MARTÍNEZ– RANDY LANE
MINOR SUBDIVISION
PDS2013-TPM-21197
UINCORPORATED COMMUNITY OF LYNWOOD HILLS
COUNTY OF SAN DIEGO, CALIFORNIA
APN: 597-030-09

BIOLOGICAL LETTER REPORT

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Prepared for:
County of San Diego
Department of Planning and Development Services

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R. Mitchel Beauchamp, M. Sc., President

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26 September 2014

Summary

Pacific Southwest Biological Services, Inc., (Pacific Southwest) conducted a biological assessment of the Randy Lane site proposed for a four-parcel Tentative Parcel Map in the unincorporated community of Lynwood Hills in southwestern San Diego County, California. The assessment of the 2.68-acre site was performed to identify biological resources and sensitive species that are present and potentially impacted by development or preserved by conservation of portions of the site as biological open space.

The property is situated in an area of residential development on the south side of Sweetwater Road, east of Interstate Freeway 805 in the unincorporated neighborhood of Lynwood Hills.

The survey identified five vegetation communities within the study area: Disturbed Habitat, Urban/Developed, Eucalyptus Woodland and Diegan Coastal Sage Scrub. Implementation of the proposed project would directly impact 0.47 acre of Disturbed Habitat, 0.91 acre of Urban/Developed, 0.07 acre of Eucalyptus Woodland and 0.38 acre of Diegan Coastal Sage Scrub. Diegan Coastal Sage Scrub is a regulated habitat type in San Diego County and represents the most extensive impact from the project. Mitigation for the loss of this habitat is required by the County Biological Ordinance (BMO) at a ratio of 1.5:1.

No narrow endemic or special status plant species were discovered during the thorough botanical survey. Other than foraging a Cooper's Hawk and Red-shouldered Hawk over the site, no other sensitive animals were detected on the property during the survey. Because the site contains shrubs that could be used by nesting migratory birds protected under the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code, impacts could occur to such species if unsupervised construction on the site takes place between 15 January and 31 August. A mitigation measure is recommended to avoid such impacts.

Introduction, Project Description, Location and Setting

Pacific Southwest, at the request of Mr. and Mrs. Héctor Martinez, conducted a general biological assessment for the proposed 2.68-acre Tentative Parcel Map in the community of Lynwood Hills, San Diego County, California. The purpose of the survey was to document biological resources and/or any sensitive species occurring on the project site. This report summarizes the current biological conditions of the property, the results of the survey, and includes an analysis of on-site impacts from the proposed project.

This report provides the project applicant, the resource agencies and the public with current biological data to satisfy the review of the project under the California Environmental Quality Act (CEQA). It is anticipated that the information herein will be available for public review.

Prior to the field investigation, Pacific Southwest searched the California Department of Fish and Game's (CDFG) Natural Diversity Data Base (CNDDB) for the USGS 7.5' National City, California topographic quadrangle. This search revealed several federally- and state-listed species, or MSCP covered species, that may occur in the vicinity of the property. Pacific Southwest reviewed a recent aerial photograph (via Google Earth-no image date) for potential drainage patterns and vegetation types. Pacific Southwest also reviewed a soil survey map (Bowman 1973) of the project site and vicinity for soil types, including hydric soils.

Botanical and zoological resources were searched for on the site. Botanist, R. Mitchel Beauchamp conducted a botanical investigation on 21 March 2013. Vegetation communities consisting of different associations of plants were mapped and a list of flora was compiled in the field. Biologist, Michel U. Evans conducted a zoological investigation on 28 March 2013, both with skies of broken clouds and air temperature from 68° to 72° F. Plant and wildlife species on-site were also identified and recorded during a habitat assessment for the federally endangered Quino Checkerspot Butterfly (*Euphydryas editha quino*), on 25 March 2013, for which the report is attached; and protocol survey for Coastal California Gnatcatcher (*Polioptila californica californica*) by biological associates of Klein-Edwards Professional Services on 25 March, 3 & 10 April 2013, also with the report attached.

