-- see text for discussion
Northern Red Diamond Rattlesnake <i>Crotalus ruber ruber</i>	High	Could occur in association with rocky areas, although not detected
Ocellated Humboldt Lily <i>Lilium humboldtii</i> ssp. <i>ocellatum</i>	Moderate	Mainly occurs at higher elevations; but suitable habitat present (woodland and forest), although not detected
Orange-throated Whiptail <i>Cnemidophorus hyperythrus beldingi</i>	Observed	-- see text for discussion
Orcutt's Brodiaea <i>Brodiaea orcuttii</i>	Low	No known occurrences in the area; occurs at lower elevations to the west
Orcutt's Linanthus <i>Linantus orcuttii</i>	Low	No known occurrences in the area; occurs at higher elevations on sandy soils
Orcutt's Woody-aster <i>Xylorhiza orcuttii</i>	Low	Desert species; no suitable habitat onsite
Otay Manzanita <i>Arctostaphylos otayensis</i>	Low	No known occurrences in the area; occurs at lower elevations to the southwest
Pale Big-eared Bat <i>Corynorhinus townsendii pallescens</i>	Moderate	Could occur on occasion on occasional basis as fly-over; no breeding records
Pallid Bat <i>Antrozous pallidus</i>	Moderate	Could occur on occasion on occasional basis as fly-over; no breeding records
Palm Springs Pocket Mouse <i>Perognathus longimembris bangsi</i>	Low	Desert species; no suitable habitat onsite
Palm Springs Round-tailed Ground Squirrel <i>Spermophilus tereticaudus chlorus</i>	Low	Desert species; no suitable habitat onsite
Palmer's Goldenbush <i>Ericameria palmeri</i> ssp. <i>palmeri</i>	Low	No known occurrences in the area; occurs at lower elevations to the west
Palmer's Grapplinghook <i>Harpagonella palmeri</i>	Low	No known occurrences in the area; occurs at lower elevations to the west
Palomar Banana Slug <i>Ariolimax columbianus stramineus</i>	Low	No known occurrences in the area; occurs at higher elevations to the northwest
Palomar Monkeyflower <i>Mimulus diffusus</i>	Low	No known occurrences in the area; occurs at higher elevations to the northwest
Parish's Desert Thorn <i>Lycium parishii</i>	Low	Desert species; no suitable habitat onsite
Cuyamaca Meadowfoam <i>Limnanthes gracilis</i> var. <i>parishii</i>	Observed	-- see text for discussion
Parish's Pincushion <i>Chaenactis parishii</i>	Low	No known occurrences in the Julian area
Parish's Psoralea <i>Rupertia rigida</i>	Moderate	Could occur onsite, suitable habitat present (chaparral, woodland), but not detected.
Payson's Jewelflower <i>Caulanthus simulans</i>	Moderate	Could occur onsite, suitable habitat present (chaparral, woodland), but not detected.
Peninsular Bighorn Sheep <i>Ovis canadensis nelsoni</i> DPS	Low	No known occurrences in the Julian area
Peninsular Navarretia <i>Navarretia peninsularis</i>	Moderate	Could occur onsite, suitable habitat present (open chaparral, woodland), but not detected.
Peninsular Range Shoulderband Snail <i>Helminthoglypta traski coelata</i>	Low	Suitable habitat present in association with rocky outcrops; secretive species difficult to detect

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

<u>Common Name</u>	<u>Likelihood of Occurrence</u>	<u>Basis and Rationale for Determination</u>
<u>Pentagramma Fern</u> <i>Pentagramma triangularis</i> ssp. nov	Moderate	Could occur onsite, suitable habitat present (rock outcrops, chaparral, woodland), but not detected.
<u>Pink Fairy Duster</u> <i>Calliandra eriophylla</i>	Low	Desert species; no suitable habitat onsite
<u>Pride-of-California</u> <i>Lathyrus splendens</i>	Low	No known occurrences in the Julian area
<u>Purple Martin</u> <i>Progne subis</i>	Moderate	Recorded nesting in the Julian area, although not detected.
<u>Quino Checkerspot Butterfly</u> <i>Euphydryas editha quino</i>	Low	Protocol survey negative and no known occurrences in the Julian area
<u>Ramona Horkelia</u> <i>Horkelia truncata</i>	Moderate	Could occur onsite, suitable habitat present (chaparral, woodland), but not detected. Usually occurs on gabbroic soils at lower elevations
<u>Ranchita Lessingia</u> <i>Lessingia glandulifera</i> var. <i>tomentosa</i>	Low	No known occurrences in the Julian area, restricted to Warner Springs valley area
<u>Red Spotted Toad</u> <i>Bufo punctatus</i>	Low	Desert species; no suitable habitat onsite
<u>Rein Orchid</u> <i>Piperia cooperi</i>	Moderate	Mainly occurs at lower elevations; but suitable habitat present (woodland and forest), although not detected
<u>Ribbed Cryptantha</u> <i>Cryptantha costata</i>	Low	Desert species; no suitable habitat onsite
<u>Ringtail</u> <i>Bassariscus astutus</i>	Moderate	Suitable habitat present in association with rocky outcrops; secretive species difficult to detect
<u>Rush-like Bristleweed</u> <i>Xanthisma junceum</i>	Low	No known records from the Julian area. Occurs at lower elevations
<u>Salton Milk-vetch</u> <i>Astragalus crotalariae</i>	Low	Desert species; no suitable habitat onsite
<u>San Bernardino Bluegrass</u> <i>Poa atropurpurea</i>	Moderate	Could occur onsite, suitable habitat present (meadows, grasslands), but not detected. Usually occurs at higher elevations
<u>San Diego Black-tailed Jackrabbit</u> <i>Lepus californicus bennettii</i>	Moderate	Could occur onsite, suitable habitat present (open areas), but not detected. Usually occurs at lower elevations
<u>San Diego Cactus Wren</u> <i>Campylorhynchus brunneicapillus sandiegensis</i>	Low	No known records from the Julian area. Occurs at lower elevations
<u>San Diego Hulsea</u> <i>Hulsea californica</i>	Moderate	Could occur onsite, suitable habitat present (chaparral, woodland and open forest), but not detected
<u>San Diego Milk-vetch</u> <i>Astragalus oocarpus</i>	Observed	-- see text for discussion
<u>San Diego Mountain Kingsnake</u> <i>Lampropeltis zonata pulchra</i>	High	Suitable habitat present in association with rocky outcrops; secretive species difficult to detect
<u>San Diego Thorn-mint</u> <i>Acanthomintha ilicifolia</i>	Low	No known occurrences in the Julian area
<u>San Felipe Monardella</u> <i>Monardella nana</i> ssp. <i>leptosiphon</i>	Moderate	Known records from the Julian area. Suitable habitat present (woodland and forest)
<u>San Luis Obispo Sedge</u> <i>Carex obispoensis</i>	Low	No known occurrences in the Julian area
<u>Short-sepaled Lewisia</u> <i>Lewisia brachycalyx</i>	Moderate	Could occur onsite, suitable habitat present (wet meadows, seeps, open forest), but not detected
<u>Southern California Rufous-crowned Sparrow</u> <i>Aimophila ruficeps canescens</i>	Moderate	Could occur on occasion on occasional basis; no breeding records and not detected

TABLE 13. ECMSCP SUBAREA PLAN “COVERED SPECIES” ANALYSIS

Common Name	Likelihood of Occurrence	Basis and Rationale for Determination
Southern Grasshopper Mouse <i>Onychomys torridus ramona</i>	Moderate	Could occur onsite, suitable habitat present (open grasslands), but not detected Usually occurs at lower elevations
Southern Mountain Misery <i>Chamaebatia australis</i>	Low	No known records from the Julian area; occurs on mafic soils
Southwestern Pond Turtle <i>Actinemys marmorata pallida</i>	Observed	-- see text for discussion
Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i>	Low	No breeding records in the Julian area
Stephens' Kangaroo Rat <i>Dipodomys stephensi</i>	Low	Determined not to be present in 2014 by Stephens' Kangaroo Rat specialist.
Sticky Geraea <i>Geraea viscida</i>	Low	Occurs in lower elevations; no known records from the area.
Swainson's Hawk <i>Buteo swainsoni</i>	Observed	-- see text for discussion
Switak's Banded Gecko <i>Coleonyx switaki</i>	Low	Desert species; no suitable habitat onsite
Tecate Cypress <i>Cupressus forbesii</i>	Low	No known records from the Julian area; occurs on mafic soils
Tecate Tarplant <i>Deinandra floribunda</i>	Low	No known records from the Julian area; occurs mainly near the Mexico border in sandy soils.
Tricolored Blackbird <i>Agelaius tricolor</i>	Moderate	Could occur on occasion on occasional basis; records from the Ramona area
Turkey Vulture <i>Cathartes aura</i>	Observed	-- see text for discussion
Two Striped Garter Snake <i>Thamnophis hammondi</i>	Observed	-- see text for discussion
Vanishing Wild Buckwheat <i>Eriogonum evanidum</i>	Moderate	Could occur onsite, suitable habitat present (various open habitats); reported from the Pine Valley area
Velvety False-lupine <i>Thermopsis macrophylla ssp. semota</i>	Observed	-- see text for discussion
Vermillion Flycatcher <i>Pyrocephalus rubinus</i>	Low	Occurs at lower elevations
Western Burrowing Owl <i>Athene cunicularia hypugaea</i>	Low	Occurs at lower elevations
Western Least Bittern <i>Ixobrychus exilis hesperis</i>	Low	Limited to coastal lowlands
Western Spadefoot Toad <i>Scaphiopus hammondi</i>	Moderate	Could occur onsite, suitable habitat present (various open habitats); secretive species difficult to detect
White-tailed Kite <i>Elanus leucurus</i>	Observed	-- see text for discussion
Wolf's Cholla <i>Cylindropuntia wolfii</i>	Low	Desert species; no suitable habitat onsite
Yellow Warbler <i>Dendroica petechia brewsteri</i>	Moderate	Could occur in riparian areas associated with Temescal Creek at lower elevation.
Yellow-headed Blackbird <i>Xanthocephalus xanthocephalus</i>	Low	Very rare species; no records from vicinity; occurs at lower elevations than are found on this site.



ATTACHMENT A

Conceptual Resource Management Plan



ATTACHMENT B

*CALIFORNIA NATURAL DIVERSITY DATA BASE FORMS
AS SUBMITTED TO THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE*

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 06/12/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Astragalus oocarpus

Common Name: San Diego Milk-vetch

Species Found? Yes No _____
If not, why?

Total No. Individuals 280+ Subsequent Visit? yes no

Is this an existing NDDDB occurrence? _____
Yes, Occ. # no unk.

