

**A BIOLOGICAL RESOURCES SURVEY REPORT
FOR THE
OAKMONT II SUBDIVISION
TM 5421, BLOSSOM VALLEY
ER 05-14-003
APN 396-020-13
COUNTY OF SAN DIEGO**

Applicant

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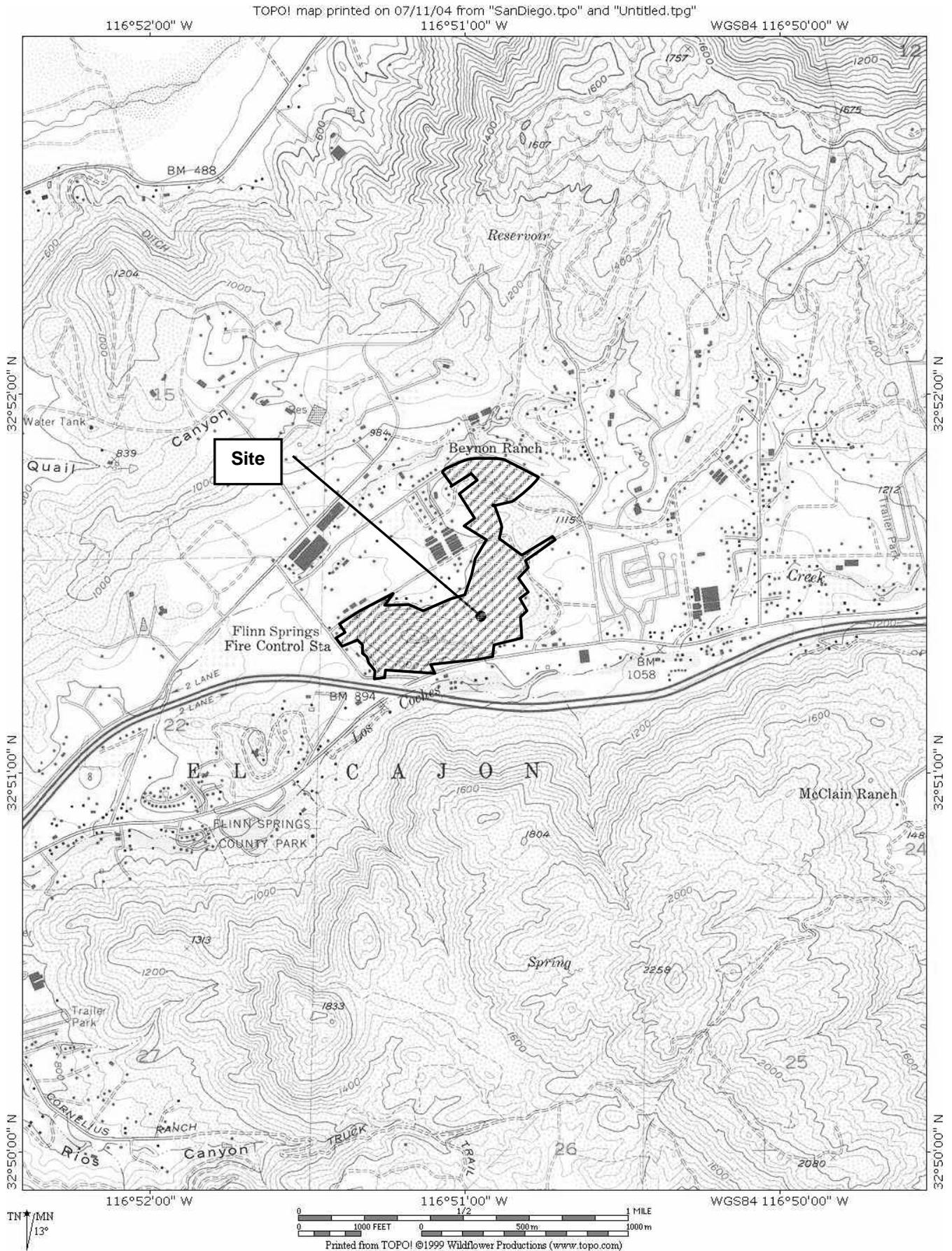
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**FIGURE 1. REGIONAL LOCATION - THE TM 5421 SUBDIVISION PROJECT
PORTION OF THE U.S.G.S. "ALPINE, CALIFORNIA" 7.5' QUADRANGLE**



INTRODUCTION

This report addresses biological resources, project impacts, and BMO/CEQA (Biological Mitigation Ordinance/California Environmental Quality Act) conformance for the Oakmont II Subdivision Project, Tentative Map (TM) 5421. The project involves an approximately 100-acre property (APN 396-020-13) located off Old Highway 80 in the Blossom Valley area of unincorporated San Diego County (Figure 1).

PROJECT AND SITE DESCRIPTION

Approval of the TM 5421 project would result in the creation of twenty parcels ranging in size between 1.0 acres and 38.6 acres. Twenty dwelling units would presumably be built onsite; one on each new parcel, although the TM 5421 project application does not include any proposed housing construction. Access would be from existing roads or from the two proposed private streets; one leading to Old Highway 80 (Unit 2) and the other to Oak Creek Road (Unit 1). Unit 1 proposes onsite waste water disposal systems and would be a lot sales subdivision. Unit 2 would connect to sewer and be a tract buildout project (except for Lot 1 which would have a septic system). The project includes a trail system and 59.6 acres of open space in easements.

The Oakmont II project is located in the Multiple Species Conservation Program (MSCP) Plan Area, where it is identified as a Biological Resource Conservation Area (BRCA). County Geographical Information System mapping shows that designated MSCP preserve lands are located approximately 1,000 feet to the south and 200 feet to the north. The TM 5421 project site thus qualifies as an archipelago connecting these preserved lands to the San Diego River and National Forest lands to the east. Following project implementation, these distances will not have changed, and the onsite open space (discussed subsequently) will contribute to archipelago function in perpetuity.

The TM 5421 property is located in a rural part of San Diego County, although there are homes on large lots in the vicinity, including homes on surrounding parcels. Several years ago, the Cajon Valley Unified School District constructed an elementary school on a portion of what was formerly a part of this property. Areas in the vicinity of the property support similar habitats including nurseries, chaparral, and development.

Most of the project site supports native vegetation, including native grassland, sage scrub, chaparral, and oak woodland. Elevations onsite range between approximately 890 feet MSL and 1,240 feet MSL. Soil types found onsite include Greenfield sandy loam (GrB) on slopes between 2 and 5 percent, Placentia sandy loam (PfC) on slopes between 2 and 9 percent, Fallbrook sandy loam (FaD2, FaE2) on slopes between 9 and 30 percent, Fallbrook-Vista sandy loam (FvE) on slopes between 15 and 30 percent, Cieneba-Fallbrook rocky sandy loam (CnG2) on slopes between 30 and 65 percent, and, most significantly, Bosanko stony clay (BtC) on slopes between 5 and 9 percent. Bosanko clay soils are known to support a variety of sensitive plant species, including several narrow endemics and listed rare, threatened, and endangered species.

PURPOSE OF STUDY

The purpose of this study was to inventory the property for biological resources, identify and map all onsite habitats, and search for signs of rare, endangered, threatened, or otherwise sensitive plants or animals which are known from the area, and which could occur here. These data were used in an assessment of biological resource values. This analysis allows a determination of project-related direct and indirect impacts, as required by the CEQA and the BMO, and mitigation, if appropriate and necessary. It is expected that the development of the property and associated improvements will result in measurable losses of biological resource values, necessitating mitigation.

METHODS

Field surveys of the TM 5421 property were completed in December of 1996, November of 2001, and March/April of 2004. The specific dates, personnel, and weather conditions are presented in Table 1. Old site surveys had been completed by PSBS in 1997. Investigators during the more current surveys included the author (VS), Julia L. Groebner (JG), Associate Biologist, and Shannon M. Allen (SA), Biological Consultant:

Table 1. Field Surveys – The TM 5421 Project Site

<u>Date</u>	<u>Hours</u>	<u>Personnel</u>	<u>Conditions</u>
18-Dec-96	13:00-15:00	VS	clear, temps in the mid 70°s, light “Santa Ana” conditions
3-Nov-01	10:00–14:00	VS, SA	high thin clouds, temps in the mid 60°s, light westerly wind
24-Mar-04	13:00-16:30	VS, SA	Overcast skies, temps 70 to 73, light westerly wind 0-3 MPH
8-Apr-04	13:30-16:30	VS, SA	Clear skies, temps 70 to 77, light westerly wind 5-10 MPH
13-Apr-04	11:00-15:00	VS, SA	Clear skies, temps 70 to 78, no wind
23-Apr-04	13:30-17:00	VS, SA	Clear skies, temps 70 to 75, light westerly wind 5-10 MPH
27-Apr-04	13:30-17:00	VS, SA	Clear skies, temps 88 to 92, light westerly wind 5-10 MPH
1-Aug-07	07:45-10:30	VS, JG	Overcast skies, temps mid 70°s to mid 80°s, no wind

12-Mar-08	11:30-16:15	VS, JG	Hazy to overcast skies, temps low to mid 70°s, no wind
19-Mar-08	11:15-16:00	VS, JG	Clear skies, temps low to mid 70°s, light westerly wind 2-5 MPH
26-Mar-08	09:45-14:00	VS, JG	Mostly clear to clear skies, temps mid 60°s to mid 70°s, no wind
1-Apr-08	13:00-16:30	VS, JG	Hazy skies, temps mid to high 60°s, light westerly wind 2-5 MPH
10-Apr-08	12:00-16:00	VS, JG	Clear skies, temps mid 70°s, light westerly wind ~5 MPH
26-May-11	07:30-15:00	VS	Overcast to sunny; high 50°s to low 70°s; no wind
9-Jun-11	08:30-13:00	VS	Overcast to sunny; low 60°s to mid 70°s; no wind
20-Jun-11	08:00-17:30	VS	Clear skies; low to mid 70°s; light west wind

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 are listed in Table 2 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 letter 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.

Several directed field surveys and habitat evaluations were conducted in conjunction with the biological study of this property. These included a directed (protocol) Quino Checkerspot Butterfly field survey (March/April 2004), a spring-time rare plant survey (March/April 2004, May/June 2011), a California Gnatcatcher protocol survey (May/June 2011) and habitat evaluations for various other sensitive species known from the vicinity. A directed follow-up field survey for Encinitas Baccharis in the areas of potential habitat (chaparral) was completed in August 2007. Each of the other onsite habitats was also briefly examined at the same time to assess current site conditions. The various directed surveys followed approved protocols to maximize detection of the respective biological resources, if present.

RESULTS

Habitats

The majority of the TM 5421 property supports very high value native upland vegetation. However, the site is not in a pristine condition, supporting dirt trails, illegal encampments, and other disturbances. The approximate configuration of each of the onsite habitats is shown in Figure 2. It is important to note that the vast majority of the biology field work completed for this analysis took place both before and shortly after the Cedar Fire, which burned the entire property in the fall of 2003. This impacted all of the onsite habitats, most significantly the Engelmann Oak Woodland. All of the other habitats were rebounding vigorously by April of 2004, although the Diegan Coastal Sage Scrub showed signs of infestation by non-native grasses. This could prove to be a temporary habitat conversion, as the scrub regrows slowly over the next decade. An updated field survey in August of 2007 and May/June of 2011 confirmed that these conditions still apply.

Native Grassland (Holland Code 42100) – 11.52 acres

Native Grassland vegetation occurs as a large, contiguous stand on the eastern edge of the site. This habitat is indicated by a very diverse and varying flora, including Purple Stipa (*Stipa pulchra*), Wild Onion (*Allium*), Chocolate Lily (*Fritillaria biflora*), Variegated Dudleya (*Dudleya variegata*), and many other forbs and subshrubs. Large native grasslands such as this are regionally significant biological resources. This habitat sustained little damage during the 2003 fire, with virtually no evidence of the burn by August of 2007.

Diegan Coastal Sage Scrub (Holland Code 32500) – 75.56 acres

The majority of the property supports Diegan Coastal Sage Scrub. This habitat dominates the western and northern portions of the property. Indicators in this habitat include California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), Laurel Sumac (*Malosma laurina*), and other soft-woody shrubs. Diegan Coastal Sage Scrub is a sensitive habitat-type, of local biological significance. This habitat sustained significant damage during the Cedar Fire, with weedy grasses infused in the habitat as late as August of 2007 and May/June 2011. However, the scrub on this site is anticipated to regrow over the next few decades.