Wildlife was examined directly (as in the case of birds) and indirectly through tracks, scat, and nests (as in the case of mammals) in the field. Methods consisted of walking slowly over the site while watching and listening for wildlife, pausing frequently to observe and listen. "Pishing," a technique commonly used to attract the interest of passerines and draw them into view, was occasionally employed. Binoculars (8x42) were used to assist in the detection and identification of wildlife. Species presence was confirmed by visual observation and / or auditory detection, scats, bones, dens and burrows. The property area is sufficiently small so that the entire area could be covered during each of the two visits.

As required by County of San Diego Biological Survey Requirements (County of San Diego 2006), a distance of 100 feet beyond the proposed project footprint was surveyed and mapped.

The proposed project is a Tentative Parcel Map to subdivide 2.68 acres into four parcels. The project includes fuel/brush management and limited building zones around the proposed structures as required in the Fire Protection Plan.

The Martinez project is located in the Lynwood Hills area of San Diego County, California. Primary access to the Tentative Parcel Map project site is via Randy Lane off the south side of Sweetwater Road, just west of Glen Abbey Cemetery.

The project site is located in the eastern portion of the unincorporated community of Lynwood Hills, San Diego County, California. The map location of the area surveyed is within Unsectioned portions of Rancho de la Nacion, Tier 17 South, Range 2 West, of the San Bernardino Base and Meridian, USGS 7.5' National City, California quadrangle UTM (NAD 83): 11-S: 495,600mE; 3,612,100mN; 32.650439°N latitude, 117.047621°W longitude (32° 39' 2.18"N; Latitude, 117° 2' 51.52"W Longitude). The project site is accessed from Sweetwater Road, east of Interstate 805, then south on Randy Lane.

The proposed project area is roughly triangular, extending from north to south, with a low point at the northwest corner of approximately 77 feet above mean sea level (amsl). The project area rises to a southeastern high point of approximately 161 feet.

A drainage structure, composed of a narrow concrete trapezoidal channel, bisects the site in a northward direction. Soils for the project area are mapped as Linné clay loam 30 to 50 percent slopes (Bowman 1973). Geologic strata are mapped as Pliocene Otay Formation on the lower portion and San Diego Formation, sandstone part, on the upper area (Kennedy and Tan 1977).

The project area is bounded to the west by Randy Lane with variable-size residential areas and open, naturally vegetated areas. To the east is a naturally vegetated area of Glen Abbey Cemetery. One single-family home is located at the north end of the site with additional residences further north.

The site was once part of the Hersum / Weisser Ranch. On the site are still to be seen the location of the planting sites of the several peach and nectarine trees in the 1950's, as well as portions of the 6" diameter iron irrigation piping use to convey water up the slope to the upper mesa plantings. The USGS map still indicates the location of a windmill on the subject site that was used to boost the water up the slope from a well in the Sweetwater River Valley (William Hersum, personal communications).

In 1988 the site was condemned by the Sweetwater Authority to provide access for maintenance and supply lines to the Bonita Valley Reservoir, located to the south, above the subject property. The placement of Randy Lane at its present location involved revegetation of the eastern slope of the fill along the road. That seeding of the slope 23 years ago has regrown to Sage Scrub vegetation. The Sweetwater authority has applied two easements to the property. One is a 10' wide slope easement on the east side of Randy Lane, adjacent to the site, and the other is a drainage easement through the western side of the parcel. These easement areas are accounted for and excluded from the project impact calculations. The TPM clearly documents these easements with associated notes

The survey identified four vegetation/habitat types within the project area and the 100-foot study area beyond the project area boundary: Disturbed Habitat, Urban/Developed, Eucalyptus Woodland and Diegan Coastal Sage Scrub. The vegetation / habitat type and acreage occurring within the project footprint are discussed below with appropriate Holland (1986) element codes.

Habitats/Vegetation Communities (on-site)

Disturbed Habitat (11300) (0.58 acre)

Disturbed Habitat is defined as areas where vegetative cover comprises less than 10% of the surface area and where there is evidence of soil surface disturbance. An improved dirt road on the north and east side of the project area and a road margin on the site's west boundary were mapped as Disturbed Habitat.