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: 20% vegetative 80% flowering _____% fruiting

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 3'52.21"N
-116° 37'18.61"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

In oak woodland understory and adjacent areas near the southeastern corner of the site

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: : Hundreds of plants were observed during the field surveys.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more) Slide Print Digital

Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 04/22/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Dudleya alainae

Common Name: Banner Dudleya

Species Found? Yes No _____
If not, why? _____
Total No. Individuals 100+ Subsequent Visit? yes no
Is this an existing NDDDB occurrence? _____ no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: 70% vegetative 30% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel, CA Elevation: _____
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Specimens were found in association with rocky banks and slopes, primarily along the edges of floodways and in other exposed areas.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: : Hundreds of plants were observed during the field surveys.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/20/2010

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Grindelia hirsutula var. hallii

Common Name: San Diego Gumplant

Species Found? Yes No _____
If not, why? _____

Total No. Individuals 10,000+ Subsequent Visit? yes no

Is this an existing NDDB occurrence? _____
Yes, Occ. # no unk.

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: 70% vegetative 30% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Tens of thousands of specimens observed onsite. This species is very common onsite, occurring as a co-dominant in lightly disturbed areas and other areas that are relatively flat, such as Coastal Sage Scrub, Non-native Grassland, Flat-top Buckwheat, and Montane Meadow.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: : Hundreds of plants were observed during the field surveys.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mmldd/yyyy): 04/22/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Limnanthes gracilis var. parishii

Common Name: Cuyamaca Meadowfoam

Species Found? Yes No _____ If not, why?

Total No. Individuals 100+ Subsequent Visit? yes no

Is this an existing NDDDB occurrence? _____ no unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: 20% vegetative 80% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
breeding winterring burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'2.09"N
-116°37'17.59"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

The largest onsite population of this species is associated with Orinoco Creek; most of the specimens are located on the south side of the creek, which has a north-facing aspect. A smaller population (approximately 50 specimens) is found within a lateral drainage that is located immediately to the south of Orinoco Creek.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Several hundred specimens of Cuyamaca Meadowfoam were observed onsite during the spring rare plant surveys. Cuyamaca Meadowfoam is slowly declining in San Diego County and Riverside County due to increased recreational uses of montane meadows. This species is not relatively identifiable in meadows outside of the short blooming season.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more) Slide Print Digital

Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

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Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 04/22/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Quercus engelmannii

Common Name: Engelmann Oak

Species Found? Yes No _____
If not, why?

Total No. Individuals 1000+ Subsequent Visit? yes no

Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. #

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Large areas of the site are dominated by Engelmann Oak Woodland and this species is found in many other habitats of the site in lesser numbers.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Many thousands of specimens are present onsite, and additional specimens are present along the offsite roads.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 04/22/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Thermopsis californica var. semota*

Common Name: *Velvety False Lupine*

Species Found? Yes No _____
If not, why? _____

Total No. Individuals 1,000+ Subsequent Visit? yes no

Is this an existing NDDDB occurrence? _____ no unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: 20% vegetative 80% flowering _____% fruiting

Animal Information

adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Specimens were observed in the meadows on the northern portion of the property.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Hundreds to thousands of specimens were observed in the meadows on the northern portion of the property. Also found in lesser numbers in other locations.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mmdd/yyyy): 05/26/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Aquila chrysaetos

Common Name: Golden Eagle

Species Found? Yes No _____
If not, why?

Total No. Individuals 1 Subsequent Visit? yes no

Is this an existing NDDDB occurrence? _____
Yes, Occ. # no unk.

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults _____ # juveniles 1 # larvae _____ # egg masses _____ # unknown _____
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

A single juvenile specimen was observed soaring over the central southern portion of the property.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Site to be developed for single family homes.

Comments: The nearest known active nest location is in the Eagle Peak area to the south..

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 12/03/2003

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Circus cyaneus

Common Name: Northern Harrier

Species Found? Yes No _____ If not, why?
Total No. Individuals 3+ Subsequent Visit? yes no
Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information
Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information
3
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel Elevation: _____
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S W Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S W GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found in a variety of open habitats. Specimens often seen foraging over open marshes Also found in grasslands areas

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor
Immediate AND surrounding land use:
Visible disturbances:
Threats: Portion of the site is to be developed for single family homes.
Comments: Several adult specimens observed foraging over the northern portion of the site.

Determination: (check one or more, and fill in blanks)
 Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): _____
 Other: _____

Photographs: (check one or more) Slide Print Digital
Plant / animal
Habitat
Diagnostic feature
May we obtain duplicates at our expense? yes no

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/26/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Sialia mexicana

Common Name: Western Bluebird

Species Found? Yes No _____
If not, why? _____

Total No. Individuals 5+ Subsequent Visit? yes no

Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

5
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found in a variety of open habitats.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Numerous Western Bluebirds were observed on the subject site and along the offsite roads. The open character of much of the property suits this species well, and bluebirds almost certainly nest on this site.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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1807 13th Street, Suite 202
Sacramento, CA 95814

Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/26/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Tyto alba

Common Name: Barn Owl

Species Found? Yes No _____ If not, why? _____
Total No. Individuals 3+ Subsequent Visit? yes no
Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

3
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel, CA Elevation: _____
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found in a variety of habitats.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Several specimens observed onsite, including one roosting in the central northern portion of the property

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 11/07/2003

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Felix concolor

Common Name: Mountain Lion

Species Found? Yes No If not, why? _____
Total No. Individuals 1 Subsequent Visit? yes no
Is this an existing NDDDB occurrence? no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown 1
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel, CA Elevation: _____
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Detected using dense brush associate with the Coastal Sage Scrub and Southern Mixed Chaparral habitats.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Single specimen detected in a remote location in the southwestern portion of the property in an area of dense brush. Scats, tracks, and other characteristic signs observed in various other areas, indicating movement throughout most of the property.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 04/29/2009

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EO Index No. _____ Map Index No. _____

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Clemmys marmorata pallida

Common Name: Southwestern Pond Turtle

Species Found? Yes No If not, why? _____
Total No. Individuals 1 Subsequent Visit? yes no
Is this an existing NDDB occurrence? no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

1
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel CA Elevation: _____
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 3'22.62"N
-116°39'54.37"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

A single Southwestern Pond Turtle was observed in Temescal Canyon Creek near the southwestern corner of the property.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: A recent study of Southwestern Pond Turtles in Southern California conducted by the California Department of Fish and Wildlife identified only six or seven viable populations remaining from Ventura County south. Thus, each population is essential in maintaining this taxon in the wild in this area.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

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Date of Field Work (mm/dd/yyyy): 04/22/2008

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EO Index No. _____ Map Index No. _____

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Diadophis punctatus similis*

Common Name: San Diego Ringneck Snake

Species Found? Yes No If not, why? _____

Total No. Individuals 1 Subsequent Visit? yes no

Is this an existing NDDB occurrence? no unk.

Yes, Occ. # _____

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

1
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model _____

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 3'23.00"N
-116°39'54.88"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Single specimen observed near the southwestern corner of the property beneath a rock on the slopes above Temescal Canyon Creek.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more) Slide Print Digital

- Plant / animal
- Habitat
- Diagnostic feature

May we obtain duplicates at our expense? yes no

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Department of Fish and Game
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Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 04/23/2009

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Eumeces skiltonianus interparietalis*

Common Name: Coronado Skink

Species Found? Yes No _____ If not, why? _____

Total No. Individuals 2 Subsequent Visit? yes no

Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. # _____

Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

2
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Found within upland habitats, including grassland, scrubs, chaparrals, and woodlands.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Two specimen observed on the eastern end of the property, with additional sightings in other areas of the site. Anticipated to be a relatively common resident species.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no

For Office Use Only

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/19/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Thamnophis hammondi

Common Name: Two-striped Garter Snake

Species Found? Yes No _____ If not, why? _____
Total No. Individuals 6+ Subsequent Visit? yes no
Is this an existing NDDDB occurrence? _____ no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

4 # adults 2 # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel, CA Elevation: _____
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 3'22.57"N also 33° 4'15.67"N
-116°39'54.49"W -116°39'42.34"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Observed onsite in association with the livestock ponds and adjacent wet areas. Also observed in Temescal Canyon Creek at the southwestern corner of the property.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: Many adult and juvenile specimens observed. Foraging on treefrog tadpoles was seen.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide Print Digital
Plant / animal
Habitat
Diagnostic feature

May we obtain duplicates at our expense? yes no

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/15/2009

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: Phrynosoma coronatum blainvillei

Common Name: San Diego Horned Lizard

Species Found? Yes No _____ If not, why? _____
Total No. Individuals 5+ Subsequent Visit? yes no
Is this an existing NDDB occurrence? _____ no unk.
Yes, Occ. # _____
Collection? If yes: _____
Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information
Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information
3 # adults 2 # juveniles _____ # larvae _____ # egg masses _____ # unknown _____
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
Quad Name: Santa Ysabel, CA Elevation: _____
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 OR Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Open sage scrub, grassland, forested areas and chaparral. Most in association with flat, open areas where they could feed on harvester ants.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor
Immediate AND surrounding land use:
Visible disturbances:
Threats: Portion of the site is to be developed for single family homes.
Comments: This species is relatively common onsite in flatter areas.

Determination: (check one or more, and fill in blanks)
 Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): _____
 Other: _____

Photographs: (check one or more) Slide Print Digital
Plant / animal
Habitat
Diagnostic feature
May we obtain duplicates at our expense? yes no

For Office Use Only

Source Code _____ Quad Code _____
 Elm Code _____ Occ. No. _____
 EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 05/19/2008

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Cnemidophorus tigris multiscutatus*

Common Name: Coastal Western Whiptail

Species Found? Yes No _____ If not, why? _____
 Total No. Individuals 3+ Subsequent Visit? yes no
Is this an existing NDDB occurrence? _____ no unk.
 Yes, Occ. # _____
 Collection? If yes: _____
 Number _____ Museum / Herbarium _____

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

3
 # adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private
 Quad Name: Santa Ysabel, CA Elevation: _____
 T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS
 T _____ R _____ Sec _____, _____ ¼ of _____ ¼, Meridian: H M S GPS Make & Model Iphone 4s
DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 UTM Zone 11 **OR** Geographic (Latitude & Longitude)
Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Numerous specimens observed onsite in association with open areas of upland habitat on this property such as chaparral and sage scrub habitats with friable soils.

Other rare taxa seen at THIS site on THIS date:
 (separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor
 Immediate AND surrounding land use:
 Visible disturbances:
 Threats: Portion of the site is to be developed for single family homes.
 Comments: Numerous specimens detected in open areas. Anticipated to be a common resident species.

Determination: (check one or more, and fill in blanks)

Keyed (cite reference): _____
 Compared with specimen housed at: _____
 Compared with photo / drawing in: _____
 By another person (name): _____
 Other: _____

Photographs: (check one or more) Slide Print Digital

Plant / animal
 Habitat
 Diagnostic feature
 May we obtain duplicates at our expense? yes no

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDDB@dfg.ca.gov

For Office Use Only

Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work (mm/dd/yyyy): 04/22/2009

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Danaus plexippus*

Common Name: Monarch Butterfly

Species Found? Yes No _____
If not, why?