Engelmann Oak Woodland (Holland Code 71180) – 2.68 acres

Engelmann Oak Woodland is represented onsite by an isolated patch of trees on the north-facing slope of the western portion of the property. This woodland habitat is indicated by mature Engelmann Oaks (*Quercus engelmannii*) over a varying understory of sage scrub shrubs, grasses and annual forbs. This habitat experienced significant damage during the 2003 wildfire, which burned most of the trees. By 2007, most of the trees were regrowing, although at least two were destroyed. Engelmann Oak Woodland is a sensitive habitat-type of local significance.

Chamise Chaparral (Holland Code 37200) – 5.12 acres

Chamise Chaparral is found on the north-facing slope at the site's northern edge. This habitat is indicated by Chamise (*Adenostoma fasciculatum*), Mission Manzanita (*Xylococcus bicolor*), and other hard-woody species. Chamise Chaparral is not a sensitive habitat type, although it does support native wildlife, including some sensitive species. All of the larger woody shrubs were burned off to the base during the Cedar Fire, although most areas of the habitat were recovering rapidly by August of 2007 and May/June 2011. Weeds may be a short-term problem until the canopy once again closes over the course of the next decade.

Non-native Grassland (Holland Code 42200) – 4.62 acres

A roughly triangular patch of Non-native Grassland vegetation is located on the western edge of the northern portion of the property. Indicators observed include Ripgut Brome (*Bromus diandrus*), Wild Oat (*Avena*), and various weedy annuals. This habitat is not considered sensitive, although it does provide habitat value for local raptors and others that forage over open land. This habitat sustained little damage during the 2003 fire, with virtually no evidence of the burn by August of 2007.

Urban/Developed (Holland Code 12000) – 0.26 acres

Urban/Developed habitat surrounds the property on most sides. Much of this consists of rural residential homes, roads, a school, and other developments. Landscaping is present in association with most of these improvements. Urban/Developed habitat does not qualify as a sensitive habitat-type.

Plants

One hundred and sixty-three species of vascular plants were detected on the TM 5421 property. The plant species observed typify the diversity normally found in native grasslands, sage scrub, oak woodlands, and chaparral habitats in the Blossom Valley/Lakeside area of San Diego County. A complete list of the plants detected, listed alphabetically, can be found in Table 2, attached. This list would be expected to represent at least 80 percent of the naturalized plants occurring on this site. Eight of the plants detected are considered sensitive species. These are discussed subsequently.

Animals

Seventy-two species of animals were observed using the project site. Most are common species, abundant in the site's general vicinity. Animals observed onsite are listed in Table 2, attached. Eight of the animals detected are considered sensitive species. These are discussed subsequently.

Wildlife Linkages and Corridors

Numerous species reside on or otherwise utilize the TM 5421 property site, as reflected in Table 2. This includes wide-ranging and migratory animal species that come onto the property to forage and reside on a temporary basis. Because the site is almost entirely surrounded by rural residential development, it functions as part of an archipelago or “stepping stone” linkage, connecting high-value natural areas such as Crestridge to the south, natural lands adjacent to the San Diego River to the north, El Capitan Reservoir to the east, and Lake Jennings to the west. Figure 3 illustrates possible dispersal/movement patterns associated with this archipelago. Thus, the TM 5421 project site functions as part of a significant wildlife corridor, allowing wildlife movement between large-block preserve areas. The project as designed preserves this archipelago by conserving the central block of very high value habitat in managed biological open space. Following project implementation, the distances between the components of the archipelago discussed above will not have changed, and the onsite open space will contribute to the functioning of this archipelago in perpetuity.

Raptor Foraging

Because the TM 5421 project site is mostly very open, a variety of raptor species could utilize this property. This might include species such as Kestrels, Barn Owls, Red-tailed Hawks, Great Horned Owls, etc., in addition to the three sensitive raptors detected during the field surveys (Cooper’s Hawk, Sharp-shinned Hawk and Turkey Vulture). In any case, the project as designed preserves the central block of potential raptor foraging habitat in managed biological open space.

SENSITIVE RESOURCES

Sensitive Vegetation Communities

Vegetation communities (habitats) are generally considered "sensitive" if; (a) they are recognized by the County's Biological Mitigation Ordinance as being generally depleted; (b) they are considered rare within the region by local experts, (c) they are known to support sensitive animal or plant species; and/or (d) they are known to serve as important wildlife corridors. These sensitive habitats are typically depleted throughout their known ranges, or are highly localized and/or fragmented.

The following habitats found on the TM 5421 site are considered sensitive:

- Native Grassland
- Diegan Coastal Sage Scrub
- Engelmann Oak Woodland

All of these habitats are of moderate to very high biological resource value, and all support, or partially support sensitive species.

The following habitats, although not considered sensitive, *per se*, support sensitive species in association with TM 5421.

- Chamise Chaparral
- Non-Native Grassland

The following habitat-type is not considered sensitive:

- Urban/Developed

Sensitive Plants

Eight sensitive plant species were observed on the TM 5421 property during the field surveys. These are: Variegated Dudleya, Chocolate Lily, Palmer's Grapplinghook, Decumbent Goldenbush, Rush-like Bristleweed, Engelmann Oak, Western Spleenwort, and San Diego County Viguiera. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the MSCP, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), or other conservation agencies, organizations, or local botanists. A number of additional sensitive plant species are known to occur in the general vicinity of this property. These are listed in annotated form in Table 3.

Variegated Dudleya (*Dudleya variegata*)

Listing: CRPR: 1B.2, S2.2, G2

Federal status: "Species of Concern"

State status: none

County status: San Diego County "Sensitive Plants" List, Group A (PDS, 2006)

San Diego County MSCP "Narrow Endemic" (PDS, 2006)

Distribution: This rare geophyte is endemic to San Diego County and adjacent into Baja California, Mexico.

Habitat(s): Associated with clay soils in open grasslands, usually in areas containing large boulders or stony ground.

Status On Site: Approximately 50 specimens were observed, all restricted to a relatively small area near the center of the native grassland. However, because of its cryptic growth form prior to flowering, the precise distribution of this species onsite is uncertain. This species only occurs in association with the heavy clay soils onsite.

Comments: The detection of this highly-localized plant is noteworthy as it may represent one of the most easterly occurrences known. As a "Narrow Endemic" plant species, conservation of the onsite population is required by ordinance (BMO).

Chocolate Lily (*Fritillaria biflora*)

Listing: CRPR: CBR

Federal/state status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: Chocolate Lily occurs in a spotty distribution from central California south into adjacent Baja California, Mexico. In San Diego County, it is restricted to widely-separated, relatively small populations.

Habitat(s): Native Grasslands and grassy openings in sage scrub/chaparral, often in conjunction with clay substrates.

Status On Site: A significant population of this species occurs onsite. Most specimens were observed along the northern edge of the grassland. At least hundreds of specimens were observed in this area. Because of its cryptic growth form prior to flowering, the precise distribution of this species onsite is uncertain.

Comments: Chocolate Lily is not currently listed by the CNPS as an endangered or rare species, although most local botanists consider it a seriously declining taxon in San Diego County. This species has become scarce with the gradual conversion of most native grasslands in Southern California to agricultural or urban areas. Chocolate Lily is a bulb-producing species, and during years of inadequate rainfall, specimens may lay dormant, and thus be undetectable using normal survey techniques. Appropriate habitat is present over much of the grassland, and the onsite population may be quite large.

Palmer's Grapplinghook (*Harpagonella palmeri*)

Listing: CRPR: 4.2, S3.2, G4

Federal status: "Species of Concern"

State status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: This uncommon plant occurs from Los Angeles County south into Baja California and east to Arizona and Sonora Mexico.

Habitat(s): Associated with xeric, clay soils in open sage scrub, grassland, or desert scrub habitats below 3000 feet elevation.

Status On Site: Many tens of thousands of specimens were observed on the southern and western edges of the native grassland area at the edge of the grassland-sage scrub interface zone. A second area of Palmer's Grapplinghook was discovered in the chaparral near the northern portion of the site during the 2008 field surveys.

Comments: Because Palmer's Grappling-hook is so inconspicuous, it is difficult to observe and count, even during the height of the growing season, and it is not commonly reported because of this cryptic characteristic. This species possibly occurs in other areas of the property.

Decumbent Goldenbush (*Isocoma menziesii* var. *decumbens*)

Listing: CRPR: 1B.2, S2.2, G3G5T2T3

Federal/State status: none

County status: San Diego County "Sensitive Plants" List, Group A (PDS, 2006)

Distribution: This poorly defined species is found from San Diego and Orange County south into Baja California, Mexico. It is also reported from San Clemente and Santa Catalina Island.

Habitat(s): Occurs in coastal sage scrub habitat intermixed with grassland, primarily on heavy clay soils.

Status On Site: Numerous small specimens of *I. m.* var. *decumbens* were observed in conjunction with the native grassland onsite. At least several hundred plants were present onsite prior to the 2003 Cedar Fire. This species only occurs in association with the heavy clay soils onsite.

Comments: Decumbent Goldenbush is the arachnoid form of *I. menziesii* associated with clay soils in western and central southern California. This rare plant is frequently confused with the common *I. m.* var. *menziesii*, which occurs in a variety of disturbed habitats. Because of the 2003 Cedar Fire, many

specimens were not relocated during the spring 2004 field survey, although it is anticipated that the plants will grow back over time.

Rush-like Bristleweed (*Machaeranthera juncea*)

Listing: CRPR: 4.3, S3.3, G5

Federal/state status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: from northern San Diego County south into northern Baja California. It is also present in a disjunct distribution in the state of Sonora on mainland Mexico.

Habitat(s): This non-descript species occurs in coastal scrub and open chaparral vegetation..

Status On Site: Rush-like Bristleweed was observed onsite in low numbers in 1996. The number or precise location of the plants was not recorded at that time. A single specimen was located near the central southern property boundary during the 2008 field surveys.

Comments: Rush-like Bristleweed is difficult to locate even during the flowering season (mid-summer), and it may be more common than observed at the time of the field survey. Because of the 2003 Cedar Fire, specimens were not relocated during the spring 2004 field survey, although it is anticipated that the plants will grow back over time.

Engelmann Oak (*Quercus engelmannii*)

Listing: CRPR: 4.2, S3.2, G3

Federal/state status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: Ranges in distribution from Los Angeles and Riverside Counties south into Baja California in cismontane areas.

Habitat(s): Woodlands, chaparral, grasslands, and sage scrub in foothills. Sometimes forms open, savannah woodlands; other times found in association with the periphery of drainages.

Status On Site: Engelmann Oaks form the dominant indicators of the habitat on the north-facing slope at the western end of the property. At least a dozen mature specimens were present on the upper slopes prior to the 2003 Cedar Fire.

Comments: Many of the specimens onsite were destroyed or damaged during the Cedar Fire of 2003, although it is anticipated that most of the trees will regrow over time.

San Diego County Viguiera (*Viguiera laciniata*)

Listing: CRPR: 4.2, S3.2, G4

Federal/state status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: This distinctive species occurs from about Mission Valley in central San Diego County south to adjacent areas in northern Baja California along the coast and in foothill areas.

Habitat(s): Occurs in coastal sage scrub, maritime scrub, and xeric chaparral, occasionally as a co-dominant

Status On Site: San Diego County Viguiera is occasional onsite within the coastal sage scrub, with some areas supporting it as a co-dominant species. Thousands of specimens are present onsite.

Western Spleenwort (*Asplenium vespertinum*)

Listing: CRPR: 4.2, S3.2, G3?

Federal/state status: none

County status: San Diego County "Sensitive Plants" List, Group D (PDS, 2006)

Distribution: This cryptic species occurs from Ventura County south to northern Baja California along the coast and in foothill areas.

Habitat(s): Occurs in coastal sage scrub, chaparral, and woodland, usually in areas with large boulders where it grows in the rocky shadows.

Status On Site: Reported in 1977. No data on occurrences, numbers of plants, etc.