Urban/Developed (12000) (0.91 acre)

Areas of established residences and associated landscaping and driveways were mapped as Urban/Developed. Acreage under this category is not considered in the impact calculation as it is already developed.

Eucalyptus Woodland (11100) (0.07 acre)

Diegan Coastal Sage Scrub (32500) (1.12 acre; 0.95 acre after excluding easements)

This community dominates the project area. In these areas the plant cover includes California Sagebrush (*Artemisia californica*), California Buckwheat (*Eriogonum fasciculatum*), Deerweed (*Lotus scoparius*).

The prior land uses on the site are still evident. The planting locations of the orchard are still visible throughout the Sage Scrub. The regrowth of the erosion control planting in 1989 is similar in appearance to the eastern area of Sage Scrub on the site, with the additional Bush Monkeyflower and Cleveland Sage. Also present is Desert Brittle Bush, *Encelia farinosa*, deliberately planted apparently as part of the revegetation and now hybridizing with the indigenous *Encelia california*. The western, revegetation area constitutes an area of 0.29 acre while the eastern area of the prior orchard, regrown to Sage Scrub, is an area of 0.88 acre. Due to their prior history, both areas are problematic in their interpretation as intact Diegan Coastal Sage Scrub.

Other non-native, weedy plant species have become established in pockets through the Sage Scrub, such as Tocalote (*Centaurea melitensis*), Horseweed (*Conyza canadensis*), Short-pod Mustard (*Hirschfeldia incana*), Russian-Thistle (*Salsola tragus*) and Tree Tobacco (*Nicotiana glauca*). Appropriately present is the Cemetery-Lily, *Asphodelus fistulosa*.

Special Status Species

A total of 54 plant species has been recorded on-site (Appendix 1). Of this total, 37 (68%) are non-native. The site retains a fairly high level of ecological function in terms of native species.

A total of nine animal species was recorded within the study area during the initial site assessment (Appendix 2), consisting of eight species of birds and one mammal. An additional 25 birds, one reptile and four mammals were observed during the Gnatcatcher survey and 1 butterfly was noted in the report of the Checkerspot Butterfly survey. Thus the species recorded during the various site surveys total 33 birds, one reptile, five mammals, and one butterfly.

Although the Coastal Sage Scrub habitat on the site was identified as highly suitable to support the Threatened Coastal California Gnatcatcher (*Polioptila californica californica*), none were observed during the field visits and the species in unlikely to occur because of the limited size and relative isolation of the habitat from large stands of sage scrub that could support the species. Likewise, the sage scrub habitat on the site exists largely in a relatively narrow draw that has resulted in tall, dense shrubs on steep slopes that are atypical of Gnatcatcher-inhabited sage scrub.

Two raptor species were observed on the site, i.e., Cooper's Hawk and Red-shouldered Hawk. The presence of trees in the adjacent memorial park and riparian habitat of the Sweetwater River would be the basis for the birds' presence.

The CNDDB search revealed several federal- or state-listed floral species reported from the National City U.S.G.S. 7.5' topographic quadrangle. Appendix C lists these plant species, their conservation status, their typical habitat requirements, and potential for occurrence on the property. One of the 75 species listed on Appendix C, none has a high probability of occurring on the site. No sensitive plant species or narrow endemics were detected during the survey or are expected to occur on the property due to the prior land uses.

The CNNDB search revealed federal- or state-listed animal species reported from the National City quadrangle that may occur within the study area. Appendix D lists these species, their conservation status, their typical habitat requirements, and potential for occurrence in the study area. The 27 animal species listed in Appendix D have a low probability of occurrence due to lack of appropriate habitats, with only the Cooper's Hawk observed.