Total No. Individuals 4+ Subsequent Visit? yes no

Is this an existing NDDDB occurrence? _____ no unk.
Yes, Occ. #

Collection? If yes: _____
Number Museum / Herbarium

Reporter: Vince Scheidt

Address: 3158 Occidental Street
San Diego CA 92122

E-mail Address: vince@san.rr.com

Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

4
adults # juveniles # larvae # egg masses # unknown
 breeding wintering burrow site rookery nesting other

Location Description (please attach map AND/OR fill out your choice of coordinates, below)

County: San Diego Landowner / Mgr.: Private

Quad Name: Santa Ysabel, CA Elevation: _____

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S Source of Coordinates (GPS, topo. map & type): GPS

T _____ R _____ Sec _____, _____ 1/4 of _____ 1/4, Meridian: H M S GPS Make & Model Iphone 4s

DATUM: NAD27 NAD83 WGS84 Horizontal Accuracy _____ meters/feet

Coordinate System: UTM Zone 10 UTM Zone 11 **OR** Geographic (Latitude & Longitude)

Coordinates: 33° 4'39.00"N
-116° 38'4.20"W

Habitat Description (plant communities, dominants, associates, substrates/soils, aspects/slope):

Observed flying across Non-native Grassland on the western portion of the site.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): Excellent Good Fair Poor

Immediate AND surrounding land use:

Visible disturbances:

Threats: Portion of the site is to be developed for single family homes.

Comments: : Several specimens observed flying across Non-native Grassland on the western portion of the site during field surveys in 2009.

Determination: (check one or more, and fill in blanks)

- Keyed (cite reference): _____
- Compared with specimen housed at: _____
- Compared with photo / drawing in: _____
- By another person (name): _____
- Other: _____

Photographs: (check one or more)

Slide	Print	Digital
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plant / animal	<input type="checkbox"/>	<input type="checkbox"/>
Habitat	<input type="checkbox"/>	<input type="checkbox"/>
Diagnostic feature	<input type="checkbox"/>	<input type="checkbox"/>

May we obtain duplicates at our expense? yes no



ATTACHMENT C

*SIGNED 45-DAY SURVEY REPORT FOR
ARROYO (SOUTHWESTERN) TOAD
AS SUBMITTED TO THE U.S FISH AND WILDLIFE SERVICE
2008*

45-Day Survey Results for Arroyo Toad (*Bufo californicus*) – Hoskings Ranch (TM 5312 RPL3), Julian, California

Location:	The approximately 1,400-acre Hoskings Ranch property (TM 5312 RPL3) is located south of State Route 78/79 and west of Pine Hills Road near the community of Julian in unincorporated San Diego County, California (see attached map).					
Habitat Description:	Temescal Canyon Creek, which crosses the site's extreme southwestern corner, and Orinoco Creek, which runs along the southeast property edge, were included in the field surveys. Along most of its length, Temescal Canyon Creek flows under a closed canopy of Southern Coast Live Oak Riparian Forest. This habitat-type is indicated by mature California Sycamore (<i>Platanus racemosa</i>) and Coast Live Oaks (<i>Quercus agrifolia</i>) over an understory of Poison Oak (<i>Toxicodendron diversilobum</i>), Douglas Sagewort (<i>Artemisia douglasiana</i>), and numerous others. More open portions of the creek support herbaceous wetland species. After the initial three field surveys it was decided that Temescal Canyon Creek does not support suitable habitat for Arroyo Toad due to the large amount of water in the creek, the speed of the flow, and the closed canopy over the creek. Orinoco Creek flows over an exposed, rocky substrate that is mostly unvegetated or supports aquatic macrophytes. Riparian Scrub vegetation is found in patches along Orinoco Creek. The Riparian Scrub is characterized by stands of Cattails (<i>Typha</i> sp.) with scattered low willows and other hydrophytes. Habitat-types found in the vicinity of Orinoco Creek include various types of Oak Woodland, Non-native Grassland, Flat-top Buckwheat, Mixed Oak/Coniferous/Bigcone/Coulter, and Montane Meadow.					
Survey Methodologies	Pursuant to survey protocol recommendations, specimens were visually searched for utilizing hand-held Coleman® lanterns to assist with detections, and the trills characteristic of this species were listened for at all times. Weather conditions were conducive to toad surveying on each of the selected dates with mostly dark skies and no wind or rain. Particular attention was paid to areas that had the highest probability of supporting toads.					
Name of personnel	Vince Scheidt (VS) & Julia Groebner (JG)	VS & JG	VS & JG	VS & JG	VS & JG	JG & Sandra Groebner
Acres surveyed	~ 20 acres	~ 20 acres	~ 20 acres	~ 20 acres	~ 20 acres	~ 20 acres
Date of survey	22-Apr-08	8-May-08	12-May-08	19-May-08	26-May-08	24-Jun-08
Time	7:30-11:30 PM	8:00-11:15 PM	8:00-10:30 PM	8:45-10:00 PM	8:30-10:00 PM	8:45-10:00 PM
Temperature	Clear, low 50s to high 40s, no wind	Clear, low 50s to high 40s, no wind	Overcast, very foggy, low 40s, no wind	Clear, mid to low 50s, no wind	Partly cloudy, low 50s, no wind	Clear, mid 50s, no wind
# of <i>Bufo boreas</i>	1 + tadpoles	tadpoles	1 + tadpoles	2 + tadpoles	tadpoles	tadpoles
# of <i>Rana catesbeiana</i>	0	1	0	0	0	calls
# of <i>Scaphiopus hammondi</i>	0	0	0	0	0	0
# of <i>Hyla regilla</i>	4 + calls	5 + calls	calls	8 + calls	4 + calls	dozens + calls
# of <i>Hyla cadaverina</i>	3 + calls	1 + calls	calls	0	0	0
# of Arroyo Toads	0	0	0	0	0	0



Vince Scheidt

ATTACHMENT D

*SIGNED 45-DAY SURVEY REPORT FOR
QUINO CHECKERSPOT BUTTERFLY
AS SUBMITTED TO THE U.S FISH AND WILDLIFE SERVICE
2009*

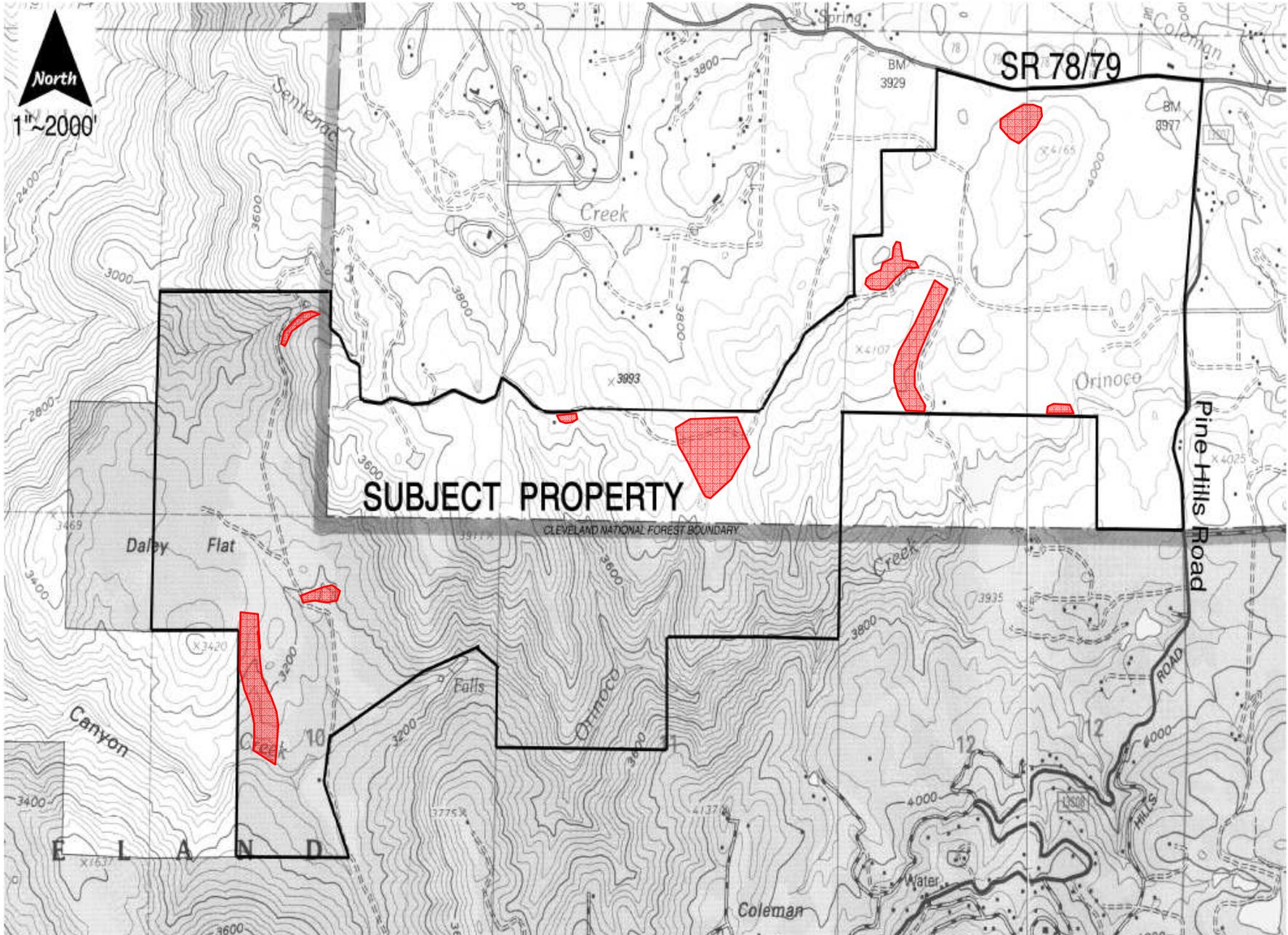
**45-Day Survey Results for Quino Checkerspot Butterfly (*Euphydryas editha quino*) –
Hoskings Ranch (TM 5312 RPL3), Julian, California**