Sensitive Animals

Eight species of sensitive animals were observed on the TM 5421 project site. These are California Gnatcatcher, Coastal Rosy Boa, Orange-throated Whiptail, Sharp-shinned Hawk, Cooper's Hawk, Turkey Vulture, Monarch Butterfly, and Tiger Beetle. Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise noteworthy by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, the County of San Diego, or other conservation agencies, organizations, or local zoologists.

California Gnatcatcher (*Polioptila californica*)

Listing: "Species of Local Concern" (Tate, 1986)

"Declining" (Unitt, 1984)

County status: San Diego County Sensitive Animal List, Group 1 (DPLU, 2006)

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

Federal status: Threatened Species (USFWS, 2005)

Distribution: From Ventura County south to southern Baja California, Mexico

Habitat(s): Resident in coastal scrubs and chaparral scrub habitats

Status On Site: Single mature female observed moving about in the CSS at the northern end of the property in May 2011. This species had been noted onsite in 1985 prior to the 2003 Cedar Fire in the same general area as where the 2011 detection took place.

Coastal Rosy Boa (*Lichanura trivirgata roseofusca*)

Listing: "Status Stable" (San Diego Herpetological Society, 1980)

County status: County of San Diego Sensitive Animals List, Group 2 (DPLU, 2006)

State status: "California Species of Special Concern" (CDFG, 2003)

Federal status: "Species of Concern" (USFWS, 2005)

Distribution: Occurs in cismontane and desert areas of California from Orange and San Bernardino Counties south into Mexico

Habitat(s): Found in rocky areas in a variety of habitats: chaparral, sage scrub, desert scrub, etc.

Status on Site: A single neonatal Coastal Rosy Boa was observed onsite during the 2011 survey update. The habitat on this site appears highly appropriate for this species, especially in rocky areas of coastal sage scrub at the southern end of the property.

Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*)

Listing: "Species of Concern" (USFWS, 1998)

"California Species of Special Concern" (CDFG, 1994)

County status: San Diego County "Sensitive Animals" List, Group 2 (PDS, 2006)

Distribution: Extreme southwestern California; from Orange and Riverside Counties south into northern Baja California.

Habitat(s): Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. Sea level to about 1,800 feet MSL, occasionally higher on hot, south-facing slopes.

Status On Site: Numerous specimens (at least dozens) observed onsite in association with CSS habitat during the various site surveys. Well distributed in open areas.

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

Sharp-shinned Hawk (*Accipiter striatus*)

Listing: "Fully Protected" (CDFG, 2005)

"California Species of Special Concern" (CDFG, 2002)

County status: San Diego County "Sensitive Animals" List, Group 1 (PDS, 2006)

Distribution: Sharp-shinned Hawks occur throughout the United States, wintering over large areas but breeding in specific higher-elevation locations.

Habitat (s): In San Diego County, occurs in woodland and chaparral habitats.

Status On Site: A single Sharp-shinned Hawk was observed flying over the property in 2001. This specimen undoubtedly resides in the site's vicinity, although only as a winter migrant. It is extremely unlikely that this species nests in the site's vicinity, as this is a mostly migratory species in San Diego County.

Cooper's Hawk (*Accipiter cooperii*)

Listing: "Species of Local Concern" (Tate, 1986)

County status: San Diego County Sensitive Animal List, Group 1 (DPLU, 2006)

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

Federal status: none

Distribution: Occurs throughout most of North America, from northern Mexico to southern Canada

Habitat(s): Inhabits a variety of woodlands, including oak woodlands, riparian and coniferous forests

Status on Site: Single specimen observed flying over the property. Likely a resident breeding species in the vicinity, although nesting was not specifically observed during the field surveys.

Comments: Cooper's Hawk is tolerant of human presence and population numbers are considered stable in San Diego County.

Turkey Vulture (*Cathartes aura*)

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

"Declining" (Unitt, 1984)

Federal/State status: none

County status: San Diego County "Sensitive Animals" List, Group 1 (PDS, 2006).

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: Adult specimens observed soaring over the property on several occasions during the field surveys.

Tiger Beetle (*Cicindela* sp.)

Listing: State/Federal: various, depending on species

County status: San Diego County "Sensitive Animals" List, Group 2 (PDS, 2006) depending on species

Distribution: Various species within the genus *Cicindela* occur throughout the United States and southern Canada. Other species are worldwide in distribution.

Habitat(s): Localized in flat areas supporting sandy soils. Inhabits coastal strand, beaches, interior areas of coastal sage scrub, and areas of open brush with sandy soils. May also be found in open, dry riparian areas.

Status On Site: Several specimens observed onsite in association with CSS habitat near the northern end of the property.

Comments: Identification to species indeterminate, although six of the twelve species of tiger beetles known from San Diego County are considered sensitive. Mr. Mike Klein, Tiger Beetle expert with FLITE Tours of San Diego, has indicated that the probability of the species detected being a County "Sensitive Animal" is low given the habitat within which it was observed. Mr. Klein suggests that this species was probably a common taxon, although all species of *Cicindela* from San Diego County are considered sensitive by one authority or another at the state level.

Monarch Butterfly (*Danaus plexippus*)

Listing: County status: San Diego County "Sensitive Animals" List, Group 2 (PDS, 2006)

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 of the present sites in California are associated with Eucalyptus trees.

Status on Site: Several specimens observed flying across the site during the 2008 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.

Other sensitive animals known from the general vicinity of the property are listed in Table 4. A few of these probably occur onsite, at least on an occasional basis, particularly certain wide-ranging foragers, such as various species of rare bats, various other species of raptors, other rare reptiles etc.

Directed Surveys

Protocol Quino Checkerspot Butterfly Presence/Absence Survey

Quino Checkerspot Butterfly (*Euphydryas editha quino*) is a federally-listed Endangered Species known to occur in portions of San Diego and Riverside County. This distinctive and 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 *Plantago 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, below about 2,300 feet MSL. It is extremely abundant in Southern California in suitable habitats. Quino Checkerspot Butterfly is also 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. Our understanding of this species suggests that Quino is dependent on these certain site features; in their absence, it is unlikely that Quino is a resident species.

The TM 5421 property supports certain features that might constitute Quino "indicators", including "hilltopping" sites and larval host plants.

Protocol Flight Season Surveys for Quino were completed in the springs of 2004 and 2008 (Attachment A). The results of both surveys indicate that the subject site does not support *E. editha quino*. This species almost certainly does not reside on or otherwise utilize this property for reproduction, hilltopping, or nectaring at this time, and there are no indications that it would colonize the site in the future. This conclusion is based on the negative 2004 and 2008 protocol Flight Season survey results. The 2004 directed survey was conducted pursuant to the Section 10(a)(1)(a) Recovery Permits #TE788133 and #TE038065. The 2008 directed survey was conducted pursuant to Recovery Permit #TE788133.

Directed Encinitas Baccharis Field Survey

Encinitas Baccharis (*Baccharis vanessae*) is a very nondescript, perennial subshrub which is listed as a Federal Threatened Species and as a California Endangered Species. This straggly species occurs in open, relatively low-growing Southern Maritime Chaparral and Southern Mixed Chaparral vegetation where it is often overlooked. The subject property was searched for signs of this species during the initial field surveys for this report, and no signs of *B. vanessae* were detected. The 2003 Cedar Fire could have burned off the surface foliage of any specimens that might have been present, although (if present) they would likely regrow. In order to verify that the species is not present, a follow-up summer survey for this species was completed in August 2007. No specimens were detected during this most recent field survey. Because no specimens were observed prior or subsequent to the fire, Encinitas Baccharis is not anticipated to occur on the TM 5421 site. The nearest reported localities of this very rare plant are near Mt. Woodson (east of Poway), which is 12 miles to the northwest, although there is a report from the Montana Serena area of Crest, which is only about 1.5 miles southeast of the site.

Spring Rare Plant Survey

Various other rare plants are known from the general vicinity of the TM 5421 project site. As discussed previously, a spring-time rare plant survey was conducted in March/April of 2004 and in May/June of 2011. Several rare plant species were detected during that survey. It is unlikely that any other rare plants would have been present during this period and remained undetected. Particular attention was paid in searching for ephemeral species (hence the detection of Variegated Dudleya, Chocolate Lily, and Palmer's Grapplinghook, all of which are ephemeral), although none other than those reported herein were detected. Most of the other rare plants known from the general vicinity of the site (e.g.: Chaparral Beargrass (*Nolina interrata*), Caraway leaved Gilia (*Gilia caruifolia*)) are either showy or believed to be restricted to soils not found here (such as decomposed granite soils, etc).

Habitat Evaluations

Certain very rare and endangered plants are known to occur in the vicinity of this property, including those listed in Table 3. Some of these species are listed as State and/or Federal Endangered, Threatened, or Rare Species. Many of these occur in association with specific habitat-types, such as vernal pools, which are not found on this property. However, some are associated with native grasslands and various scrubs or chaparrals. Three species identified by the County of San Diego as being potentially present onsite include San Diego Thorn-mint, Encinitas Baccharis, and Spreading Navarretia.

San Diego Thorn-mint

San Diego Thorn-mint (*Acanthomintha ilicifolia*) is a very distinctive, annual forb which is listed as a Federal Threatened Species and as an Endangered Species by the State of California. San Diego Thorn-mint occurs in heavy clay soils, usually in pockets within Las Posas or San Miguel-Exchequer series soils, and is readily detected during the appropriate time of year when present. The subject property was searched for this species during the spring 2004 field surveys, and no signs of this rare herb were detected, although the habitat is suitable in some areas of the Native Grassland.

Encinitas Baccharis

As discussed above, a presence/absence for Encinitas Baccharis was conducted with the survey in August of 2007. No signs of this species were detected, and Encinitas Baccharis is not anticipated to occur on this property.

Spreading Navarretia

Spreading Navarretia (*Navarretia fossalis*) is a federally-listed Threatened wetland species, occurring in vernal pools, Chenopod scrubs, assorted shallow freshwater marshes, and related habitats. Suitable habitat for this small annual is not present on the TM 5421 site, and this species is not anticipated to occur here.

Project Compliance with the Biological Mitigation Ordinance

The project complies with the requirements of the Subregional Multiple Species Conservation Program (MSCP) and the County of San Diego's Subarea MSCP Plan. The project also complies with the requirements of the County of San Diego's Biological Mitigation Ordinance (BMO). The MSCP and the BMO require certain preserve design elements, the avoidance of certain sensitive plant species, and application of specific mitigation ratios. With respect to preserve design, the project maintains a large block of habitat in the most biologically-sensitive areas of the property. Narrow Endemic Species and Group B species will be 100 percent avoided by design. The project will impact a very small number of a single Group A species (Decumbent Goldenbush). Finally, all impacted habitats and sensitive species will be mitigated for in full compliance of BMO requirements, including all mitigation ratios. The project preserves a variety of habitats including habitats on the flatter areas of the site. This has required accommodations for the proposed development with respect to the site's steep slopes. In other words, some steep slope encroachment has been necessary to reduce habitat impacts.

The project has utilized a conservation subdivision design available under the General Plan approved August 2011 to reduce biological impacts. Development of the land will occur in portions of property which are adjacent to existing development. Ten lots will be sited in the northern portion of the property adjacent to existing residential development and an existing elementary school. Ten lots, nine with reduced area and proposed sewer connections, will be placed in the southern portion of the property adjacent to Old Highway 80 and Flinn Springs Road. The project design allows preservation of a large block of land including the very high-value native grassland in the center of the site, the portion of the site that is occupied by the California Gnatcatcher, and most of the dominant hill in the western portion of the site. Approximately 60% of the site will be in placed in a contiguous dedicated biological open space easement, thereby reducing direct habitat impacts.

The 59.6 acres of proposed open space is contiguous, but partially constrained by the configuration of the site. The open space includes the area that serves as an archipelago between high-value areas in the Lake Jennings/Wildcat Canyon-El Cajon Mountain Core Resource Area and the nearby Crestridge Mitigation Bank. The project provides for a 300-foot minimum corridor width spanning over 600 feet, and the topography of the site (a low ridge) further separates the residential uses from the open space. To reduce edge effects from future residential development on the lots created by this project, a 100-foot wide limited building zone easement is proposed adjacent to the open space. This limited building zone easement would prohibit the construction of habitable structures within 100 feet of the open space easement to preclude the need for future fire-clearing in the open space and restrict the use of exotic pest plants in the landscaping. In addition, a Resource Management Plan will be required as a condition of approval of this project and this will ensure that edge effects from the proposed development are managed and minimized. The project will comply with the San Diego County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) and the Stormwater Management Plan prepared for this site (Crew Engineering and Surveying, March 15, 2012), which will prevent adverse impacts from drain water and urban runoff to the open space.