The other species likely to occur with moderate probability on the site are all fairly common and widespread in the coastal foothills of southern California. The site does not contain any other special status species, although the native shrubs could serve as nesting sites for birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

Quino Checkerspot Butterfly Assessment

A site assessment to determine the potential for occurrence of the federally-listed Endangered Quino Checkerspot Butterfly (*Euphydryas editha quino*; Quino) was performed by biology associates of Klein-Edwards Professional Services in accordance with U.S. Fish and Wildlife Service methods (Service 2002). The assessment involved conducting a general field survey and broadly mapping potential survey areas and those areas that could be excluded from focused adult Quino surveys (Figure 4). The assessment consisted of walking slowly over the site in search of terrain and vegetation potentially appropriate for the butterfly. This included a focused search for Dwarf Plantain (*Plantago erecta*), the principal Quino larval host plant, and any secondary host plants that may be present.

The assessment revealed that the majority of the site is inappropriate for the Quino despite Dwarf Plantain occurrence, due to its rather sparse distribution on the site.

Jurisdictional Wetlands and Waterways

The site does not contain any wetlands or jurisdictional waters. The minor canyon channel is a concrete feature that conveys storm flows into the adjacent storm drain.

Fuel Modification

A Limited Building Zone has been designed to the south of the four proposed parcels that includes the function of the Fuel Break for the project. This zone has been designated for selective re-landscaping with fire retardant material about the proposed dwelling units. The fuel modification zone involves a loss of Diegan Coastal Sage Scrub, as well as all Eucalyptus Woodland and Disturbed habitat except for the old roadway in the open space.

Other Unique Biological Features/Resources

Wildlife movement through the area would not be constrained by this project because the proposed homes would be located along the northern edge of the site adjacent to existing homes, while the proposed open space would connect to off-site open space.

Raptor Foraging and Nesting

Raptors are likely to use portions of the site because of the Eucalytpus Woodland and open, disturbed areas. A Cooper's Hawk (*Accipiter cooperii*) and Red-shouldered Hawk (*Buteo lineatus*) were observed on-site. Although not observed during the field survey, the presence of other raptors, such as Red-tailed Hawk (*Buteo jamaicensis*), and American Kestrel (*Falco sparverius*), would not be unanticipated.

Large Mammal Use, Regional Wildlife Corridors and Native Nursery Sites

Because the site includes a patch of native habitat in an otherwise urbanizing neighborhood, it is unlikely to as serve a regional or local wildlife corridor and it contains no resources that would constitute a native nursery site.

The project would not substantially interfere with connectivity between existing or potential blocks of habitat, or interfere with any regional wildlife corridor. The project would not noticeably interfere with or eliminate wildlife nursery sites; however, rocky elevated areas northeast of residences that border the site may be used for roosting by certain species of bats.

Evaluation as Biological Resource Core Area

The site qualifies as a Biological Resource Core Area (BRCA) as defined in the County Biological Mitigation Ordinance, Article VI (County 2004) because it is designated as PAMA, may serve as a tenuous linkage for wildlife movement, is adjacent to natural open space of the eastern memorial park, and contains Diegan Coastal Sage Scrub. The site does not consist of, nor is it located in, a block of habitat greater than 500 acres.

Significance of On-site Project Impacts and Proposed Mitigation

Vegetation Community/Habitat Impacts

Implementation of the project would result in impacts to 0.47 acre of Disturbed Habitat, 0.91 acre of Urban/Developed habitat, 0.07 acre of Eucalyptus Woodland and 0.38 acre of Diegan Coastal Sage Scrub habitats. Table 1 summarizes the impacts to the vegetation communities from the proposed project (Figure 3).

Table 3 1. Sweetwater Authority easement adjustments (area in acres)

Vegetation Type/Ratio	Existing	Easements
Disturbed Habitat	0.58	N/A
Urban/Developed	0.91	N/A
Diegan Coastal Sage Scrub	1.12	0.17
Eucalyptus Woodland	0.07	N/A
Total	2.68	0.17

Table 3 2. Summary of Existing Vegetation Types and Potential Impacts within Project Footprint (area in acres)

Vegetation Type/Ratio	Existing	Impacted	Mitigation
Disturbed Habitat	0.58	0.47	N/A
Urban/Developed	0.91	0.91	N/A
Diegan Coastal Sage Scrub	0.95	0.38	0.38x1.5=0.57
Eucalyptus Woodland	0.07	0.07	N/A
Total	2.51	1.83	0.57

The loss of 0.47 ac of Disturbed Habitat, 0.91 ac of Urban/Developed and 0.07 acre of Eucalyptus Woodland is not considered significant under CEQA because of the relative low-habitat value of these habitats.