Location	The approximately 1,400-acre Hoskings Ranch property (TM 5312 RPL3) is located south of State Route 78/79 and west of Pine Hills Road near the community of Julian in unincorporated San Diego County, California (see attached map).				
Habitat Description	The Hoskings Ranch project site supports Chaparral, Scrub, Woodland, Herbaceous Upland, Wetland, and Unvegetated habitats. The Quino Checkerspot Butterfly protocol survey focused on areas of the property with the highest probability of supporting this species, in the professional opinions of the surveyors (see attached map). This included open areas of the site supporting the Quino larval food-plants Plantain (<i>Plantago erecta</i>), Owl's Clover (<i>Orthocarpus purpurascens</i>), and Chinese Houses (<i>Collinsia heterophylla</i>). These species are mostly found in the Scrub habitats onsite (Diegan Coastal Sage Scrub, Flat-top Buckwheat, and Coastal Sage – Chaparral Scrub), especially the Flat-top Buckwheat. Indicators in these habitats include Flat-top Buckwheat (<i>Eriogonum fasciculatum</i>), Slender Sunflower (<i>Helianthus gracilentus</i>), Sagebrush (<i>Artemisia californica</i>), San Diego Gumplant (<i>Grindelia hirsutula</i> var. <i>hallii</i>), Chamise (<i>Adenostoma fasciculatum</i>), White Sage (<i>Salvia apiana</i>), and others. Also surveyed were open areas at the peripheries of the Woodland habitats (Coast Live Oak Woodland, Engelmann Oak Woodland, Mixed Oak Woodland, and Mixed Oak/Coniferous/Bigcone/Coulter) and around the Open Water, Emergent Wetland/Coastal and Valley Freshwater Marsh, and Disturbed Wetland. The other Wetland habitats onsite (Southern Coast Live Oak Riparian Forest and Riparian Scrub), as well as the Chaparral (Southern Mixed Chaparral and Chamise Chaparral), Herbaceous Upland (Non-native Grassland and Montane Meadow), and Unvegetated (Urban/Developed) habitats, are not suitable for occupation by Quino. The potential of the areas of suitable habitat onsite to support Quino is moderate.				
Survey Methodologies	During the survey, transects were slowly walked in all appropriate habitats, including all disturbed and open areas. Binoculars were used to aid in butterfly identification. Steep slopes and areas of dense brush were surveyed to the extent possible.				
Name of personnel	Vince Scheidt (VS) & Julia Groebner (JG), under PRT 788133	VS & JG	VS & JG	VS & JG	VS & JG
Acres surveyed	approx. 300 acres	approx. 300 acres	approx. 300 acres	approx. 300 acres	approx. 300 acres
Survey Period	Day 1: 4/16/2009 Day 2: 4/17/2009	Day 1: 4/22/2009 Day 2: 4/23/2009	Day 1: 4/29/2009 Day 2: 4/30/2009	Day 1: 5/6/2009 Day 2: 5/7/2009	Day 1: 5/15/2009 Day 2: 5/16/2009
Weather	Clear skies both days; light wind 0-3 mph	Clear skies both days; some clouds on Day 2; light wind 0-3 mph	Clear skies both days; light wind 0-3 mph	Clear skies both days; light wind 2-5 mph Day 1; no wind Day 2	Clear skies both days; light wind 5-9 mph Day 1; light wind 0-3 mph Day 2
Temperature (Start/Stop)	Day 1: 54/60 Day 2: 62/69	Day 1: 73/75 Day 2: 57/67	Day 1: 55/64 Day 2: 63/70	Day 1: 69/77 Day 2: 70/80	Day 1: 73/80 Day 2: 72/77
Quino Observed	none	none	none	none	none



Vince Scheidt

Locations of Quino Larval Food Plants – Red Polygons
Portion of U.S.G.S. "Santa Ysabel, California" 7.5' Quadrangle



ATTACHMENT E

OUTLINE - Conceptual Wetland Revegetation Plan

Conceptual Wetland Revegetation Plan (OUTLINE) – TM 5312 RPL3

OVERVIEW

The Resolution of Approval for the TM 5312 RPL3 project will require that certain mitigation measures be implemented prior to or as part of recordation of a Final Map for this project. With respect to biological resources, one of these measures will be the preparation and implementation of a **Wetland Revegetation Plan** in order to offset project-related impacts to regulated wetlands and waters, including the following wetland habitats: hydrophytic areas of the Non-native Grassland and Montane Meadow, the Southern Coast Live Oak Riparian Forest, and the Riparian Scrub.

In order to mitigate for impacts to jurisdictional wetlands and waters associated with the TM 5312 RPL3 project, areas of the site will be subject to wetlands creation, restoration, and enhancement activities. These areas will be planted with native hydrophytes pursuant to an approved formal **Final Wetland Revegetation Plan**. Wetlands restoration and enhancement activities may consist of the limiting of cattle grazing in areas that support existing wetlands. All areas subject to wetlands creation, restoration, and enhancement will require no less than five years of biological monitoring and reporting, as well as resource agency permitting, as discussed in the biology report for this project. These areas will be preserved in open space. The open space easement will be managed in perpetuity by an approved land-use manager pursuant to the approval of a Resource Management Plan. The **Final Wetland Revegetation Plan** and the Resource Management Plan shall be prepared and implemented to the satisfaction of the Director of Planning and Development Services, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the California Regional Water Quality Control Board.

REVEGETATION PLAN CONCEPTS

The Final Wetland Revegetation Plan (WRP) prepared for the TM 5312 RPL3 project shall address, at a minimum, the following:

- The purpose for revegetation

The WRP provides a mechanism to mitigate impacts to jurisdictional wetlands and waters associated with TM 5312 RPL3. The WRP provides a framework and defines a program that will maximize habitat values of conserved open space on the TM 5312 RPL3 site, including habitat that is created as a function of the WRP.

- All specific, improvement-related impacts

As currently designed, the TM 5312 RPL3 project impacts at least 2.63 acres of jurisdictional wetlands and waters. Precise acreages of habitat impacts will be refined once the Final Map has been prepared via a determination of Substantial Conformance.

- Agency concerns and requirements

The TM 5312 RPL3 project will require the securement of various permits and agreements, including; (1) a Habitat Loss Permit (HLP) from the County of San Diego in concert with the Wildlife Agencies, (2) a U.S. Army Corps of Engineers Individual Section 404 Permit pursuant to the Clean Water Act (CWA) (1990, as amended), and/or qualification under one of the Nationwide Permits pursuant to Section 404 of the Act; (3) A Section 1600-series Streambed Alteration Agreement with the California Department of Fish and Wildlife in compliance with the California Fish and Game Code; and (4) Clean Water Certification pursuant the Porter-Cologne Act as issued by the California Regional Water Quality Control Board or CWA Section 401 Water Quality Certification. These documents will mitigate agency concerns, defining acceptable onsite and/or offsite mitigation for project-related impacts.

- Engineered line-drawings, planting profiles, and irrigation system layout

The WRP will contain drawings that show how the Grading and Improvement Plans reconcile with the revegetation area(s), and how the development areas will be physically separated from sensitive areas. Open space areas will be clearly shown on all exhibits.

- Types of materials to be used including container sizes, species ratios, total quantities, etc.

Native seed and plant stock sources are to be specified, plant palettes are to be compatible with indigenous vegetation, etc. Plant materials shall be obtained from site-collected stock.

- Specify site preparation activities

Prior to grading, the revegetation area(s) will be cleared of dead vegetation, weedy annuals, old fences, irrigation lines, and other surface debris. Soil preparation, including the export of soil materials, use of pesticides, etc. shall be discussed in detail in the WRP.

- Define a specific area or areas to be used for wetlands mitigation

The final design of the revegetation area(s) would be specified in the WRP. The grading of pads, roads, and driveways associated with TM 5312 RPL3 will create areas that may be used for wetlands creation. These areas will be defined more precisely following the refinement of the project's Grading and Improvement Plans.

- Specify planting program and habitat protection measures

Temporary construction fencing of the revegetation areas shall be discussed. Permanent fencing/signage shall be discussed as it relates to the Conditions of Approval of the open space easement.

- Specify biological monitoring periods and success criteria

Monitoring shall occur no less than quarterly the first year, semiannually for years 2 and 3, and annually for years 4 and 5. Monitoring reports shall be submitted on an annual basis, with informal reports on an ongoing basis.

- Specify required maintenance activities

Maintenance shall consist of fencing maintenance, construction monitoring, trash removal, weeding, etc. on an ongoing basis.

The creation of a **Final Wetland Revegetation Plan** should be made a Specific Condition of Project Approval and Final Map recordation. The WRP must be prepared by a County-approved Revegetation Planner. The final WRP shall be consistent in form and content to the conceptual Revegetation Plan outline provided herein and the County's Revegetation Plan Guidelines.

ATTACHMENT F

CONCEPTUAL FENCING AND SIGNAGE PLAN

FENCING AND SIGNAGE PLAN – TM 5312 RPL3

In order to prevent indirect impacts associated with implementation of the TM 5312 RPL3 project from affecting the open space, permanent fencing and signage of the portions of the open space most vulnerable to edge effects are required. The proposed permanent fence shall protect the open space from future agricultural and residential uses of the site, while maintaining wildlife movement within the open space and between the project site and surrounding undeveloped lands. The fence shall be placed around the border of the open space as shown on the attached exhibit. The fence shall be placed on the development side and should result in no vegetation loss within the open space.

Permanent, high visibility ~~metal~~ signs shall be placed at 100-foot intervals along all segments of the permanent fence. The signs shall be corrosion resistant and a minimum of 6" by 9" in size, on posts no less than three feet from the ground. The signs may be attached to the fence itself in lieu of being attached to separate posts. These signs shall read:

*"Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted
by Easement*

*Information:
Contact County of San Diego,
Department of Planning & Development Services
Ref: TM 5312 RPL3, ER 03-10-005"*

The permanent fence locations shall be identified in the field by a California Registered Engineer or licensed surveyor. Evidence that the permanent fencing has been installed in the proper locations shall consist of a signed, stamped statement from a California Registered Engineer or licensed surveyor certifying that this has taken place. Photographs and a brief description of design and material used shall be submitted with this statement. Construction materials and fence designs are subject to approval by the Department of Planning and Development Services. Some examples of materials that may be used are described below.

High Tensile Wire

High-tensile smooth-wire fencing has become increasingly popular in the United States because it has a longer life and costs less to buy and install than nearly all other types of high-quality, conventional fencing. High-tensile wire fence systems were first developed in New Zealand over 40 years ago. The fencing is called "high-tensile" because it is constructed of high tensile wire that can be strung extremely taut without breaking and "smooth wire"

because the wires aren't barbed. Due to the greater tensile strength of the strands, high-tensile wire can be pulled much tighter than standard wire. High-quality brands of high-tensile wire fencing can withstand over 1,800 pounds of pressure or low temperature contraction without losing elasticity, yet the wire is flexible enough to bend, wrap, and tie in knots during construction. It is normally 12 or 12 ½ gauge, type III galvanized, and rated at 170,000-200,000 psi. If properly installed, the fence should last in excess of 50 years in dry climates and still retain 50% or more of its original wire diameter.