Project Compliance with the Resource Protection Ordinance

The project complies with the requirements of the County of San Diego's recently revised (2007) Resource Protection Ordinance (RPO). No RPO wetlands are present onsite. Project impacts to biological resources considered sensitive, including Sensitive Habitat Lands, as defined by the RPO, will be mitigated for in full compliance of RPO regulations.

PROJECT IMPACTS

Impacts to biological resources associated with the TM 5421 project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The assessment of impact significance is based on one or all of the following determinations:

- If the action will have a substantial adverse effect on sensitive habitats, species, raptor foraging or wildlife movement
--or--
- If the action will reduce the ability of the County to implement existing or future conservation programs
---or--
- If the action is out of conformance with applicable ordinances, policies and habitat conservation plans.

Anticipated impacts to habitats were calculated by determining the acreage of each habitat affected by the site development, including future grading, estimated brush clearing for fire protection and septic installation purposes, and home construction, as expected to occur in the future. These are summarized in Table 3.

The current project map proposes development areas, steep slope open space, and biological open space. The analysis of project impacts is therefore based on the current project design. All areas outside of proposed biological open space are considered impacted or potentially impacted. An impact analysis associated with the various onsite habitats is presented in tabular format in Table 3.

Measurable direct impacts would result from the development of TM 5421 project site. Direct impacts result from the actual removal of habitat, plants, and animals from the site through 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, groves, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects".

Direct Impacts

Future development of the TM 5421 project site, as presently proposed, could result in the direct impacts that follow. The numbers below were derived by calculating areas within and outside of proposed biological open space:

- (1) Up to 32.3 acres of Diegan Coastal Sage Scrub (CSS) will be impacted as a result of site development. The loss of this habitat is considered **significant**, as defined by CEQA. Mitigation for this loss is required under CEQA and the BMO.

- (2) Up to 5.1 acres of Chamise Chaparral (CC) will be impacted as a result of site development. The loss of this habitat is considered **significant**, as defined by CEQA. Mitigation for this loss is required under CEQA and the BMO.
- (3) Up to 2.4 acres of Non-native Grassland (NNG) will be impacted as a result of site development. The loss of this habitat is considered **significant**, as defined by CEQA. Mitigation for this loss is required under CEQA and the BMO.
- (4) Up to 0.1 acre of Native Grassland (NG) will be impacted as a result of site development. The loss of this habitat is considered **significant**, as defined by CEQA. Mitigation for this loss is required under CEQA and the BMO.
- (5) Direct impacts to Engelmann Oak Woodland (EOW) are **not anticipated**. One hundred percent of this habitat-type will be avoided by design.
- (6) Development could result in the loss of occupied habitat for at least twelve of fifteen sensitive species present on this site, including Decumbent Goldenbush, Palmer's Grapplinghook, Rush-like Bristleweed, Western Spleenwort, San Diego County Viguiera, California Gnatcatcher, Rosy Boa, Orange-throated Whiptail, Sharp-shinned Hawk, Cooper's Hawk, Turkey Vulture, Monarch Butterfly, and Tiger Beetle. The remaining three sensitive species - Variegated Dudleya, Chocolate Lily, and Engelmann Oak will be entirely avoided by design. Also lost will be habitat presumably supporting various other sensitive species. The loss of sensitive species in the aggregate is considered **significant**, as defined by CEQA.

Indirect Impacts

Indirect impacts resulting from changes in land use are anticipated. These are primarily edge effects impacting natural areas and adjoining offsite areas. The uses of trails through and along open space areas are one type of edge effect. Other edge effects include lighting or drainage discharge into natural areas, domestic pets that roam into the habitat, etc. Indirect impacts associated with site development (primarily edge effects due to fragmentation of the habitat) are considered **significant**.

Cumulative Impacts

Section 15064 of the State CEQA Guidelines governs the determination of significant environmental impacts caused by a project. The evaluation of a project's cumulative impacts is discussed in Section 15064(h) of the CEQA Guidelines. Cumulative impacts must be discussed when project impacts, although individually limited, are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant 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 (CEQA Guidelines §15064(h)(1)).

A lead agency may determine in an initial study that *"a project's contribution to a significant cumulative impact will*

be rendered less than cumulatively considerable and thus is not significant". When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than "cumulatively considerable" (CEQA Guidelines §15064(h)(2)). The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CEQA Guidelines §15064 (h)(4)).

Project effects that would be considered cumulatively considerable include substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, or significantly reducing the number or restricting the range of a rare or endangered plant or animal species. None of these would apply to TM 5421, however, because no project impacts would result in any of these effects. Specifically, the project will not contribute in any measurable way to substantially reducing the habitat of a fish or wildlife species, causing a fish or wildlife population to drop below self-sustaining levels, threatening to eliminate a plant or animal community, or significantly reducing the number or restricting the range of a rare or endangered plant or animal species.

Extensive areas of the project site, including the majority of the most sensitive habitats (95% of the NG and 100% of the EOW) and sensitive species (100% of the Variegated Dudleya, Chocolate Lily, and Engelmann Oak and 93% of the Decumbent Goldenbush) will contribute to the MSCP subregional preserve system, once those areas are adequately conserved. The project has the potential to preserve the most valuable biological resources on the site. The open space will be contiguous with very high and high value habitat adjacent to the site.

In the absence of adequate mitigation, the TM 5421 project would have the potential to significantly degrade the quality of the environment. Effects that would be considered cumulatively considerable would include the loss of NG, CSS, and EOW, and losses of California Gnatcatcher, Variegated Dudleya, Chocolate Lily, Decumbent Goldenbush, and Engelmann Oak. These are locally significant biological resources. However, all of the EOW, Variegated Dudleya, Chocolate Lily, and Engelmann Oak will be conserved *in situ* and completely avoided by design, and 93% of the NG and Decumbent Goldenbush will be conserved onsite and avoided by design, which is well in excess of the minimum mitigation requirements for these resources and brings potential cumulative impacts to the resources to less than significant. In addition, the habitat in the location where the California Gnatcatcher was detected and 57% of the CSS is avoided by design with all of the required BMO habitat-based mitigation occurring on the project site.

As stated, the project could result in cumulatively considerable impacts (in the absence of adequate mitigation). However, because all project impacts will be mitigated to a level that is "less than significant", the TM 5421 project will not result in impacts that are cumulatively considerable. The adoption of specific mitigation measures, including avoidance of the most significant biological features of the site, as recommended in this report will render all cumulative impacts "less than cumulatively considerable" and thus not significant as defined by CEQA.

MITIGATION

Development of the TM 5421 property will result in a direct loss of sensitive habitat, as defined by CEQA and the BMO (Table 4). Mitigation is thus required.

- (1) Impacts to up to 32.3 acres of CSS must be mitigated for at a 1.5-to-1 ratio, which means that no less than 48.5 acre-credits of Tier II or better habitat must be preserved onsite or offsite in a County-approved location. The basis and rationale for this determination is compliance with CEQA and the BMO.
- (2) Impacts to up to 5.1 acres of CC must be mitigated for at a 1-to-1 ratio, which means that no less than 5.1 acre-credits of Tier III or better habitat must be preserved onsite or offsite in a County-approved location. The basis and rationale for this determination is compliance with CEQA and the BMO.
- (3) Impacts to up to 2.4 acres of NNG must be mitigated for at a 1-to-1 ratio, which means that 2.4 acre-credits of Tier III or better habitat must be preserved onsite or offsite in a County-approved location. The basis and rationale for this determination is compliance with CEQA and the BMO.
- (4) Impacts to up to 0.1 acre of NG must be mitigated for at a 2-to-1 ratio, which means that no less than 0.2 acre-credits of Tier I or better habitat must be preserved onsite or offsite in a County-approved location. The basis and rationale for this determination is compliance with CEQA and the BMO.
- (5) Impacts to EOW will be avoided by design. The conservation of 100 percent of this habitat-type in open space (see below) will provide adequate “avoidance mitigation” for these habitat.
- (6) Mitigation for impacts to sensitive species shall be provided as follows:
 - a. Variegated Dudleya, Chocolate Lily, and Engelmann Oak: Impacts to these species will be mitigated for by design (“avoidance mitigation”) as the project has been designed to specifically avoid impacts to these species, conserving 100 percent of the plants in open space. In the case of Variegated Dudleya and Chocolate Lily, these species only occur in heavy clay soils in conjunction with the NG, and all of the parts of the NG that support these species will be preserved in open space (Figure 2). Engelmann Oak only occurs on steep slopes. 100 percent of the area supporting this species will be preserved in open space. It is therefore clear that 100 percent of the onsite populations of these species will be preserved.
 - b. Decumbent Goldenbush: The BMO requires that 80% of the population of County Group A species, such as Decumbent Goldenbush, be preserved onsite. Decumbent Goldenbush is occasional throughout the NG onsite. The project preserves 95% of this habitat-type within biological open space. Therefore, approximately 95% of the onsite population of Decumbent

Goldenbush will likely be preserved as well, which is well above the 80% threshold required by the BMO.

- c. California Gnatcatcher, Palmer's Grapplinghook, Rush-like Bristleweed, San Diego County Viguiera, Orange-throated Whiptail, Sharp-shinned Hawk, Turkey Vulture, Monarch Butterfly, and Tiger Beetle: "Habitat-based" mitigation will be provided for impacts to these species (indirectly) through protection of other onsite areas of native vegetation that (theoretically) supports these species.

In order to comply with the requirements of the BMO and mitigate for impacts to sensitive species, sensitive habitats, and wildlife corridor function, it is recommended that a portion of the property be placed into perpetual protection within a **Dedicated Biological Open Space Easement** (Figure 2) intended to preclude the removal or addition of any thing, including structures and vegetation. This easement should have **fencing** with professionally-installed high-tensile wire and be clearly marked with high visibility **signs** (at 100-foot intervals) along its length to discourage entry into the natural area (see Attachment C - Open Space, Fencing, and Signage Exhibit). This should limit encroachment from development without impeding wildlife movement within the easement. A second **Limited Building Zone Easement**, which provides up to a 100-foot fire clearing structural setback from the edge of the biology open space, should be incorporated into the project design. This easement should prohibit the construction of structures that could require additional fire clearing, etc. The structural setback easement will preclude fire clearing that might otherwise encroach into the biology open space. Due to the irregular shape of the property and restrictions on lot sizes imposed by General Plan policy, the applicant is proposing the dedication of an open space easement, as opposed to an open space lot or lots.

Because a large block of native vegetation will be preserved in biological open space, as described above, a **Resource Management Plan (RMP)**, or Habitat Management Plan (HMP) shall be prepared for the project. The need for an RMP includes the highly sensitive nature of the clay soil habitat, the presence of highly sensitive plant species, and the resulting need to minimize edge effects from nearby development. An outline-form (conceptual) RMP is attached (Attachment B). The final RMP shall include a cost estimate and funding mechanism.

Site brushing, grading, and/or the removal of vegetation within 300 feet of any known migratory songbird nesting location should not be permitted during the spring/summer songbird breeding season, defined as from 15 January to 31 August of each year. This is in addition to the seasonal restrictions identified in the MSCP (pursuant to the BMO), and is recommended in order to ensure compliance with the federal Migratory Bird Treaty Act and 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 songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations.

Implementation of the above mitigation measures will reduce all project impacts to a level that is “less than significant”.

The Planning and Development Services (PDS) Department of the County of San Diego – the Lead Agency – has provided the following language that will be incorporated into the County approvals for this project:

“ APPROVAL OF MAP: The conditions shall be complied with before a Final Map is approved by the Board of Supervisors and filed with the County Recorder of San Diego County (and, where specifically, indicated, shall also be complied with prior to approval of any plans, and issuance of any grading or other permits as specified):

A. BIOLOGICAL EASEMENT: In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (CEQA), a biological open space easement shall be granted. **Description of Requirement:** Grant to the County of San Diego an open space easement, or grant to the California Department of Fish and Game a conservation easement, as shown on the approved Tentative Map. This easement is for the protection of biological resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation. The only exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/dplu/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto.
2. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Director of Parks and Recreation or the Director of Public Works. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map.