The loss of 0.38 acre of Diegan Coastal Sage Scrub, an uncommon habitat in San Diego County, is considered significant under CEQA.

BIOMIT 1: Diegan Coastal Sage Scrub Mitigation: The project should be conditioned to preserve by Open Space Easement the remaining portion of Lot 4. The total open space acreage of 0.70 acre includes the required mitigation acreage of 0.57 acre of unoccupied Diegan Coastal Sage Scrub for the 0.38 acre impacted.

Conclusion

Impacts to 0.38 acre of Diegan Coastal Sage Scrub is a significant impact under CEQA but would be mitigated to a less than significant level by the conservation of 0.57 acre of Diegan Coastal Sage Scrub (0.38 acre impacted and 0.57 acre preserved on site at a 1.5:1 mitigation ratio).

Special Status Species

The site does not contain any special status plants. The site may contain some low-sensitivity wildlife species, and may be used as foraging or perching in the on-site Eucalytpus tree by raptors noted above, but no other sensitive wildlife was discovered during the March-April field surveys. However, the site does contain habitat that could support nesting migratory birds protected by the Migratory Bird Treaty Act. Nesting migratory birds are protected under the Migratory Bird Treaty Act of 1918 and the California Fish and Wildlife Code. If clearing or

construction takes place during the spring/summer months (15 January through 31 August), nesting birds may be impacted by direct impacts to nesting sites or indirectly by noise, causing abandonment of nesting sites.

Migratory Bird Group	Nominal Nesting Period
Golden Eagle	Jan 1 - July 31
Tree-Nesting Raptors	Jan 15 - July 15
Ground-Nesting Raptors	Feb 1 - July 15
Non-raptor Migratory Birds	Feb 15 - Aug 31

BIOMIT 2: Migratory Bird Treaty Act Provisions
Prior to any grubbing, clearing, or grading between 15 January and 31 August, a survey must be performed by a qualified biologist that documents that no actively nesting migratory birds would be affected. If active migratory bird nests are detected, an area 300 ft from the nest shall be staked and posted to prohibit all clearing, grubbing and construction work within the perimeter until the qualified biologist determines that the nests are no longer occupied with written notification to the approval of the Director of Planning and Development Services.

Conclusion

Potential impacts to nesting migratory birds are considered a significant impact under CEQA but would be reduced to a less-than-significant level by application of the recommended mitigation measure.

Cumulative Impacts

The following analysis was performed to determine if the proposed project, a minor subdivision and residential development of 2.68 acres would result in cumulatively considerable impacts when viewed in connection with the effects of past projects, other current projects and probable future projects in conformance with Section 15130(a) of the State CEQA Guidelines. Impacts to approximately 0.47 acre of Disturbed Habitat, 0.38 acre of Diegan Coastal Sage Scrub, and 0.07 acre of Eucalyptus Woodland habitat would occur as a result of the proposed project. Mitigation for impacts to Diegan Coastal Sage Scrub would be achieved through the conservation of 0.57 acre of un-occupied Diegan Coastal Sage Scrub on-site. Impacts to Disturbed Habitat, Eucalyptus Woodland and Urban/Develop habitats would not require mitigation, as detailed in Table 2.

In evaluating cumulative biological impacts the following questions were addressed for the project along with other existing and proposed projects.

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

   No, the project would not have a substantial adverse effect on sensitive species because no sensitive species, other than foraging raptors from nearby forested areas, were observed during directed field assessments of the site and an analysis of the sensitive

species potentially inhabiting the site and the onsite surveys revealed that no species generally have a high likelihood of occurring there. Although Diegan Coastal Sage Scrub occurs on the site and often supports special-status plant species, a thorough botanical field assessment determined that no special-status plant species occur on the site.