A high-tensile wire fence consists of wires held in tension along wooden, steel, or poly-plastic posts with battens or stays in between. High-tensile wire fencing has several advantages over conventional fencing methods. High-tensile wire is easy to handle, has a neat appearance, and requires little maintenance after installation. Perhaps most important, high-tensile wire fencing is safer for wildlife. Also, the high elastic limit of high-tensile wire reduces the common stretch and sag problems associated with conventional fence wire.

Vinyl Coated Wire

Vinyl coated wire is available to increase fenceline visibility, which helps prevent wildlife injury and fence damage. It is recommended that a single, white colored strand be utilized as the top wire during fence construction. The vinyl coating comes in several thicknesses, ranging from 3/16" and up. The internal strand must be high-tensile wire. It has been found that vinyl coated wire will dramatically reduce wildlife damage to fences of all heights.

Fence Posts

Posts are available in wood, steel, and poly-plastics. Wooden posts are available as either treated or untreated. If using untreated posts, tree species that are resistant to decay such as black locust, red cedar, Osage orange or catalpa must be utilized. Wooden posts should be 8 inches or larger in diameter for corner posts and 4 inches or larger in diameter for line posts. Steel posts have a flange at the base for added stability and studs or grooves that support the wire. They must be galvanized. Poly-plastic posts are best used as line posts with wooden or steel posts being used at the corners and at predetermined intervals along each section.

Spacing of Wire and Posts

The top strand will consist of white vinyl-coated high tensile wire at 40-42 inches above the ground that is highly visible to wildlife. The bottom wire will be 18 inches above the ground, with 12 inches between the top two wires. The distance between posts should be 20-25 feet with three vertical stays at equal distance in between..

Approximately 250 pounds of pressure should be placed on each strand of the fence. CAUTION: overstretched wire can may break and recoil. Eye and hand protection must always be used when installing or maintaining high-tensile wire fences.

Corner, gate and brace posts should be wooden or steel, spaced 8-10 feet apart, and set 36 inches in the ground. High-tensile fences require strong and secure corners and end braces due to the tension being placed on the wire. Wooden line posts should be set 24 inches in the ground, while steel line posts should be buried past the flange. Line posts should be spaced a maximum of ~~50-25~~ feet apart for high tensile wire. When using ~~50-25~~ foot spacing with high tensile wire, ~~42-inch-3~~ fiberglass stays or treated wooden line braces (droppers) should be placed at ~~10-foot intervals~~ equal distance between each line post and more frequently if needed.

Double corner braces are set to lean 2 in. out of plumb and away from the direction of pull. The proper construction of "H brace" corners are critical factors in building high-tensile wire fences since the wire can exert over almost 2 tons of pull on the posts. If the ground is soft or noncohesive, the corner posts must be set in concrete, triple braced, or both.

The high tensile wire is installed in the following manner. Each individual strand of wire is first strung out along the fence. Next, the wire is attached to the corner post by wrapping it around the corner or gate post and crimping the end back upon itself with at least 2 crimping sleeves. The wires are then cut in the middle of each strand and an in line fence strainer (tensioner) is installed on the wire using crimping sleeves to close the splice. Each wire is then slightly tightened to remove the slack. The wire is then stapled or otherwise attached to the line posts. With wooden line posts, it is best to use 2 in. galvanized fence staples. It is important not to drive the staples "home" or tight against the wire. The wire should be able to slide freely back and forth between the staple and the post. After all the wires have been stapled, each wire is tightened to 250 lbs. of tension. A tension indicator spring should be installed to determine the proper tension on at least one of the wires. It acts as a calibration device to allow adjustments of the proper tension for the remaining wires. The complete fence should be re adjusted periodically to maintain the tension. Sometimes, the fence can become too tight in the winter or too loose in the summer, depending on temperatures. Also, the corner post can settle over time. Re-tightening the fence is as simple as adjusting the in line fence strainers with a wrench.

The completed high tensile wire fence is extremely strong and resistant to damage by wildlife, etc. If the fence does become loose, it is a very simple task to retighten.

Check list:

Bottom wire @ approximately ~~46~~ 18 inches above the ground

~~Center wire @ 38 inches above the ground~~

Top wire @ ~~60-40-42~~ inches above the ground

Top strand white vinyl covered high-tensile wire

All wire pulled to 250 pounds of tension

Wire tensioners installed on each strand; one per brace section

Typical Fencing Detail

- Wire:**
- HTSW; 12-gauge; type III galvanized; rated @ 170,000-200,000 psi
 - 1,350 lbs breaking strength (minimum)
 - Top wire white vinyl coated HTSW
 - Tensioned to 250 pounds

- Line Posts:** - spaced @ 50-25 feet (maximum, depending on terrain)

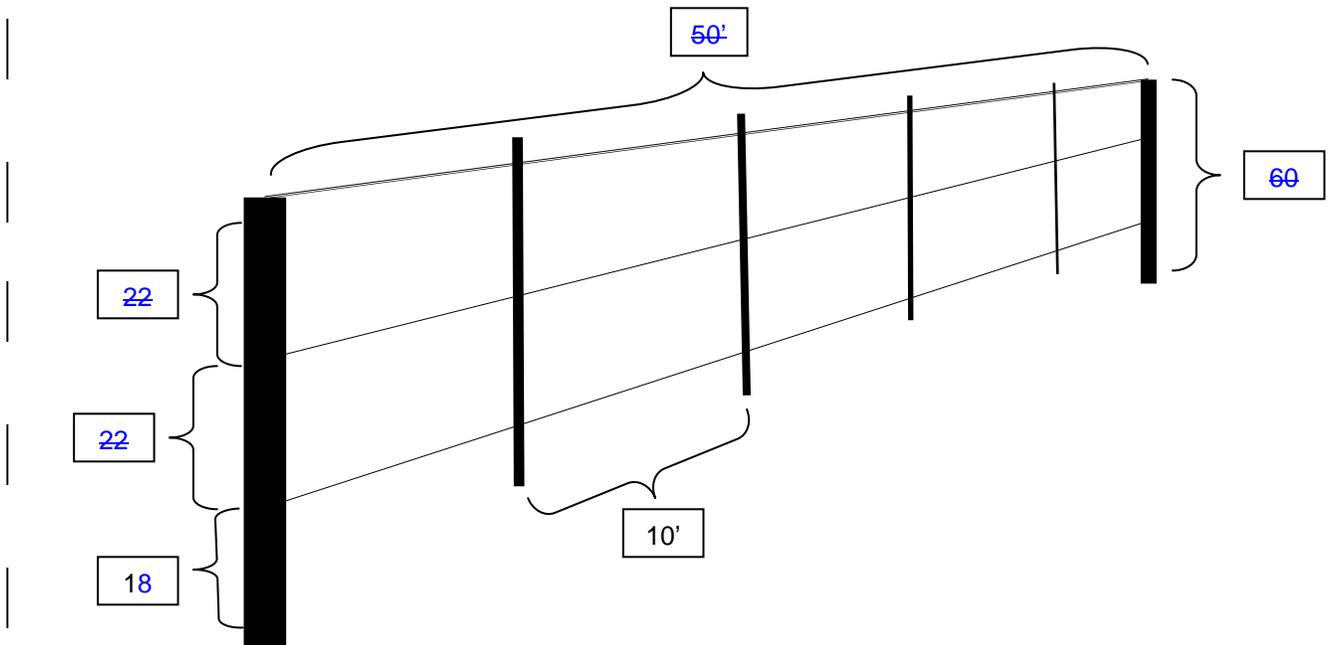
- Droppers:** - 3 spaced at 40 equal distance from line posts

- Height:** - 60-42 inches

- Braces:** - (not shown) one set per 1,320 running feet (maximum separation)

- Tensioners:** - (not shown) one set of three (one each strand) per brace section

- Installation:** - experienced, professional ONLY



1" ~ 600'



LEGEND

Fencing Outlines

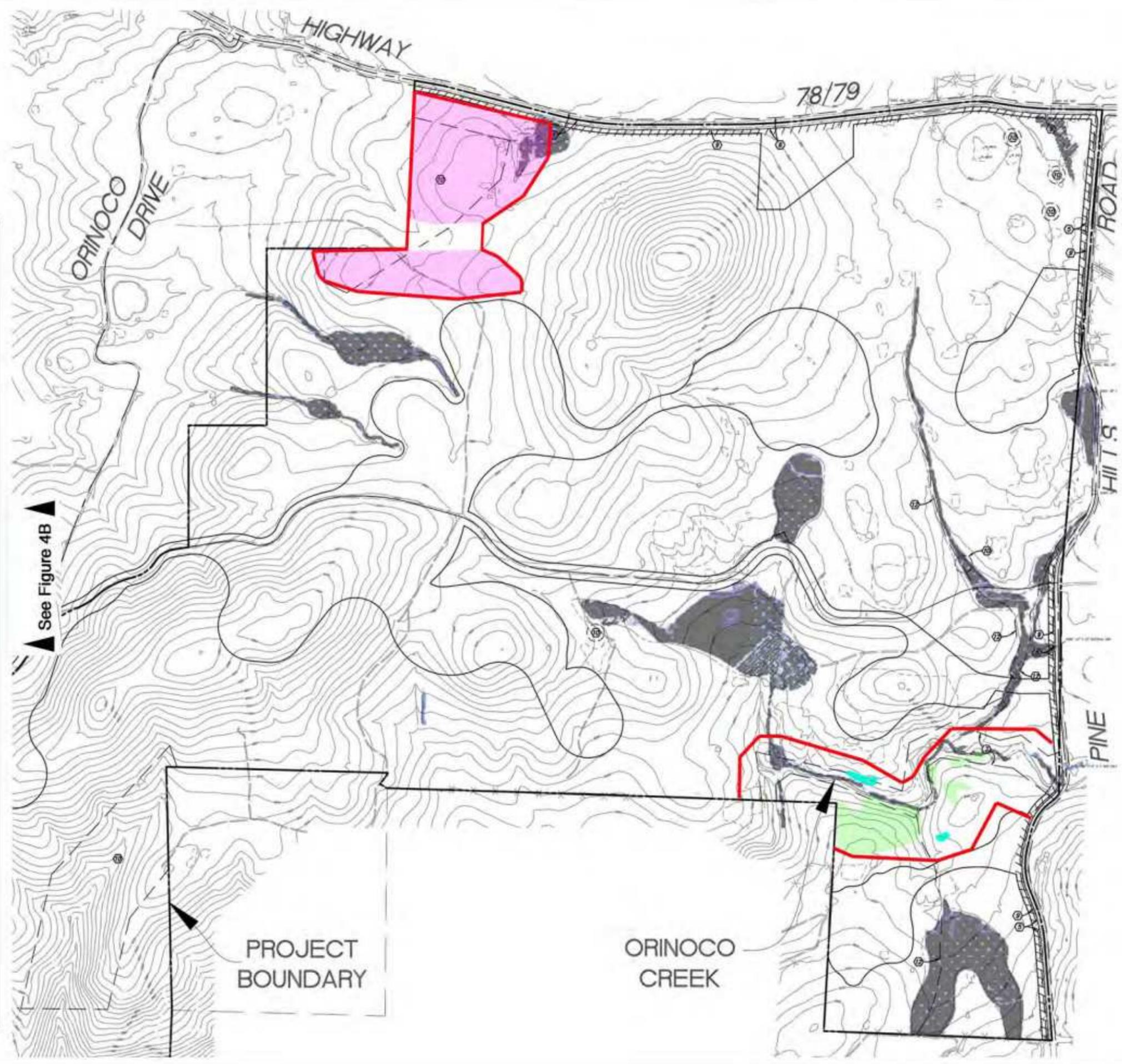
- Proposed Fencing (Red line)
- Not to be Fenced (Green line)