B. LBZ EASEMENT: In order to protect sensitive biological resources, pursuant to the Biological Mitigation Ordinance (BMO) and in accordance with the California Environmental Quality Act (CEQA), a Limited Building Zone Easement shall be granted to limit the need to clear or modify vegetation for fire protection purposes within an adjacent biological resource area. **Description of Requirement:** Grant to the County of San Diego a Limited Building Zone Easement as shown on the Tentative Map. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement, prohibit landscaping with exotic pest plants that may invade the open space easement, and prohibit artificial lighting and focal use areas that generate noise that would alter wildlife behavior in the open space easement.

1. This easement requires the landowner to install and maintain permanent fencing and signage, as required by the Site Plan, to restrict unauthorized uses within the open space easement.
2. The easement precludes placement, installation, construction or maintenance of the following:
 - a. Landscaping with exotic pest plants, defined as those on the County Invasive Plant List, 2004 (and later amendments).
 - b. Artificial lighting. The only exception to this prohibition is for low-pressure sodium fixtures, shielded and directed away from the open space easement.
 - c. Focal use areas including arenas, pools, and patios that would generate noise in excess of 60 dBA at the open space boundary.
 - d. Equipment that generates noise in excess of 60 dBA at the open space boundary.

C. OPEN SPACE SIGNAGE: In order to protect the proposed open space easement from entry, informational signs shall be installed. **Description of Requirement:** Open space signs shall be placed

along the biological open space boundaries as indicated on the Open Space Easement, Fencing and Signage Exhibit. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

Sensitive Environmental Resources

Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Department of Planning and Development Services
Reference: 3100 5421 (TM)

- D. OPEN SPACE FENCING:** In order to protect the proposed open space easement from entry, and disturbance, permanent fencing may be installed. **Description of Requirement:** Open space fencing shall be placed along the biological open space boundary as indicated on the Open Space Easement, Fencing and Signage Exhibit. The fencing design shall consist of high tensile wire fencing at least 6 feet in height.
- E. RESOURCE MANAGEMENT PLAN:** In order to provide for the long-term management of the proposed open space preserve, a Resource Management Plan (RMP) shall be prepared and implemented. **Description of Requirement:** Submit to and receive approval from the Director of the Department of Planning and Development Services, a Resource Management Plan (RMP). The RMP shall be for the perpetual management of a biological open space easement containing sensitive habitats, plants and wildlife species. The RMP shall be consistent with the conceptual RMP dated November, 2009 on file with the Department of Planning and Development Services as Environmental Review Number 05-14-003. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.
- a. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
 - b. The easements shall be dedicated to ensure that the land is protected in perpetuity.
 - c. A Resource Manager shall be selected and approved, with evidence provided by applicant demonstrating acceptance of this responsibility by the proposed Resource Manager
 - e. The RMP funding mechanism shall be identified and approved by the County to fund annual costs for implementation.
 - f. A contract between applicant and County shall be executed for the implementation of the RMP and funding shall be established with the County as the third party beneficiary.

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

- F. "TEMPORARY FENCING:** In order to prevent inadvertent disturbance to biological open space easements, temporary construction fencing shall be installed. **Description of Requirement:** Prior to the commencement of any grading and or clearing in association with this grading plan, temporary orange construction fencing shall be placed to protect from inadvertent disturbance of all open space easements that do not allow grading, brushing or clearing.
- 1. Temporary fencing is also required in all locations of the project where proposed grading or clearing is within 100 feet of an open space easement boundary.

2. The placement of such fencing shall be approved by the PDS, Permit Compliance Section. Upon approval, the fencing shall remain in place until the conclusion of grading activities after which the fencing shall be removed.

G. "RESOURCE AVOIDANCE: In order to avoid impacts to California gnatcatchers, which are threatened species pursuant to the federal Endangered Species Act, a Resource Avoidance Area (RAA), shall be implemented on all plans. **Description of Requirement:** There shall be no brushing, clearing and/or grading such that none will be allowed within 300 feet of coastal sage scrub during the breeding season within RAA as indicated on these plans. The breeding season within the MSCP is defined as occurring between March 1 to and August 15.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

H. OPEN SPACE SIGNAGE & FENCING: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) for TM 5421, the fencing and signage shall be installed. **Description of Requirement:** The permanent fences and open space signs shall be placed along the open space boundaries as shown on these plans and the Approved Conceptual Grading and Development Plan for TM 5421.

- a. Evidence shall be site photos and a statement from a California Registered Engineer, or licensed surveyor that the permanent walls or fences, and open space signs have been installed.
- b. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface, and must state the following:

**Sensitive Environmental Resources
Area Restricted by Easement**

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego,
Department of Planning and Development Services
Reference: 3100 5421 (TM)

I. "EASEMENT AVOIDANCE: In order to protect sensitive resources, pursuant to County Grading Ordinance Section 87.112 the open space easements shall be avoided. **Description of Requirement:** The easement indicated on this plan is for the protection of sensitive environmental resources and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. It is unlawful to grade or clear within an open space easement, any disturbance shall constitute a violation of the County Grading Ordinance Section 87.112 and will result in enforcement action and restoration. The only exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the applicable fire code of the Fire Authority Having Jurisdiction and the Memorandum of Understanding dated February 26, 1997, (<http://www.sdcounty.ca.gov/dplu/docs/MemoofUnder.pdf>) between the wildlife agencies and the fire districts and any subsequent amendments thereto. Activities conducted pursuant to a revegetation or habitat management plan approved by the Director of Planning and Development Services, Director of Parks and Recreation, or the Director of Public Works.
3. Construction, use and maintenance of multi-use, non-motorized trails as shown on the approved tentative map. "

FIGURE 2. BIOLOGICAL RESOURCES AND OPEN SPACE – TM 5421, BLOSSOM VALLEY

(see 200'-scale Biological Resources and Open Space Exhibit, attached)

FIGURE 3. ARCHIPELAGO LINKAGE PATTERNS – TM 5421, BLOSSOM VALLEY

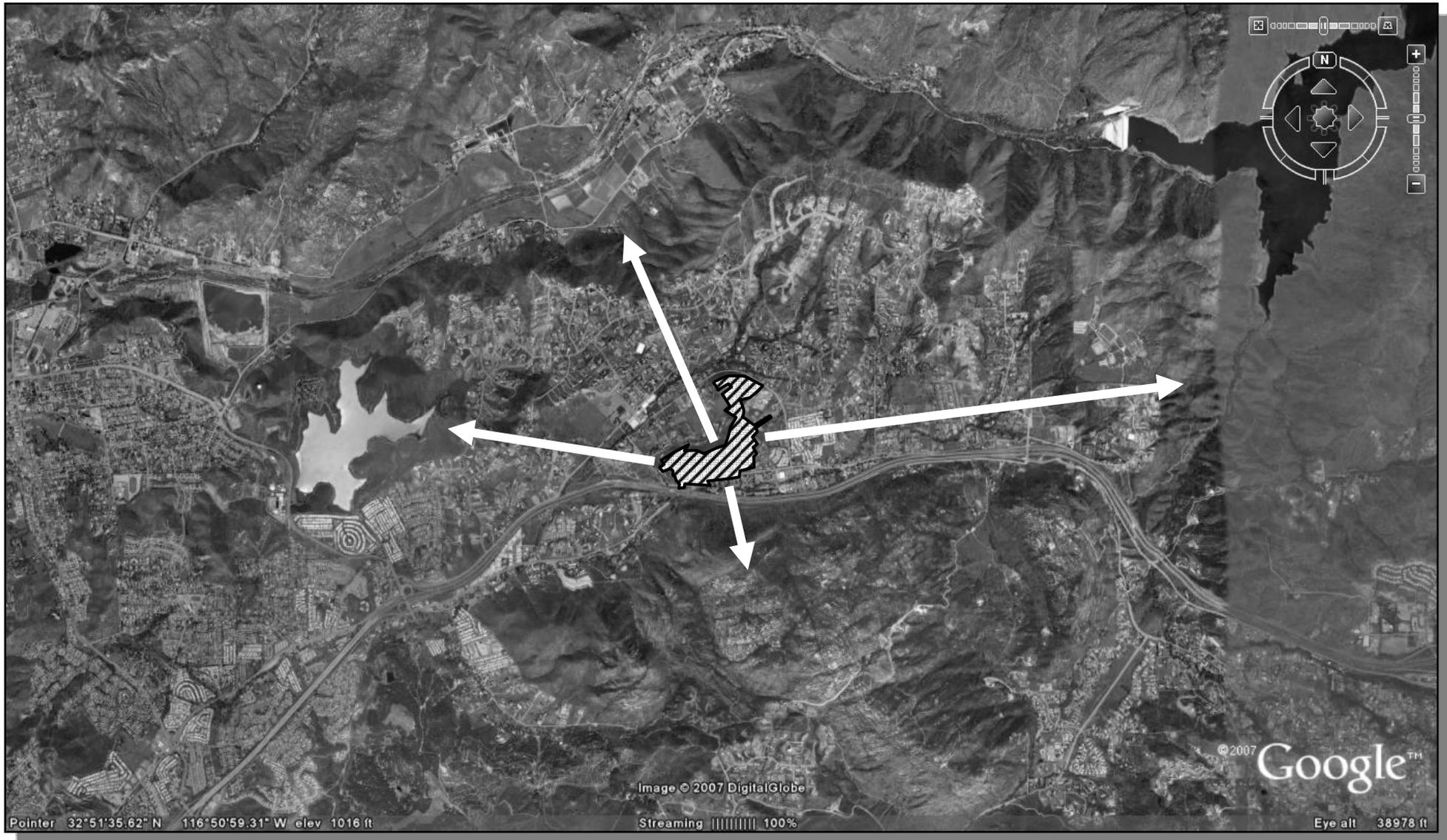


TABLE 2. FLORA AND FAUNA DETECTED - TM 5421

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Adenostoma fasciculatum</i>	Chamise
<i>Allium</i> sp.	Onion
<i>Amaranthus albus</i> *	White Tumbleweed
<i>Amaranthus blitoides</i>	Prostrate Tumbleweed
<i>Amsinckia menziesii</i>	Fiddleneck
<i>Anagallis arvensis</i> *	Scarlet Pimpernel
<i>Antirrhinum coulterianum</i>	Coulter's Snapdragon
<i>Antirrhinum kelloggii</i>	Climbing Snapdragon
<i>Antirrhinum nuttallianum</i>	Nuttall's Snapdragon
<i>Apiastrum angustifolium</i>	Mock Parsley
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> ¹	Del Mar Manzanita
<i>Arctostaphylos glauca</i>	Big-berry Manzanita
<i>Artemisia californica</i>	California Sagebrush
<i>Asplenium vespertinum</i> ²	Western Spleenwort
<i>Avena barbata</i> *	Slender Wild Oat
<i>Baccharis sarothroides</i>	Broom Baccharis
<i>Bebbia juncea</i>	Sweetbush
<i>Bothriochloa barbinodis</i>	Cane Bluestem
<i>Brachypodium distachyon</i> *	Purple False-brome
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Brickellia californica</i>	California Bricklebush
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus mollis</i> *	Soft Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Calochortus</i> sp.	Mariposa Lily
<i>Calochortus splendens</i>	Splendid Mariposa Lily
<i>Calystegia macrostegia</i>	Morning Glory
<i>Camissonia strigulosa</i>	Strigulose Evening-Primrose
<i>Centaurea melitensis</i> *	Tocalote
<i>Centaureum venustum</i>	Canchalagua

¹ Observed in 1985. Clear misidentification – this species does not occur in the vicinity of the project site. CRPR list 1B.1; County of San Diego List A Species; Federal List - Endangered

² Observed in 1977. Cryptic species – might have been overlooked during current surveys. CRPR list 4.2; County of San Diego List D Species