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

   Yes, the project will have a substantial adverse affect on a sensitive natural community. Approximately 0.38 *acre of Diegan Coastal Sage Scrub habitat would be impacted as a result of the proposed project.*

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

   No, the project will not impact wetlands as defined by Section 404 of the Clean Water Act.

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

   No, the project will not interfere substantially with any identified wildlife movement corridors or use of native wildlife nursery sites.

5. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

   No, the project will not conflict with local policies or ordinances. The project would mitigate project impacts to important biological resources in conformance with County Standards.

6. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

   No, the project will not conflict with the NCCP. The project is lies adjacent to existing large-lot residential development and natural open space, and would not impact wetlands and proposes off-site mitigation for impacts to Diegan Coastal Sage Scrub.

7. *Does the project have impacts that are individually limited, but cumulatively*

considerable?

Yes, the project would contribute 0.38 acre to the project vicinity cumulative impact of Diegan Coastal Sage Scrub. However, the project and other projects in the cumulative impact area would mitigate for all impacts in conformance with the County mitigation standards.

In summary, the project would contribute to significant cumulative biological impacts to Diegan Coastal Sage Scrub. The project would mitigate for the loss of this habitat by preserving habitat in a biological open space easement adjacent to existing biological open space. Additionally impacts for current and foreseeable projects will be required to mitigate in a manner that reduces their impacts so that they do not contribute to cumulative significant impacts.

Indirect Effects

The project is not likely to have any significant indirect effects on biological resources because it would result in infilling of habitat that is already somewhat disturbed and would be surrounded by existing rural residential housing on all sides. Houses are already present on Randy Lane. Although the site lies adjacent to the memorial park natural area, the prior disturbance of the subject property results in a less dense, and more disturbed shrubland and wildlife habitat.

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Preparer and Person/Organizations Contacted

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Attachments

Appendix 1. Floral Checklist
Appendix 2. Faunal Checklist
Appendix 3. Sensitive Plants Reported from the National City quadrangle
Appendix 4. Sensitive Animals Reported from the National City quadrangle

APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED

GYMNOSPERMS
* *Pinus halapensis* Miller Aleppo Pine

DICOTYLEDONS
Aizoaceae - Carpet-weed Family
* *Aptenia cordifolia* (L.f.) Schwant. Shrubby Dewplant

Amaranthaceae - Amaranth Family
* *Salsola tragus* L. Russian-Thistle

Anacardiaceae - Sumac Family
Rhus integrifolia Wats. Lemonadeberry Bush
* *Schinus molle* L. Peruvian Peppertree
* *Schinus terebinthifolius* Raddi Brazilian Peppertree

Apiaceae-Carrot Family
Yabea microcarpa (Hook.) & Arn.) Koso-Polj

Apocynaceae - Dogbane Family
* *Nerium oleander* L. Oleander

Asteraceae - Sunflower Family
Artemisia californica Less. California Sagebrush
Baccharis sarothroides Gray Broom Baccharis
* *Centaurea melitensis* L. Tocalote
* *Chrysanthemum coronarium* L. Garland Chrysanthemum
Deinandra fasciculata (DC.) E. Greene Fascicled Tarplant
Enclia californica Nutt. Sunflower
* *Encelia farinosa* Torrey & A. Gray Desert Brittle Bush
Filago californica Nutt.
* *Lactuca serriola* L. Prickly Lettuce
Lessingia filaginifolia (Hook. & Arn.) M.A. Lane Sand-Aster
**Sonchus oleraceus* L. Sow-Thistle
Stephanomeria virgata Benth. ssp. *pleurocarpa* (E. Greene) Gottlieb Tall Wreath-plant

Boraginaceae - Borage Family
Amsinckia menziesii (Lehm.) Nelson & J. F. Macbr.
Cryptantha microstachys (Greene ex Gray) Greene Tejon Cryptantha
Pectocarya linearis (Ruiz & Pavon) DC. ssp. *ferocula* (I.M. Johnston) Thorne