Existing Open Space Easement (Blue square)

RPO Wetlands (Grey square)

Rare Plants to be Fenced

- Velvety False Lupine (Pink square)
- San Diego Milk Vetch (entirely within proposed wetland buffer fencing) (Light green square)
- Cuyamaca Meadowfoam (entirely within proposed wetland buffer fencing) (Cyan square)





1" ~ 600'

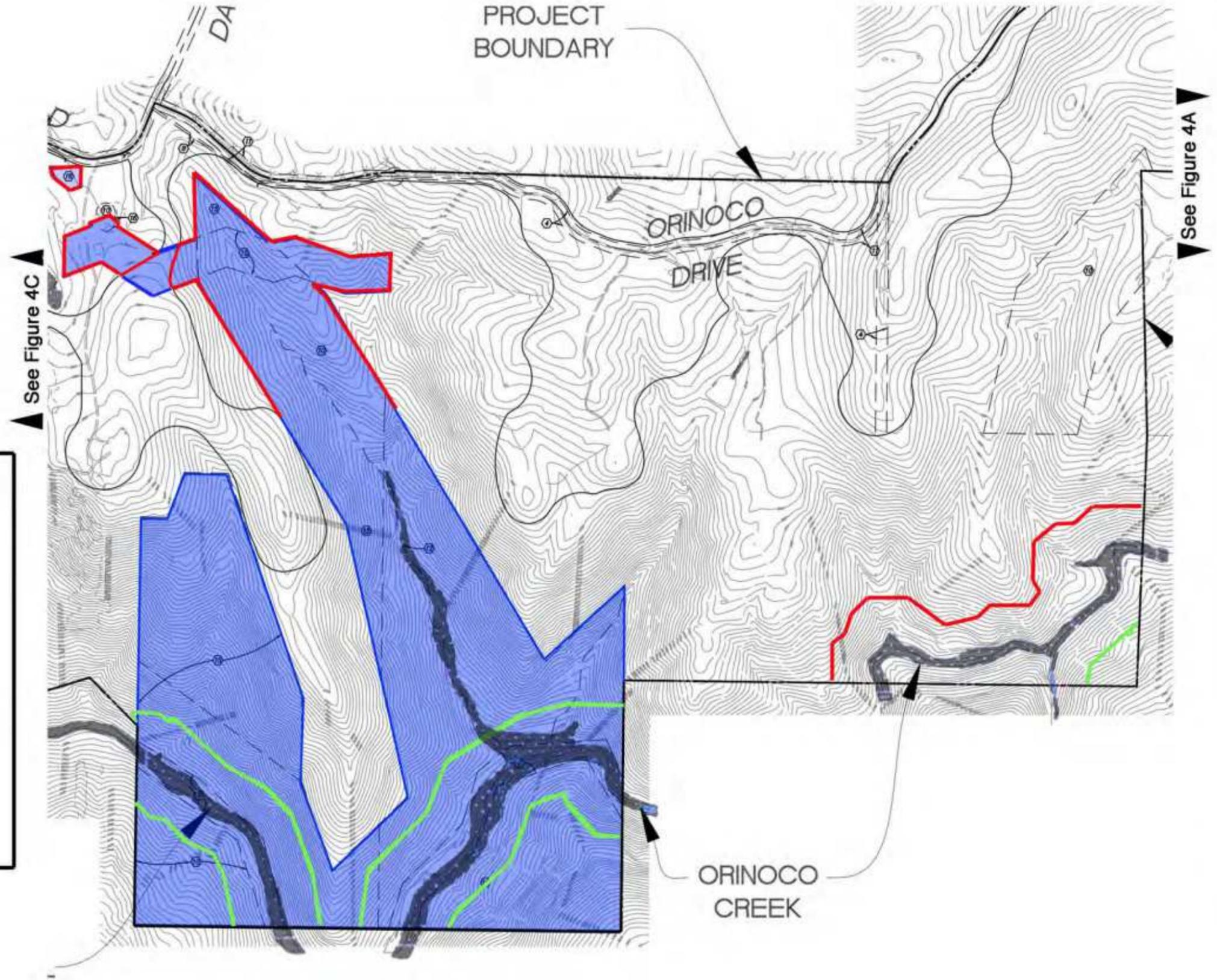
LEGEND

Fencing Outlines

-  Proposed Fencing
-  Not to be Fenced

 Existing Open Space Easement

 RPO Wetlands



1" = 600'



LEGEND

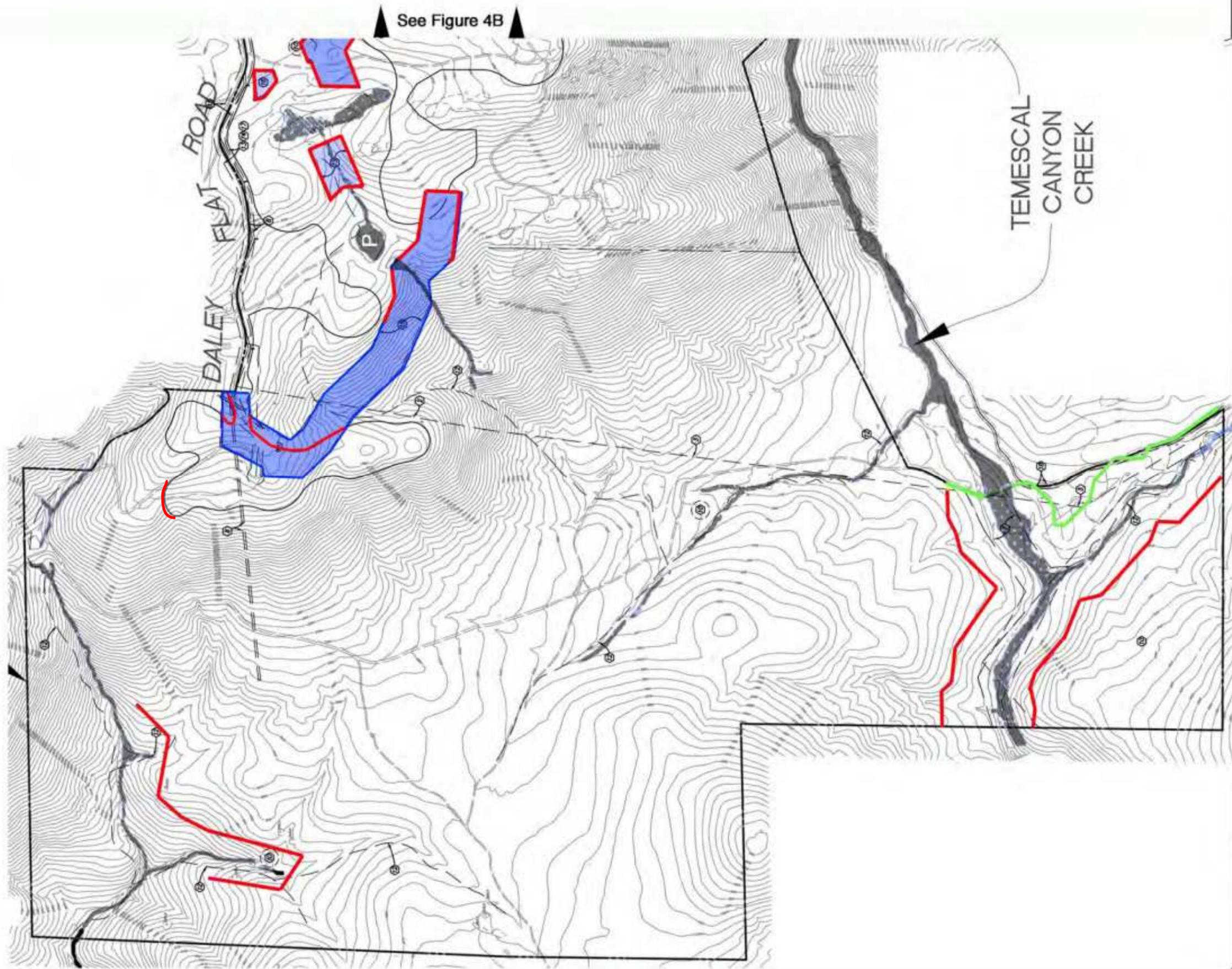
Fencing Outlines

- Proposed Fencing (indicated by a red line)
- Not to be Fenced (indicated by a green line)

Existing Open Space Easement (indicated by a blue shaded area)

RPO Wetlands (indicated by a grey shaded area)

PROJECT
BOUNDARY



ATTACHMENT G

CONSERVATION GRAZING MANAGEMENT PLAN



ATTACHMENT H

Directed Field Survey for Stephen's Kangaroo Rat



SJM BIOLOGICAL CONSULTANTS

DRAFT

25 June 2014

SJMBC.899

Vincent N. Scheidt
3158 Occidental Street
San Diego CA 92122-3205
858-457-3873

SUBJECT: Results of a site check for the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*) (**SKR**) on the eastern 1038.7-acre portion of the 1416-acre Hoskings Ranch property; located in eastern San Diego County approximately 1 mile directly west of the town of Julian. The approximate center of the property occurs at UTM (NAD83) coordinate 11533866E/3659237N, in portions of Sections 1, 2, 3, 9, 10 and 11, on the Santa Ysabel USGS 7.5' USGS Quadrangle Map (Figures 1 and 2).

Dear Vince:

SJM Biological Consultants (SJMB) conducted a site check to determine presence/absence of SKR on the Hoskings Ranch property on 7-9 May 2014. The results of that assessment are presented below.

BACKGROUND AND SITE DESCRIPTION

The Hoskings Ranch property is proposed for eventual development into large-acreage residence lots. As part of the environmental review process for the proposed development of this site, an assessment of presence/absence of the endangered SKR was requested by the California Department of Fish and Wildlife. This kangaroo rat is known to occur in the general region of the Hoskings Ranch, and the sizable stands of grassland habitat on the property suggest that SKR might be present at this higher-elevation locality.