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Cerastium glomeratum</i> *	Mouse-ear Chickweed
<i>Chamaesyce maculata</i> *	Spotted Spurge
<i>Chamaesyce melanadenia</i>	Rattlesnake Spurge
<i>Chamaesyce</i> sp.	Spurge
<i>Chenopodium californicum</i>	California Goosefoot
<i>Chenopodium</i> sp.	Goosefoot
<i>Chlorogalum parviflorum</i>	Soap Plant
<i>Cirsium californicum</i>	California Thistle
<i>Clarkia purpurea</i>	Four-spot Clarkia
<i>Clarkia</i> sp.	Clarkia
<i>Claytonia perfoliata</i>	Miner's Lettuce
<i>Conyza canadensis</i> *	Common Horseweed
<i>Corethrogyne filaginifolia</i> var. <i>virgata</i>	Sand Aster
<i>Cryptantha intermedia</i>	Common Cryptantha
<i>Cryptantha micromeres</i>	Minute-flowered Cryptantha
<i>Cuscuta californica</i>	California Dodder
<i>Cuscuta ceanothi</i>	Chaparral Dodder
<i>Cynodon dactylon</i> *	Bermuda Grass
<i>Datura meteloides</i>	Jimson Weed
<i>Daucus pusillus</i>	Rattlesnake Weed
<i>Delphinium parry</i>	Parry's Larkspur
<i>Diplacus aurantiacus</i>	San Diego Monkeyflower
<i>Dryopteris arguta</i>	Coastal Wood Fern
<i>Dudleya pulverulenta</i>	Chalk Live-forever
<i>Dudleya variegata</i>	Variegated Dudleya
<i>Emex spinosa</i> *	Spiny Emex
<i>Emmenanthe penduliflora</i>	Whispering Bells
<i>Encelia californica</i>	California Encelia
<i>Epilobium canum</i> ssp. <i>canum</i>	California Fuchsia
<i>Eremocarpus setigerus</i>	Dove Weed
<i>Erigeron foliosus</i>	Fleabane
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Erodium botrys</i> *	Long-beaked Stork's-bill
<i>Erodium cicutarium</i> *	Red-stemmed Stork's-bill
<i>Eschscholzia californica</i>	California Poppy
<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta
<i>Festuca megalura</i> *	Foxtail Fescue
<i>Filago californica</i>	California Filago
<i>Filago gallica</i> *	Narrow-leaf Filago
<i>Fritillaria biflora</i>	Chocolate Lily
<i>Galium angustifolium</i>	Narrow-leaf Bedstraw
<i>Galium</i> sp.	Bedstraw
<i>Gastridium ventricosum</i> *	Nitgrass
<i>Gazania</i> sp. *	Gazania
<i>Gilia</i> sp.	Gilia
<i>Gnaphalium beneolens</i>	Fragrant Everlasting
<i>Gnaphalium bicolor</i>	Bicolor Cudweed
<i>Gnaphalium californicum</i>	California Cudweed
<i>Grindelia robusta</i>	Robust Gumplant
<i>Gutierrezia bracteata</i>	Matchweed
<i>Haplopappus squarrosus</i>	Hazardia
<i>Haplopappus venetus</i> ssp. <i>vernonioides</i>	Isocoma
<i>Harpagonella palmeri</i>	Palmer's Grapplinghook
<i>Hedypnois cretica</i> *	Hedypnois
<i>Helianthemum scoparium</i>	Rock Rose
<i>Hemizonia fasciculata</i>	Common Tarplant
<i>Heteromeles arbutifolia</i>	Toyon
<i>Heterotheca grandiflora</i> *	Telegraph Weed
<i>Hypochaeris glabra</i> *	Smooth Cat's-tongue
<i>Isocoma menziesii</i> var. <i>decumbens</i>	Decumbent Goldenbush
<i>Lasthenia californica</i>	Gold Fields
<i>Lathyrus laetiflorus</i>	Chaparral Pea
<i>Limonium</i> sp.	Sea Lavender

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Lobularia maritima</i> *	Sweet Alyssum
<i>Lomatium dasycarpum</i>	Woolly-fruit Lomatium
<i>Lonicera subspicata</i>	Wild Honeysuckle
<i>Lotus hamatus</i>	Grab Lotus
<i>Lotus scoparius</i>	Deerweed
<i>Lupinus hirsutissimus</i>	Stinging Lupine
<i>Machaeranthera juncea</i>	Rush-like Bristleweed
<i>Malacothamnus fasciculatus</i>	Bush Mallow
<i>Malosma laurina</i>	Laurel Sumac
<i>Marrubium vulgare</i> *	Horehound
<i>Melica imperfecta</i>	Coast Range Melic
<i>Melilotus albus</i> *	White Sweet Clover
<i>Mirabilis californicus</i>	Wishbone Bush
<i>Muhlenbergia microsperma</i>	Small-seed Muhly
<i>Navarretia hamata</i>	Skunkweed
<i>Nemophila menziesii</i>	Blue-eyes
<i>Opuntia prolifera</i>	Coast Cholla
<i>Opuntia xoccidentalis</i>	Western Prickly Pear
<i>Oxalis pes-caprae</i> *	Sorrel
<i>Paeonia californica</i>	California Peony
<i>Papaver californica</i>	Fire Poppy
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	Slender Pectocarya
<i>Perezia microcephala</i>	Sacapalote
<i>Phacelia cicutaria hispida</i>	Caterpillar Phacelia
<i>Phacelia ramosissima</i>	Phacelia
<i>Physalis crassifolia</i>	Green's Ground Cherry
<i>Pityrogramma triangularis</i> ssp. <i>viscosa</i>	Sticky Silverback Fern
<i>Plantago erecta</i>	Plantain
<i>Poa annua</i> *	Annual Bluegrass
<i>Porophyllum gracile</i>	Odora
<i>Prunus ilicifolia</i>	Holly-leaf Cherry
<i>Pterostegia drymarioides</i>	Thread Stem

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Quercus berberidifolia</i>	Scrub Oak
<i>Quercus engelmannii</i>	Engelmann Oak
<i>Rafinesquia californica</i>	California Chicory
<i>Raphanus sativus</i> *	Wild Radish
<i>Rhamnus crocea</i>	Redberry
<i>Rhus ovata</i>	Sugarbush
<i>Rhus trilobata</i>	Squaw Bush
<i>Ricinus communis</i> *	Castor Bean
<i>Salsola pestifer</i> *	Russian Thistle
<i>Salvia apiana</i>	White Sage
<i>Sambucus mexicanus</i>	Elderberry
<i>Sanicula</i> sp.	Snakeroot
<i>Sarcostemma cynanchoides</i> ssp. <i>hartwegii</i>	Climbing Milkvine
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Schismus barbatus</i> *	Schismus
<i>Scrophularia californica</i> ssp. <i>floribunda</i>	Bee Plant
<i>Selaginella bigelovii</i>	Bigelow's Spikemoss
<i>Silene antirrhina</i>	Snapdragon Catchfly
<i>Sisymbrium altissimum</i> *	Tumble Mustard
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Sonchus oleraceus</i> *	Sow Thistle
<i>Solanum douglasii</i>	Douglas' Nightshade
<i>Solanum parishii</i>	Parish's Nightshade
<i>Stephanomeria virgata</i>	Stephanomeria
<i>Stipa coronata</i>	Giant Stipa
<i>Stipa lepida</i>	Foothills Stipa
<i>Stipa pulchra</i>	Purple Stipa
<i>Stylocline gnaphthalioides</i>	Everlasting Nest-straw
<i>Thalictrum polycarpum</i>	Meadow Rue
<i>Toxicodendron diversilobum</i>	Poison Oak
<i>Tribulus terrestris</i> *	Puncture Vine

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Trichostemma lanceolatum</i>	Vinegar Weed
<i>Viguiera laciniata</i>	San Diego County Viguiera
<i>Woodwardia fimbriata</i>	Giant Chain Fern
<i>Xylococcus bicolor</i>	Mission Manzanita
<i>Yucca whipplei</i>	Our Lord's Candle
<u>Birds</u>	
<i>Accipiter cooperii</i>	Cooper's Hawk
<i>Accipiter striatus</i>	Sharp-shinned Hawk
<i>Aphelocoma coerulescens</i>	Scrub Jay
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<i>Callipepla californica</i>	California Quail
<i>Calypte anna</i>	Anna's Hummingbird
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<i>Cathartes aura</i>	Turkey Vulture
<i>Chamaea fasciata</i>	Wrentit
<i>Charadrius vociferus</i>	Killdeer
<i>Corvus brachyrhynchos</i>	Common Crow
<i>Corvus corax</i>	Common Raven
<i>Dendrocopos nuttallii</i>	Nuttall's Woodpecker
<i>Dendroica coronata</i>	Yellow-rumped Warbler
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird
<i>Falco sparverius</i>	American Kestrel
<i>Geococcyx californicus</i>	Greater Roadrunner
<i>Hirundo pyrrhonota</i>	Cliff Swallow
<i>Icterus cucullatus</i>	Hooded Oriole
<i>Lanius ludovicianus</i>	Loggerhead Shrike
<i>Melospiza melodia</i>	Song Sparrow
<i>Mimus polyglottos</i>	Mockingbird
<i>Myiarchus cinerascens</i>	Ash-throated Flycatcher
<i>Oporornis agilis</i>	MacGillivry's Warbler

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds</u>	
<i>Passer domesticus</i> *	House Sparrow
<i>Pipilo erythrophthalmus</i>	Rufous-sided Towhee
<i>Pipilo maculatus</i>	Spotted Towhee
<i>Polioptila californica</i>	California Gnatcatcher
<i>Psaltriparus minimus</i>	Bushtit
<i>Sayornis nigricans</i>	Black Phoebe
<i>Sayornis saya</i>	Say's Phoebe
<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow
<i>Sturnella neglecta</i>	Western Meadowlark
<i>Sturnus vulgaris</i> *	Starling
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Toxostoma redivivum</i>	California Thrasher
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Zenaida macroura</i>	Mourning Dove
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow
<u>Mammals</u>	
<i>Canis latrans</i>	Coyote
<i>Lepus californicus</i>	Black-tailed Jackrabbit
<i>Mephitis mephitis</i>	Striped Skunk
<i>Neotoma</i> sp.	Woodrat
<i>Odocoileus hemionus</i>	Mule Deer
<i>Peromyscus maniculatus</i> .	White-footed Deer Mouse
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail
<i>Sylvilagus bachmani</i>	Brush Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<i>Urocyon cinereoargenteus</i>	Grey Fox
<u>Reptiles</u>	
<i>Cnemidophorus hyperythrus beldingi</i>	Orange-throated Whiptail
<i>Crotalus viridis helleri</i>	Southern Pacific Rattlesnake

TABLE 2. FLORA AND FAUNA DETECTED - TM 5421 (continued)

<u>Scientific Name</u>	<u>Common Name</u>
<u>Reptiles</u>	
<i>Lichanura trivirgata roseofusca</i>	Coastal Rosy Boa
<i>Pituophis melanoleucus</i>	Gopher Snake
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<i>Sceloporus orcuttii</i>	Granite Spiny Lizard
<i>Uta stansburiana</i>	Side-blotched Lizard
<u>Butterflies</u>	
<i>Anthocharis cethura</i>	Felder's Orangetip
<i>Anthocharis sara</i>	Sara Orangetip
<i>Apodemia mormo virgulti</i>	Behr's Metalmark
<i>Callophrys dumetorum</i>	Bramble Hairstreak
<i>Danaus plexippus</i>	Monarch
<i>Erynnis sp.</i>	Funereal Dusky Wing
<i>Junonia coenia</i>	Buckeye
<i>Papilio rutulus</i>	Western Tiger Swallowtail
<i>Pontia protodice</i>	Common White
<i>Pyragus albescens</i>	Checkered Skipper
<i>Vanessa annabella</i>	West Coast Lady
<i>Vanessa atalanta</i>	Red Admiral
<i>Vanessa cardui</i>	Painted Lady
<u>Other Invertebrates</u>	
<i>Cicindela sp.</i>	Tiger Beetle

Total = 163 species of plants, 72 species of animals detected

* = non-native taxon **bold = sensitive species**

TABLE 3. IMPACT ANALYSIS: HABITATS: TM 5421, BLOSSOM VALLEY (in acres)