Brassicaceae - Mustard Family
* *Hirschfeldia incana* (L.) Lagr.-Fossat Short-pod Mustard
* *Raphanus sativus* Radish

Cactaceae-Cactus Family
**Opuntia ficus-indica* (L.) Miller Indian-Fig
Opuntia prolifera Engelman. Coast Cholla

Caryophyllaceae – Pink Family
**Cerastium fontanum* Baumg. ssp. *vulgare* (Hartman) Greuter & Burdet Chickweed

Chenopodiaceae-Goosefoot Family
**Salsola tragus* L. Tumbleweed

APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED (CONTINUED)

Cleomeaceae-Cleome Family
Isomeris arborea Nutt. Bladder Pod

Crassulaceae-Stonecrop Family
Crassula connata (Ruiz & Pavon) A. Berger Tillaea

Cucurbitaceae - Gourd Family
Marah macrocarpus (Greene) Greene var. *macrocarpus* Wiid-Cucumber

Euphorbiaceae - Spurge Family
Chamaesyce polycarpa (Benth.) Millsp.
* *Euphorbia peplus* L. Petty Spurge

Fabaceae - Legume Family
Lotus scoparius ssp. (Ottley) Munz Deerweed
**Medicago polymorpha* L. Burr-clover

Geraniaceae - Geranium Family
**Erodium cicutarium* (L.) L'Hér. Red-stem Filaree

Lamiaceae - Mint Family
* *Marrubium vulgare* L. Horehound
Salvia clevelandii (Gray) Greene Cleveland Sage

Malvaceae - Mallow Family
* *Malva parviflora* L Cheeseweed

Myrtaceae-Eucalyputs Family
**Eucalyptus camaldulensis* Labill. Murrary River Red Gum

Nyctaginaceae-Four-O'Clock Family
Mirabilis californica A. Gray Four-O'Clock

Oleaceae-Olive Family
**Olea europea* L. Mission Olive

Onagraceae- Evening-Primrose Family
Camissionia bistorta (Torrey & A. Gray) Raven Sun-cups

Oxalidaceae-Sorrel Family
**Oxalis pes-caprae* L. Bermuda Buttercup.

Phrymaceae - Hopseed Family
Mimulus auranticus Curtis var. *puniceus* Coast Monkeyflower

Plantaginaceae-Plantago Family
Plantago erecta E. Morris

Polimoniaceae-Phlox Family
Linanthus dianthiflorus (Benth.) E. Greene Ground Pinks

Polygonaceae - Buckwheat Family
Eriogonum fasciculatum Benth. var.*fasciculatum* (DC.) Torr. & Gray Coastal California Buckwheat

APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED (CONTINUED)