Topography on the Hoskings Ranch varies from level to steep, depending on the location. However, sizable areas are level to gently sloping and are, therefore, generally suitable for SKR. Primary soil types on the property include various types of Holland and Crouch loams, all of which are generally suitable for SKR. The Ranch exhibits the following fundamental vegetation-habitat types: non-native grassland, sage scrub, chaparral, oak woodlands (live oak and Engelmann oak), riparian, montane meadow and open water (Figure 3). Extensive areas of the property exhibit non-

native (disturbed) annual grasslands that constitute generally suitable habitat for SKR, and these are particularly common in the eastern approximately 1/3 of the site. Nonetheless, although these grasslands are the general habitat type preferred by SKR, dense grassland stands are suboptimal for the species. That is, typical stands of non-native grasses, which in most cases are dominated by brome grasses (*Bromus spp.*) and wild oats (*Avena sp.*), form dense mats of new and old dry biomass that impede movement of and foraging by kangaroo rats. As a result, SKR necessarily spend most of their time in available habitats that exhibit an abundance of bare mineral soil, such as along dirt roads or in other open areas.

Although cattle were present on the Hoskings Ranch at the time of the field survey, grazing had not resulted in a noteworthy reduction in overall grass cover. Thus, habitat conditions throughout the property were generally poor for SKR except in such open areas as dirt roads or in the immediate proximity to large flat rock outcrops at scattered locations across the site. Such dense grassland conditions apparently have been the norm on this property in the past.

The Hoskings Ranch exhibits several dirt roads that traverse the various extant habitat types, with one area of paved road occurring in the western part of the current 1038.7-acre portion of the property covered by this report.

SKR Distribution and Life History

The Stephens' kangaroo rat is known to occur widely in Riverside County, and its distribution in that county is generally well known (RCHCA 1995). However, the distribution of SKR and information regarding its populations in San Diego County are somewhat less well documented. Stephens' kangaroo rats are known to presently inhabit or to have historically inhabited several widely scattered localities in San Diego County, including: Camp Pendleton Marine Corps Base and adjacent parts of Oceanside; Fallbrook Naval Weapons Station and nearby lands adjacent to the San Luis Rey River; the general grassland region encompassing Lake Henshaw and Warner Springs; Guejito Ranch east of Escondido; and the area adjacent to and in close proximity to the Ramona Airport (Lackey 1967; Montgomery 2005, 1992, 1990; Montgomery et al. 1996/97; O'Farrell et al. 1989, 1987, 1986; Ogden 1998; PSBS 1977; SJM Biological Consultants 2005; Thomas 1975, 1973; USFWS 1997, 1993).

Perhaps the largest known contiguous population of SKR in either Riverside or San Diego Counties occurs in the grassland habitats north and east of Lake Henshaw, in the interior portion of San Diego County. This population was originally described by O'Farrell et al. (1987, 1986) and at one time apparently encompassed several thousands of acres. A follow-up survey of lands covered in the original study in this area indicated that the area of occupied SKR habitat had decreased by approximately 90 percent by 1990 due to reduced cattle grazing (O'Farrell and Uptain, unpublished data). However, more recent field studies at scattered locations in this area have confirmed a widespread population of the species that, depending on annual rainfall patterns and associated herbaceous vegetation growth, often occurs in medium to high densities (e.g. Montgomery 2013a; 2007; 2006). Furthermore, a field survey at the northern end of the Lake Henshaw grassland ecosystem clearly confirmed that grazing (in this specific case, cattle grazing) is the primary force maintaining most of the typically excessively dense non-native grass cover in this region in a more open condition suitable for SKR (Montgomery 2006). The Lake Henshaw

SKR population may have once been connected to, or may have derived from, more northerly populations of this species in Riverside County, possibly in the region of Aguanga and/or Anza.

The large population of SKR in the expansive grasslands at Lake Henshaw occurs no fewer than 10 miles to the north of, and at elevations approximately 1000-1500 feet lower than, the Hoskings Ranch (see Figure 4). Other noteworthy populations in the region occur in the area of Ramona approximately 15 linear miles to the west, and on the Guejito Ranch approximately 17 linear miles to the west, both occurring at considerably lower elevations than the Hoskings Ranch. Although broad grassland habitats apparently suitable for SKR occur in the area of Santa Ysabel, 2.5 miles to the west of the current project site, no SKR have been confirmed in this area. Thus, the closest population to the Hoskings Ranch is at Lake Henshaw at a distance of ten miles.

Recent searches for SKR in the vicinity of the Hoskings Ranch have failed to confirm any individuals of this species. These field efforts included field surveys for SKR for (a) the Sunrise Powerlink Project (Montgomery 2010, 2007), (b) the SDGE Cleveland National Forest Master Services Permit Project (Montgomery 2012), and (c) the Tie Line (TL) 637 Project (Montgomery 2013b). These studies encompassed lands in areas southward and westward of Hoskings Ranch, including the grasslands south and west of Santa Ysabel. An earlier field search for SKR along State Highways in San Diego County failed to confirm the species in grasslands in the vicinity of Santa Ysabel (Montgomery 2000). Nonetheless, the relatively recent discoveries of this species by S. Montgomery in peripheral areas not previously known to harbor the species, (1) at the Guejito Ranch and at the Ramona Airport in San Diego County, and (2) in Norco and Anza Valley in Riverside County (Montgomery 2005, 1992, 1991, 1990; Ogden 1998), suggest that the limits of the species' range may still be incompletely delineated. It follows that searches for SKR in the southern and easterly non-desert parts of San Diego County are warranted. A population of SKR at the Hoskings Ranch, at elevations of approximately 4500 feet, would represent the highest known population of this species.

General natural history features and habitat requirements of SKR are fairly well known (O'Farrell 1987, 1990). Habitats occupied by SKR characteristically occur on level to gently sloping terrain, although the species has occasionally been found on relatively steep slopes (e.g. Montgomery 1990; M.J. O'Farrell, pers. comm.). Soils in habitats harboring SKR are typically loamy in nature, while soils dominated by clay or sand very rarely contain this species (Price and Endo 1989; S.J. Montgomery, pers. observ.; M.J. O'Farrell 1987; O'Farrell and Uptain 1989).

Stephens' kangaroo rats typically occupy lands described as disturbed annual grassland and characterized by a relatively sparse cover of both shrubs and herbaceous vegetation. Although resident SKR have occasionally been found in relatively dense stands of sage scrub in Riverside County (S.J. Montgomery, pers. observ.), such occurrences are by far the exception to the rule. A maximum of approximately 30 percent shrub cover is typically cited as the upper limit of shrub cover occupied by SKR (USFWS 1997). Occupied habitats commonly exhibit an abundance of bare soil during much of the year. Nonetheless, spring/early summer flushes of forb (e.g. *Erodium sp.*) growth often temporarily reduce the amount of visible exposed ground. This phase of the yearly cycle of vegetation cover is subsequently transformed by the desiccating forces of the summer season, which cause non-grass herbaceous vegetation (i.e. forbs) to dry up and disarticulate, again revealing the bare ground that is so characteristic of occupied SKR habitat.

Reflecting this preference for open ground, a high ratio of forbs to grasses increases the suitability of grasslands for this kangaroo rat. The species typically does not occur in woodlands of any sort.

Factors that reduce vegetation cover, and thereby enhance habitat conditions for SKR, which would encourage wider distribution and/or denser populations of this species, include: burning (natural or controlled intentional fires), grazing by cattle and/or sheep, mowing, shallow or in some cases deep discing, certain levels of off-road vehicle activity, certain levels of scraping (by heavy equipment), and possibly certain intensities of vegetation crushing (e.g. by vehicular traffic and/or use by military troops). Although deep discing would be expected to eliminate most or all resident kangaroo rats, this type of intense substrate disturbance does loosen the soil, sometimes rendering it more easily excavated by recolonizing SKR attempting to construct new burrows.

Interestingly, increased vegetation cover, which typically follows periods of winter/spring rains, also can occasionally (but temporarily) enhance habitat conditions for this species and result in denser or more widely distributed SKR populations (M.J. O'Farrell, pers. comm.; S.J. Montgomery, pers. observ.; Price and Endo 1989). The mechanism for this effect is the increase in herbaceous plant seed production that follows periods of winter/spring rainfall. This increase in the availability of seeds, the primary food of SKR, would be expected to increase breeding success in SKR and thereby produce higher numbers of SKR. Higher numbers of SKR in occupied habitats would in turn likely increase dispersal into (and the colonization of) suitable surrounding habitats. Although single years of such rainfall effects are in this way beneficial to this species, repeated years of abundant rainfall typically result in widespread stands of non-native grasses that are characterized by dense mats of dead and sprouting grass. Such habitat conditions are generally unsuitable for SKR and lead to decreases in the distribution and/or density of this species.

Stephens' kangaroo rats are capable of occupying small patches of favorable habitat amidst otherwise unsuitable (e.g. dense grassy) habitats. They also readily use narrow strips of open habitat to move between larger blocks of suitable habitat (S. Montgomery, personal observation; O'Farrell 1990; Price and Kelly 1992). Abundances of SKR can fluctuate widely among seasons and years, due to reproduction, habitat changes (e.g. fire), and unknown factors.

The absence of SKR in areas that exhibit soil, topographic and general vegetation (i.e. grassland) conditions that appear to be suitable for the species may be explained by such factors as: (a) excessively dense grass cover; (b) long-term substrate disturbance (e.g. cultivation); and/or (c) inaccessibility of suitable habitat areas to SKR dispersing from established populations, due to excessive distances or due to large tracts of unsuitable habitat/topography between occupied and unoccupied areas.

Other as yet undetermined factors also may prevent SKR from either colonizing or maintaining viable populations in apparently suitable habitats. For example, soils appearing suitable at the surface may exhibit a shallow hard pan that prevents requisite deeper burrowing by SKR. Or, pocket gophers (*Thomomys bottae*) may be required to excavate burrow systems (gopher burrows are similar in diameter to those of SKR) in certain harder soil types before SKR are able to colonize such areas; that is, gophers may be precursors to colonization by SKR in some habitats **with harder substrates. California ground squirrels (*Spermophilus beecheyi*) may serve a similar function as gophers by preparing harder soils for colonization by SKR, although ground**

squirrel burrows typically are much larger than those used and preferred by gophers and SKR. If this previously described relationship is true, then the absence of gophers (or ground squirrels) could effectively prevent SKR from utilizing particular habitats that exhibit very hard substrates. Certain apparently suitable grassland habitat areas also may be largely or frequently unoccupied by SKR due to the presence of a high water table, or even standing surface water, during periods of high rainfall. Thus, such habitats may be generally suitable for and occupied by SKR during certain dry seasons or years, but unsuitable and unoccupied during wet periods.