Habitat Type	Tier	Existing On-site	Proposed Impacts	Mitigation Ratio	Mitigation Required	Onsite Preservation	Tier-based Mitigation
Native Grassland	I	11.5	0.1	2:1	0.2	11.4	Excess 11.2 Tier I
Engelmann Oak Woodland	I	2.7	0	--	--	2.7	Excess 2.7 Tier I
Diegan Coastal Sage Scrub	II	75.6	32.3	1.5:1	48.5	43.3	(5.2 Tier II or better)
Chamise Chaparral	III	5.1	5.1	1:1	5.1	--	(5.1 Tier III or better)
Non-native Grassland	III	4.6	2.4	1:1	2.4	2.2	(0.2 Tier III or better)
Urban/Dev	IV	0.1	0.1	--	NA	--	--
Total:	--	99.6	40.0	--	56.2	59.6	3.4 Excess

TABLE 4. SENSITIVE SPECIES KNOWN FROM THE VICINITY - TM 5421, BLOSSOM VALLEY

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	Potential to Occur Onsite	Factual Basis for Determination
<i>Taxidea taxus</i>	American badger	County	X	X	X		X	X	X		X		X	X			X			No	L	1a
<i>Bufo microscaphus californicus</i>	Arroyo toad	Federal, County	X	X	X	X	X	X									X			No	L	1a
<i>Amphispiza belli belli</i>	Bell's sage sparrow	County	X	X				X												No	M	2a
<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	No	M	2a
<i>Elanus caeruleus</i>	Black-shouldered kite	County			X	X														No	M	2a
<i>Poliophtila californica</i>	California gnatcatcher	Federal, County	X																	No	L	4a
<i>Rana aurora draytoni</i>	California red -legged frog	Federal, County				X						X					X		X	No	L	1a
<i>Clarkia delicata</i>	Campo Clarkia	County					X													No	M	2b
<i>Nolina cismontana</i>	Chaparral beargrass	County		X				X												No	L	1a
<i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake	County	X	X				X			X									No	M	2a
<i>Charina trivirgata roseofusca</i>	Coastal rosy boa	County	X	X			X	X												No	M	2a
<i>Cnemidophorus tigris multiscutatus</i>	Coastal western whiptail	County		X		X	X	X												No	M	2a
<i>Accipiter cooperii</i>	Cooper's hawk	County			X	X	X													No	M	2a
<i>Piperia cooperi</i>	Cooper's rein orchid	County	X	X	X			X												No	M	2b
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse	County	X	X	X		X	X	X											No	M	2a
<i>Baccharis vanassae</i>	Encinitas baccharis	Federal, State, County		X				X												No	L	4a
<i>Quercus engelmannii</i>	Engelmann oak	County				X	X													Yes - direct	O	--
<i>Monardella hypoleuca lanata</i>	Felt leaved rock mint	County		X				X												No	L	1a
<i>Polygala cornuta fishiae</i>	Fish's milkwort	County		X				X												No	L	1a
<i>Senecio ganderi</i>	Gander's butterweed	County		X				X												No	L	1a

TABLE 4. SENSITIVE SPECIES KNOWN FROM THE VICINITY - TM 5421, BLOSSOM VALLEY

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	Potential to Occur Onsite	Fractal Basis for Determination
<i>Aquila chrysaetos</i>	Golden eagle	County	X	X	X		X	X	X	X	X									No	L	1a
<i>Myotis thysanodes</i>	Fringed myotis	County		X		X	X	X	X	X	X						X			No	M	2a
<i>Pentachaeta aurea</i>	Golden-rayed pentachaeta	County	X	X				X								X				No	L	1a
<i>Holocarpha virgata elongata</i>	Graceful tarplant	County			X															No	M	2b
<i>Ammodramus savannarum</i>	Grasshopper sparrow	County			X															No	M	2a
<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	No	M	2a
<i>Sibaropsis hammittii</i>	Hammitt's claycross	County						X												No	M	2b
<i>Eremophila alpestris actis</i>	Horned lark	County			X												X			No	M	2a
<i>Erodium macrophyllum macrophyllum</i>	Large-leaved filaree	County	X																	No	M	2b
<i>Lanius ludovicianus</i>	Loggerhead shrike	County	X		X	X	X						X	X						No	M	2a
<i>Myotis evotis</i>	Long eared myotis	County		X		X	X	X	X	X	X						X			No	M	2a
<i>Myotis volans</i>	Long legged myotis	County		X		X	X	X	X	X	X						X			No	M	2a
<i>Perognathus longimembris brevisasus</i>	Los Angeles little pocket mouse	County	X	X	X			X	X									X		No	L	1a
<i>Githopsis diffusa filicaulis</i>	Mission Canyon blue cup	Federal, County	X	X																No	L	1a
<i>Danaus plexippus</i>	Monarch butterfly	County	X	X	X		X	X	X								X			Yes-direct	O	--
<i>Felis concolor</i>	Mountain lion	County	X	X		X	X	X	X	X	X		X	X			X			No	L	1a
<i>Piperia leptopetala</i>	Narrow-petaled rein orchid	County	X	X	X															No	M	2b
<i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake	County	X	X				X			X		X							No	M	2a
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail	County	X	X	X	X		X												Yes - direct	O	--
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	County			X	X	X	X								X				No	M	2b
<i>Antrozous pallidus</i>	Pallid bat	County	X	X	X	X	X	X	X	X	X		X	X			X			No	M	2a
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	County		X				X												No	M	1b

TABLE 4. SENSITIVE SPECIES KNOWN FROM THE VICINITY - TM 5421, BLOSSOM VALLEY

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	Potential to Occur Onsite	Factual Basis for Determination
<i>Chorizanthe leptotheca</i>	Peninsular spine flower	County		X				X												No	L	1a
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat	County	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	No	M	2a
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	Federal, County	X	X	X			X	X											No	L	4a
<i>Harpagonella palmeri</i>	Palmer's grappling hook	County	X		X			X												Yes - direct	O	-
<i>Horkelia truncata</i>	Ramona horkelia	County		X																No	L	1a
<i>Buteo lineatus</i>	Red-shouldered hawk	County				X	X													No	M	2a
<i>Bassariscus astutus</i>	Ringtail	County		X				X												No	L	1a
<i>Lepidium virginicum robinsonii</i>	Robinson peppergrass	County			X															No	M	2b
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	County	X					X												No	M	2a
<i>Coleonyx variegatus abbotti</i>	San Diego banded gecko	County	X		X			X												No	M	2a
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	County	X	X	X		X	X	X	X										No	M	2a
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	County	X			X	X	X												No	M	2a
<i>Muilla clevelandii</i>	San Diego golden star	Federal, County	X		X			X								X				No	M	2b
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard	County	X	X	X	X		X	X											No	M	2a
<i>Diadophis punctatus similis</i>	San Diego ringneck snake	County	X	X		X	X	X	X	X										No	M	2a
<i>Acanthomintha ilicifolia</i>	San Diego thorn mint	Federal, State, County	X		X			X								X				No	L	4a
<i>Accipiter striatus</i>	Sharp-shinned hawk	County	X				X		X											Yes - direct	O	-
<i>Anniella pulchra pulchra</i>	Silvery legless lizard	County	X		X	X												X		No	M	2a
<i>Caulanthus stenocarpus</i>	Slender-pod jewelflower	State, County	X	X				X												No	L	4a
<i>Myotis ciliolabrum</i>	Small-footed myotis	County		X		X	X	X	X	X	X			X			X			No	M	2a
<i>Thamnophis sirtalis ssp. Novum</i>	South Coast garter snake	County				X						X								No	L	1a
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse	County	X	X	X			X												No	L	1a

TABLE 4. SENSITIVE SPECIES KNOWN FROM THE VICINITY - TM 5421, BLOSSOM VALLEY

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	Potential to Occur Onsite	Factual Basis for Determination	
<i>Gilia caruifolia</i>	Caraway leaved gilia	County			X				X	X											No	L	1a
<i>Chamaebatia australis</i>	Southern mountain misery	County		X				X													No	L	1a
<i>Navarretia fossalis</i>	Spreading navarretia	Federal, County	X		X			X								X					No	L	4a
<i>Odocoileus hemionus</i>	Southern mule deer	County	X	X	X	X	X	X	X	X	X		X	X			X				No	M	2a
<i>Dipodomys stephensi</i>	Stephen's kangaroo rat	Federal, State, County	X		X																No	L	1a
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	County		X	X	X	X	X	X	X	X		X	X			X				No	M	2a
<i>Agelaius tricolor</i>	Tricolored blackbird	County			X	X						X									No	L	1a
<i>Cathartes aura</i>	Turkey vulture	County	X	X	X	X	X	X	X	X											Yes - direct	O	-
<i>Hordeum intercedens</i>	Vernal barley	County			X										X	X					No	L	4a
<i>Sialia mexicana</i>	Western bluebird	County				X	X														No	M	2a
<i>Lasiurus blossevillii</i>	Western red bat	County				X	X		X	X							X				No	M	2a
<i>Icteria virens</i>	Yellow-breasted chat	County				X															No	L	1a
<i>Myotis yumanensis</i>	Yuma myotis	County	X	X	X	X	X	X	X	X	X	X			X	X	X		X		No	M	2a

Probability of Occurrence Codes:

L – Low Probability; rare species in area. Most of these species occur on habitat not found on the TM 5421 site, including vernal pools, coastal dunes , etc. California Red-legged Frogs and Tricolored Blackbird are two examples of species that fit into this category. Both are very rare in southern 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 5421 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, wide-ranging birds of prey, etc.

O – Observed; see text for detailed discussion.

Factual Basis for Determination:

1a - no significant habitat (animal or plant);

1b - distinctive perennial that would not have been missed if present onsite (plant)

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

2b - could occur onsite but rare; habitat poorly known by science (plant)

3a - nearly certain to occur onsite on a regular basis (animals), but cryptic;

3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

4a - focused survey conducted but species not found

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ATTACHMENT A

45-DAY QUINO CHECKERSPOT BUTTERFLY SURVEY REPORTS AS SUBMITTED TO THE
U.S FISH AND WILDLIFE SERVICE
2004 & 2008

45-DAY CALIFORNIA GNATCATCHER SURVEY REPORTS AS SUBMITTED TO THE U.S
FISH AND WILDLIFE SERVICE
2011

100-acre (Cheng - Oakmont) 45-Day Survey Results for the Quino Checkerspot Butterfly (*Ephydryas editha quino*), Blossom Valley area, San Diego County, California

Location:	Approximately 100-acre property located off Old Highway 80 near Flinn Springs Road in unincorporated San Diego County				
Habitat Description:	The majority of the property supports Diegan Coastal Sage Scrub vegetation. Indicators detected include California Sagebrush (<i>Artemisia californica</i>), Flat-top Buckwheat (<i>Eriogonum fasciculatum</i>), Laurel Sumac (<i>Malosma laurina</i>), San Diego County Viguiera (<i>Viguiera laciniata</i>), and a diversity of other native shrubs. Also present is large native grassland areas on eastern top of hill. <i>Plantago erecta</i> observed in low numbers. Site was completely burned in 2003 wildfire.				
Survey Methodologies	During the survey, transects were slowly walked in all appropriate habitats. All areas of the site were walked, except for steep slopes and areas with dense cover.				
Name of personnel	Vince Scheidt (VS) & Shannon Allen (SA)	VS & SA	VS & SA	VS & SA	VS & SA
Acres surveyed	aprox. 90 acres	aprox. 90 acres	aprox. 90 acres	aprox. 90 acres	aprox. 90 acres
Date of survey	24-Mar-04	8-Apr-04	13-Apr-04	23-Apr-04	27-Apr-04
Weather	Overcast skies	Clear skies	Clear skies	Clear skies	Clear skies
Temperature (Start/Stop)	70/73	70/77	70/78	70/75	88/92
Quino Observed	none	none	none	none	none



Oakmont II Subdivision (TM 5421); 45-Day Survey Results for the Quino Checkerspot Butterfly (*Ephydryas editha quino*); Blossom Valley, San Diego County, California

Location:	The subject property consists of approximately 100 acres (APN 396-020-13) located off Old Highway 80 in the Blossom Valley area of unincorporated San Diego County (Figure 1). The TM 5421 project consists of the subdivision of the subject property into 20 single family residential lots, with associated grading, road construction, septic installation, landscaping, brush management, etc.				
Habitat Description:	The majority of the property supports Diegan Coastal Sage Scrub. Indicators detected include California Sagebrush (<i>Artemisia californica</i>), Flat-top Buckwheat (<i>Eriogonum fasciculatum</i>), Laurel Sumac (<i>Malosma laurina</i>), San Diego County Viguiera (<i>Viguiera laciniata</i>), and a diversity of other native shrubs. Also present is large area of Native Grassland on the site's eastern hilltop. This habitat is indicated by a diverse and varying flora, including Purple Stipa (<i>Stipa pulchra</i>), Wild Onion (<i>Allium</i>), Chocolate Lily (<i>Fritillaria biflora</i>), Variegated Dudleya (<i>Dudleya variegata</i>), and many other forbs and subshrubs. <i>Plantago erecta</i> observed in low numbers. A roughly triangular patch of Non-native Grassland is located on the northwestern portion of the property. Indicators observed include Ripgut Brome (<i>Bromus diandrus</i>), Wild Oat (<i>Avena</i>), and various weedy annuals. Chamise Chaparral is found on the north-facing slope at the site's northern edge. This habitat is indicated by Chamise (<i>Adenostoma fasciculatum</i>), Mission Manzanita (<i>Xylococcus bicolor</i>), and other hard-woody species. Small patches of Engelmann Oak Woodland and Urban/Developed Habitat are also found on the property. The site was completely burned in the 2003 wildfires and the native habitats are currently recovering. Quino habitat value onsite is moderate to high.				
Survey Methodologies	During the survey, transects were slowly walked in all appropriate habitats. All areas of the site were walked, except for steep slopes and areas with dense cover.				
Name of personnel	Vince Scheidt (VS) & Julia Groebner (JG), under PRT 788133	VS & JG	VS & JG	VS & JG	VS & JG
Acres surveyed	approx. 90 acres	approx. 90 acres	approx. 90 acres	approx. 90 acres	approx. 90 acres
Date of survey	3/12/2008	3/19/2008	3/26/2008	4/1/2008	4/10/2008
Weather	Hazy to overcast skies; no wind	Clear skies; light westerly breeze	Mostly clear to clear skies; no wind	Hazy skies; light westerly breeze	Clear skies; westerly breeze 5 mph
Temperature (Start/Stop)	72/75	69/74	66/74	68/65	74/75
Quino Observed	none	none	none	none	none



**REPORT OF A PROTOCOL FIELD SURVEY
FOR
CALIFORNIA GNATCATCHER
(*POLIOPTILA CALIFORNICA*)**

**OAKMONT II SUBDIVISION, TM 5421
BLOSSOM VALLEY, CALIFORNIA**

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TE788133

INTRODUCTION

The Oakmont II project, TM 5421, (hereafter "Oakmont II") involves the subdivision of an approximately 100-acre property (APN 396-020-13) located off Old Highway 80 in the Blossom Valley area of unincorporated San Diego County, California (Figure 1). Approval of the TM 5421 project would result in the creation of twenty new legal lots ranging in size between 2 acres and 23.6 acres each. Twenty dwelling units would presumably be built onsite; one on each new parcel, although the TM 5421 project application does not include any proposed housing construction. Two access roads would be built; one leading to Old Highway 80 and the other to Oak Creek Road. Proposed Lot 1 would access Flynn Springs Road from a private driveway. The project proposes an onsite waste water disposal system. The project would become a lot sales subdivision.

Because the Oakmont II project site supports Coastal Sage Scrub (CSS), the property was surveyed for the presence of California Gnatcatcher (*Poliophtila californica*), a federally-listed Threatened Species, which is known to inhabit this habitat-type. The results of this survey are presented in this report.

GOAL OF STUDY

The goal of the study is to survey the Oakmont II project site for the presence or absence of California Gnatcatchers. Any other sensitive species detected during the surveys would be documented. This directed study is to be provided pursuant to the current U.S. Fish and Wildlife Service (FWS) survey protocol recommendations for this species.

No directed surveys for California Gnatcatcher had been completed in the past, although gnatcatchers had been noted on this site in 1985 during general biology surveys completed by Keith Merkel of PSBS. Merkel observed two male gnatcatchers in the northeastern portion of the site (Figure 2).

METHODS

Fieldwork associated with this study consisted of a series of three focused site reconnaissance visits. All surveys were conducted by the author (VS), in possession of Federal 10 (a) (1) (a) Recovery Permit TE788133. Field surveys were completed by slowly walking random transects through all areas of potential habitat. Specimens were visually searched for at all times, and playback calls of this species were broadcast using a hand-held minicassette tape player to assist with the detection of specimens. Weather conditions were conducive to California Gnatcatcher field surveying on each of the selected dates. Particular attention was paid to areas that had the highest probability of supporting this species, based on the experience of the surveyor. Binoculars were used to aid in observations, and all avifauna detected were noted (Table 1).

Surveys were completed on the following dates and under the following survey conditions:

<u>Date</u>	<u>Hours</u>	<u>Personnel</u>	<u>Conditions</u>
26 May 2011	07:30 – 12:00	VS	Overcast to sunny; high 50°s to low 70°s; no wind
9 June 2011	08:30 – 12:00	VS	Overcast to sunny; low 60°s to mid 70°s; no wind
20 June 2011	08:00 – 12:00	VS	Clear skies; low to mid 70°s; light west wind

RESULTS

California Gnatcatcher Habitat Assessment

The Oakmont II project site supports approximately 75.6 acres of high-value CSS. Indicator plant species present include Flat-top Buckwheat (*Eriogonum fasciculatum*), California Sagebrush (*Artemisia californica*), Laurel Sumac (*Malosma laurina*), and many others. Also present are areas of Native (Southern California) Grassland, Engelmann Oak Woodland, Chamise Chaparral, and Non-native Grassland. All of these adjoin the onsite CSS.

The entire Oakmont II project site burned in 2003, which removed all surface vegetation. However, by the time of the current directed survey (2011), most of the vegetation had regrown. At this time, many area of the site may be characterized as seral, which is an intermediate stage in an ecosystem advancing towards its climax community structure. With respect to gnatcatcher occupancy, the quality of the onsite habitat is presently considered moderate, based on sere, elevations, slope, aspect, and edge effects.

California Gnatcatcher Breeding Surveys

A single mature female California Gnatcatcher was observed the Oakmont II project site on the first day of surveying (Figure 2). No specimens were detected on either of the subsequent survey days in spite of careful surveying. The project site is considered “occupied” by this federally-listed Threatened Species.

Additional Special Status Species

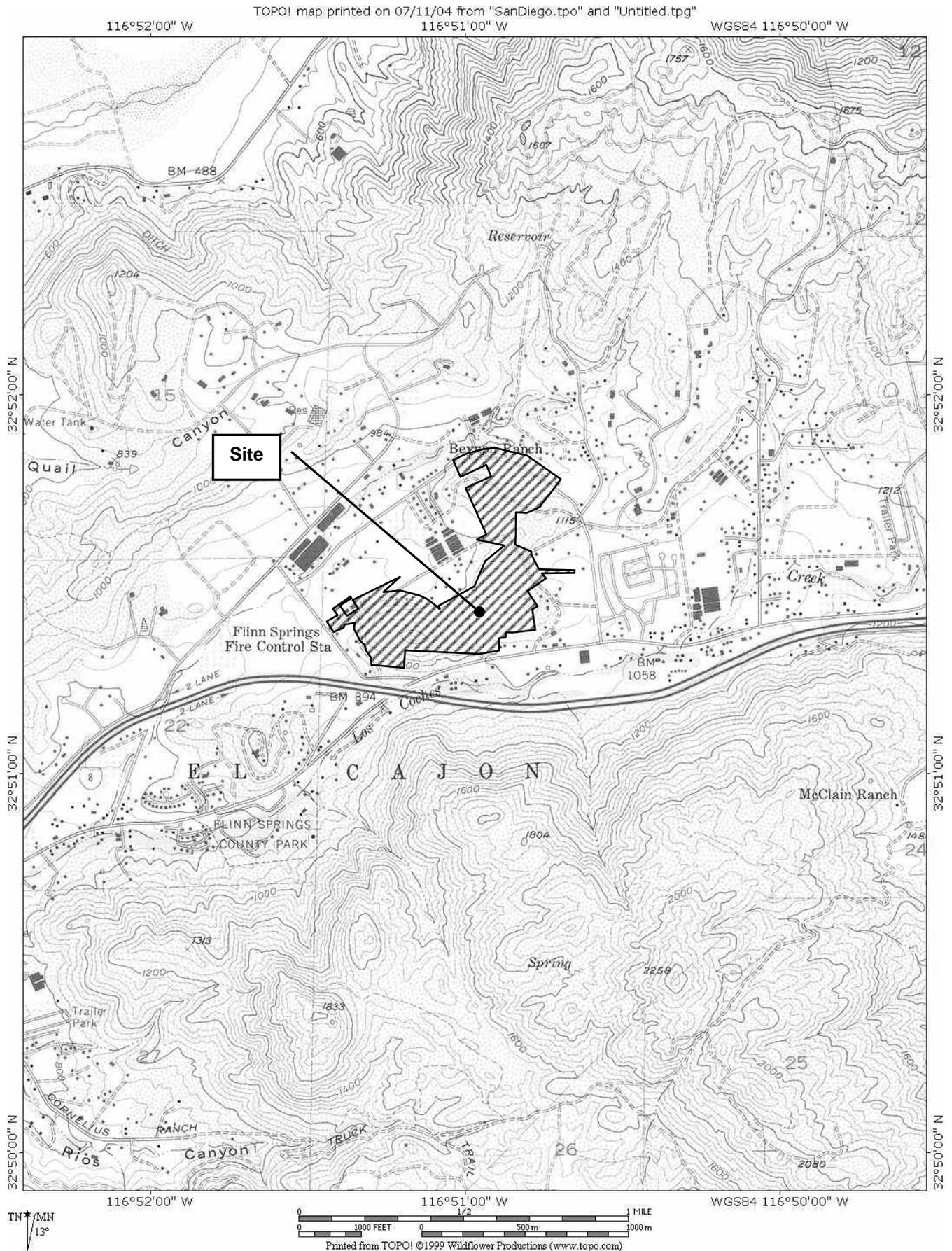
Two additional special status species were detected during the surveys of this site: Coastal Rosy Boa (*Lichanura trivirgata roseofusca* - Figure 2) and Cooper’s Hawk (*Accipiter cooperii*). Coastal Rosy Boa is a Federal “Species of Concern”, and Cooper’s Hawk is a “California Species of Special Concern”. Both species were represented onsite by single observations.

Table 1. Avifauna Detected – 2011; The Oakmont II Project Site

Scientific NameCommon Name

<i>Accipiter cooperii</i>	Cooper's Hawk
<i>Aphelocoma coerulescens</i>	Scrub Jay
<i>Archilochus anna</i>	Anna's Hummingbird
<i>Buteo jamaicensis</i>	Red-tailed Hawk
<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>Corvus corax</i>	Common Raven
<i>Corvus brachyrhynchos</i>	Common Crow
<i>Dendrocopos nuttallii</i>	Nuttall's Woodpecker
<i>Falco sparverius</i>	American Kestrel
<i>Geococcyx californicus</i>	Greater Roadrunner
<i>Hirundo pyrrhonota</i>	Cliff Swallow
<i>Icterus cucullatus</i>	Hooded Oriole
<i>Melospiza melodia</i>	Song Sparrow
<i>Mimus polyglottos</i>	Mockingbird
<i>Myiarchus cinerascens</i>	Ash-throated Flycatcher
<i>Passer domesticus</i>	House Sparrow
<i>Pipilo crissalis</i>	California Towhee
<i>Pipilo maculatus</i>	Spotted Towhee
<i>Polioptila californica</i>	California Gnatcatcher
<i>Psaltriparus minimus</i>	Bushtit
<i>Sayornis nigricans</i>	Black Phoebe
<i>Stelgidopteryx serripennis</i>	Northern Rough-winged Swallow
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Toxostoma redivivum</i>	California Thrasher
<i>Tyrannus verticalis</i>	Western Kingbird
<i>Zenaida macroura</i>	Mourning Dove

**Figure 1. Regional Location - The Oakmont II Project Site:
Portion of the U.S.G.S. "Alpine, California" 7.5' Quadrangle Map**



ATTACHMENT B

RESOURCE MANAGMENT PLAN
FOR TM 5421

ATTACHMENT C

OPEN SPACE, FENCING, AND SIGNAGE EXHIBIT
FOR TM 5421