The range of the non-endangered Dulzura kangaroo rat (*Dipodomys simulans*) (DKR) overlaps that of SKR. These species are similar in size and create similar diagnostic signs in the field. Therefore, live-trapping is required to confirm the species responsible for observed kangaroo sign in areas where it is not known if SKR is present. The Hoskings Ranch occurs in such an area known to be occupied by DKR but where it is not known if SKR are prese

METHODS

SJMBC conducted a field survey to determine presence/absence of the federally endangered Stephens' kangaroo rat (*Dipodomys stephensi*; SKR) on the Hoskings Ranch project site. The principal investigator for the field survey was Stephen J. Montgomery, a biologist authorized to conduct SKR surveys by the U.S. Fish and Wildlife Service (Permit TE45541-10) and California Department of Fish and Game (Memorandum of Understanding).

Due to an extensive field-survey-based knowledge of SKR populations in the region of the property, the principal investigator considered this endangered species to be a highly unlikely resident on the Hoskings Ranch. Therefore, authorization to trap for SKR was not requested from the USFWS prior to the field survey. Nonetheless, all of the various factors and scenarios described above in the section on SKR natural history were considered in analyzing the potential for the presence of SKR in grassland and open scrub habitats at the Hoskings Ranch.

The field survey was preceded by a review of existing CNDDDB and USFWS records of SKR occurrences in the region of the Hoskings Ranch property (see Figure 4). The field survey began with a search for such diagnostic field signs of kangaroo rats as scat, tracks, burrows and dust bathing sites, in all apparently suitable grassland and open scrub habitats on the property in level to moderately sloping terrain. Particular careful focus in the search was given to dirt roads, which invariably attract SKR inhabiting suitable habitats adjacent to the roads. These linear features typically provide areas with pulverized fine-grained soils that result from periodic vehicle use, and are favored by kangaroo rats for dust bathing to maintain fur health. Kangaroo rats also commonly use such dirt roads for foraging and as movement corridors across the landscape. A 2-night trapping survey was then conducted at the only two locations on the property with confirmed or potential kangaroo rat sign.

Since SKR prefer open grassland and sparse sage scrub habitats with at least some bare ground, searches for kangaroo rat sign focused on locations exhibiting these characteristics. In grasslands and sparse sage scrub stands occupied by SKR, evidence of the activity of these kangaroo rats is common along trails and dirt roads and in other areas of bare soil. Thus, the initial search for sign

focused on such preferred open locations, following the logic that if sign was not visible in such open preferred habitats, it also would not be present in less preferred habitats. On the Hoskings Ranch property, areas of open ground were generally limited to dirt roads, and the edges and immediate vicinity of flat rock outcroppings.

Only areas exhibiting clear or very likely signs of kangaroo rats were trapped. Only two areas on the property exhibited such sign. Trapping Site A consisted of a single location with sign, whereas Trapping Sites B-D occurred along the same dirt road to southwest of Site A. Traps were set and baited with a mixture of millet and sunflower seeds in the late afternoon/early evening, checked for captures near midnight, and then checked again and closed for the day each following morning. All captured animals were identified to species and released unharmed where trapped. Captured animals were not marked; thus, reported trap results are in terms of total captures of each species at each location. The trapping effort was intended to confirm presence/absence of SKR, and not to determine number of individuals inhabiting a particular occupied habitat area.

RESULTS AND DISCUSSION

General habitat conditions on the Hoskings Ranch are sub-optimal for SKR. As mentioned above, the grass cover presently is generally too dense for this species. Under such conditions, as mentioned previously, kangaroo rats in general but particularly SKR will be regularly found on dirt roads and trails near their burrows. This condition makes the search for kangaroo rat sign relatively simple, since tracks and scat are very visible in the open soil of the roadways.

Only two areas of the Hoskings Ranch exhibited any sign of kangaroo rats. The amount of sign was minimal at both of these locations, indicating very low numbers of resident kangaroo rats. A few kangaroo rat scats and no clear tracks were observed at the edge of a large flat outcrop in the large northeast grassland of the property (Trapping Site A, Figure 5). Scat, tracks and active burrows were observed at Trapping Sites B-D (Figure 5), but all of these three sites occurred on the same dirt road within approximately 1000 feet of each other and represent the same local population. The limited amount of sign along the single short stretch of road at Sites B-D and the very scant sign at the rock outcrop at Site A were indicative of a very limited population of kangaroo rats consisting of only a few individuals. Thus, an extended trapping regimen at these locations was considered unnecessary to identify the species responsible for the observed sign. That is, the likelihood that more than one species of kangaroo rat was responsible for the minimal observed sign was considered at best negligible.

Weather conditions during the trapping surveys were generally mild and included cloud cover ranging from 0-100%, air temperatures ranging from 54 to 75 degrees Fahrenheit and lower wind speeds (Table 1). These were ideal conditions for small mammal trapping.

A total of six captures of *Dulzura* kangaroo rats and 12 captures of deer mice were recorded during the two nights of trapping at four locations (Table 2). The capture of one individual DKR at each of the three road sites and one DKR at the rock outcrop is considered ample evidence that these locations are occupied only by the non-endangered kangaroo rat.

Table 1.
Representative weather conditions during the trapping survey

Date	Time	Cloud Cover	Air Temp (°F)	Wind Speed (mph)
7 May 2014	1130	100	54	2-7
8 May 2014	0800	0	57	2-8
9 May 2014	0730	0	57	0-2

Table 2.
Results of trapping for Stephens' kangaroo rat on the Hoskings Ranch - May 2014

Date Traps Checked	Trapping Location	No. Traps Set	Species Captured*	
			DKR	DEMO
8-May-14	A	18	1 (ad)	5
	B	12	1 (ad)	1
	C	10	1 (ad)	0
	D	9	0	0
9-May-14	A	20	0	5
	B	12	1 (recap)	0
	C	10	1 (subad)	1
	D	9	1(ad)	0

* Species captured

DKR = Dulzura kangaroo rat (*Dipodomys simulans*)

DEMO = deer mouse (*Peromyscus maniculatus*)

The habitat assessment and follow-up trapping survey indicate the endangered SKR is presently absent on the Hoskings Ranch. Due to the rugged nature of the terrain surrounding this property, and the low likelihood of SKR occurring in nearby grassland habitats, it is unlikely that the property will ever be colonized by this species. The negative results of the survey were not unexpected. The habitat conditions are suboptimal for this endangered kangaroo rat, and the absence of known populations of SKR in lower elevation habitat areas in the near vicinity of the property strongly suggest that this species is absent in this local part of San Diego County.

Please contact me if you have any questions regarding any aspect of this report or the associated field work.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve J. Montgomery". The signature is fluid and cursive, with a large initial "S" and "M".

Stephen J. Montgomery

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Figure 1. Regional vicinity map for the Hoskings Ranch property



Figure 2. Aerial photograph of the Hoskings Ranch property. The westerly portion that encompasses Daley Flats area was not included in the current survey.



Figure 4. Records of SKR in the vicinity of the Hoskings Ranch in Julian, California.

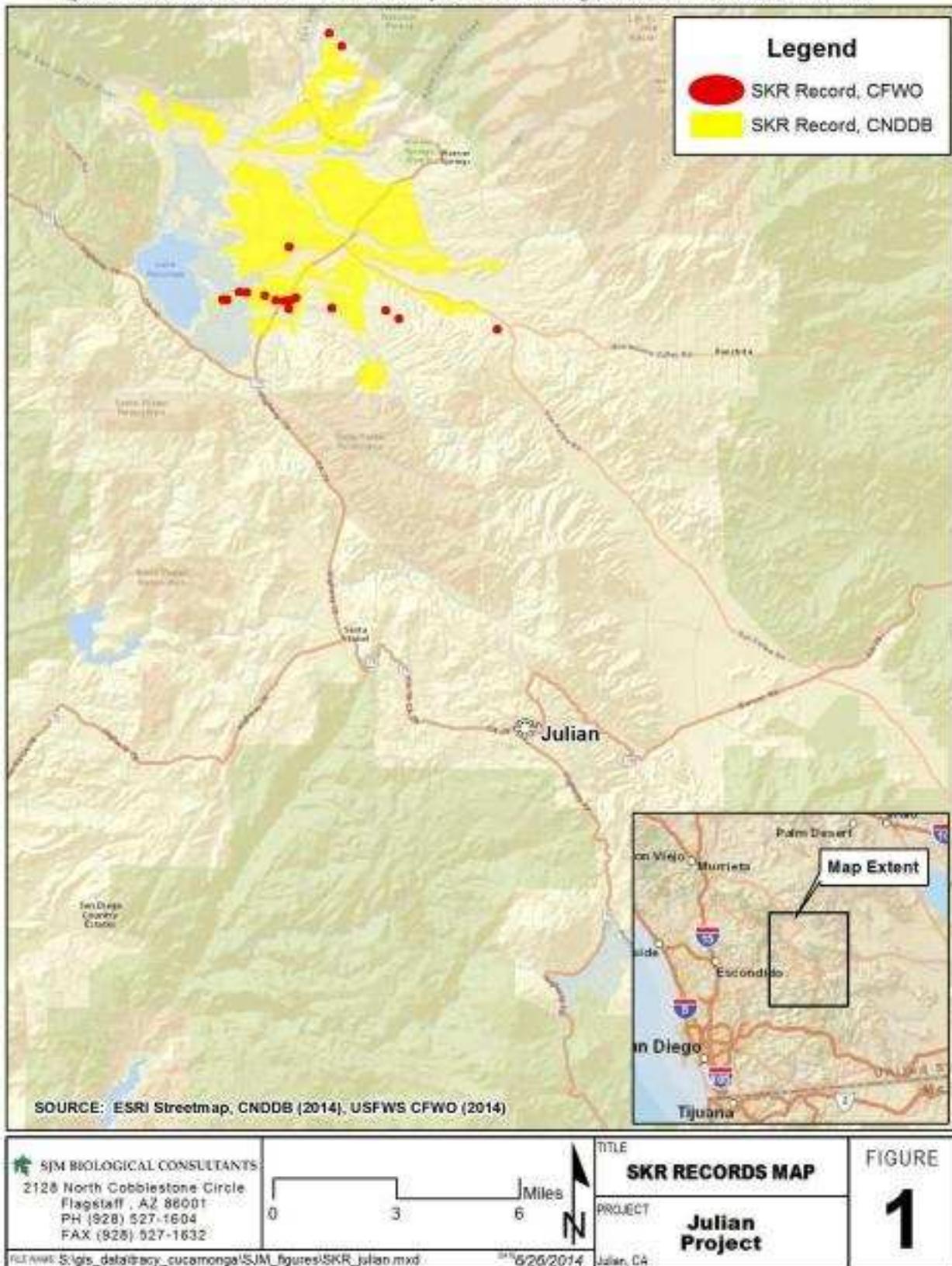


Figure 5. Four trapping locations (A-D) with kangaroo rat sign in the eastern portion of the Hoskings Ranch