Portulaceae-Portulaceae Family
Claytonia perfoliata Willd. Miners' Lettuce

Primulaceae - Primrose Family
* *Anagallis arvensis* L. Scarlet Pimpernel

Rosaceae-Rose Family
**Eriobotrya japonica* (Thunb.) Lindl Loquat

Rubiaceae- Madder Family
**Galium aparine* L. Goose-Grass

Rutaceae-Citrus Family
**Citrus aurantiacum* L. Orange

Solanaceae - Nightshade Family
* *Nicotiana glauca* Grah. Tree Tobacco

Urticaceae-Nettle Family
**Urtica urens* L. Nettle

MONOCOTYLEDONS
Araceae
**Phoenix canariensis* Chaub. Canary Island Date Palm

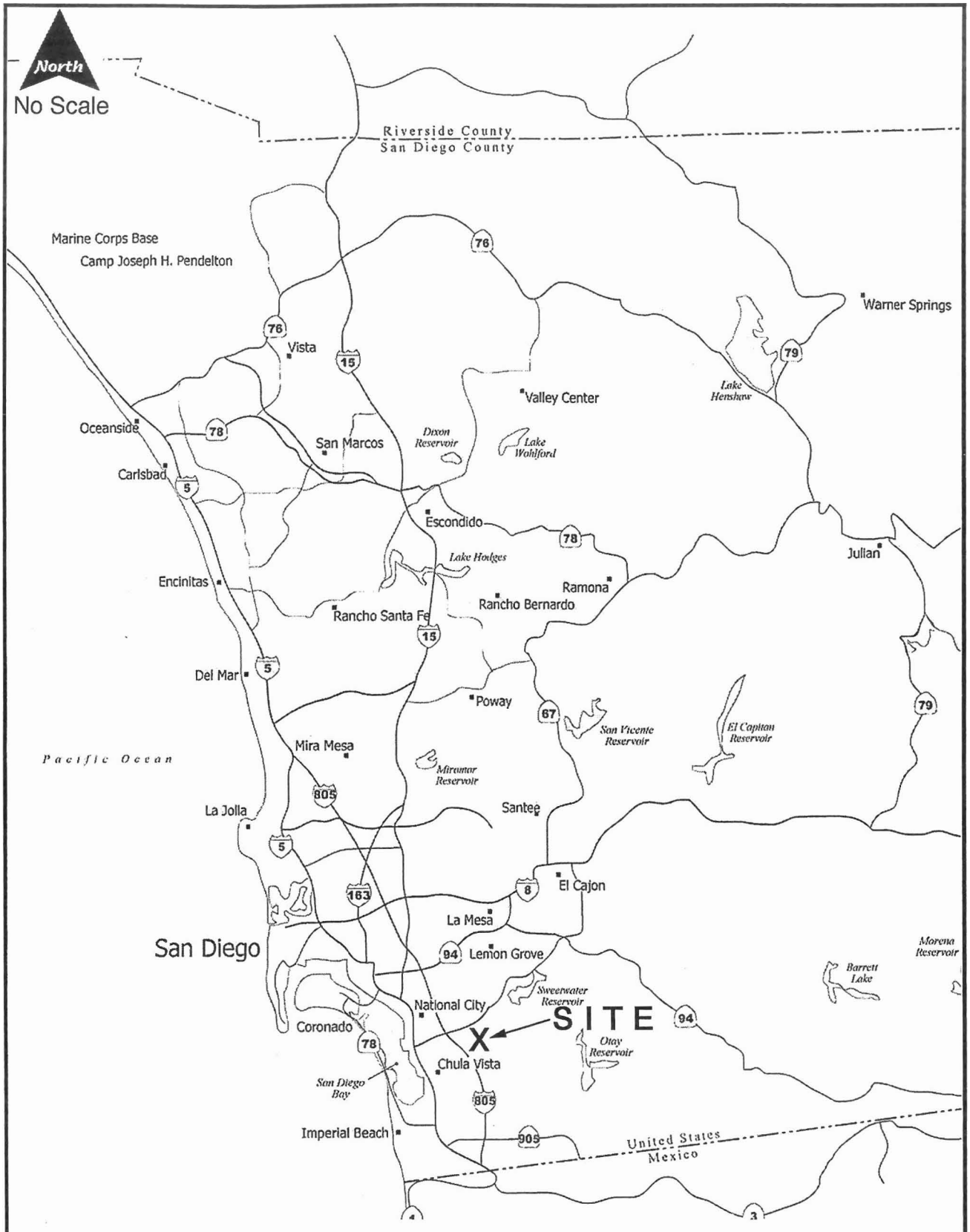
Liliaceae - Lily Family
**Asopholdelis fistulosa* L. Cemetery Lily
Chlorogalum parviflorum Wats. Small-flower Soap-Plant
Dichelostemma capitatum Wood ssp. *capitatum* Wild Hyacinth

Poaceae - Grass Family
Agrostis exarata Trin. Bentgrass
* *Avena barbata* Link Slender Wild Oat
* *Bromus diandrus* Roth Ripgut Grass
* *Bromus madritensis* L. ssp. *rubens* (L.) Husnot Red Brome
Nassella lepida (A. Hitchcock) Barkworth Foothill Needlegrass
* *Vulpia bromoides* (L.) S.F. Gray
* *Vulpia myuros* (L.) Gmelin var. *hirsuta* (Hacketl) Asch & Graetoner Foxtail Fescue

* Denotes non-native plant taxa

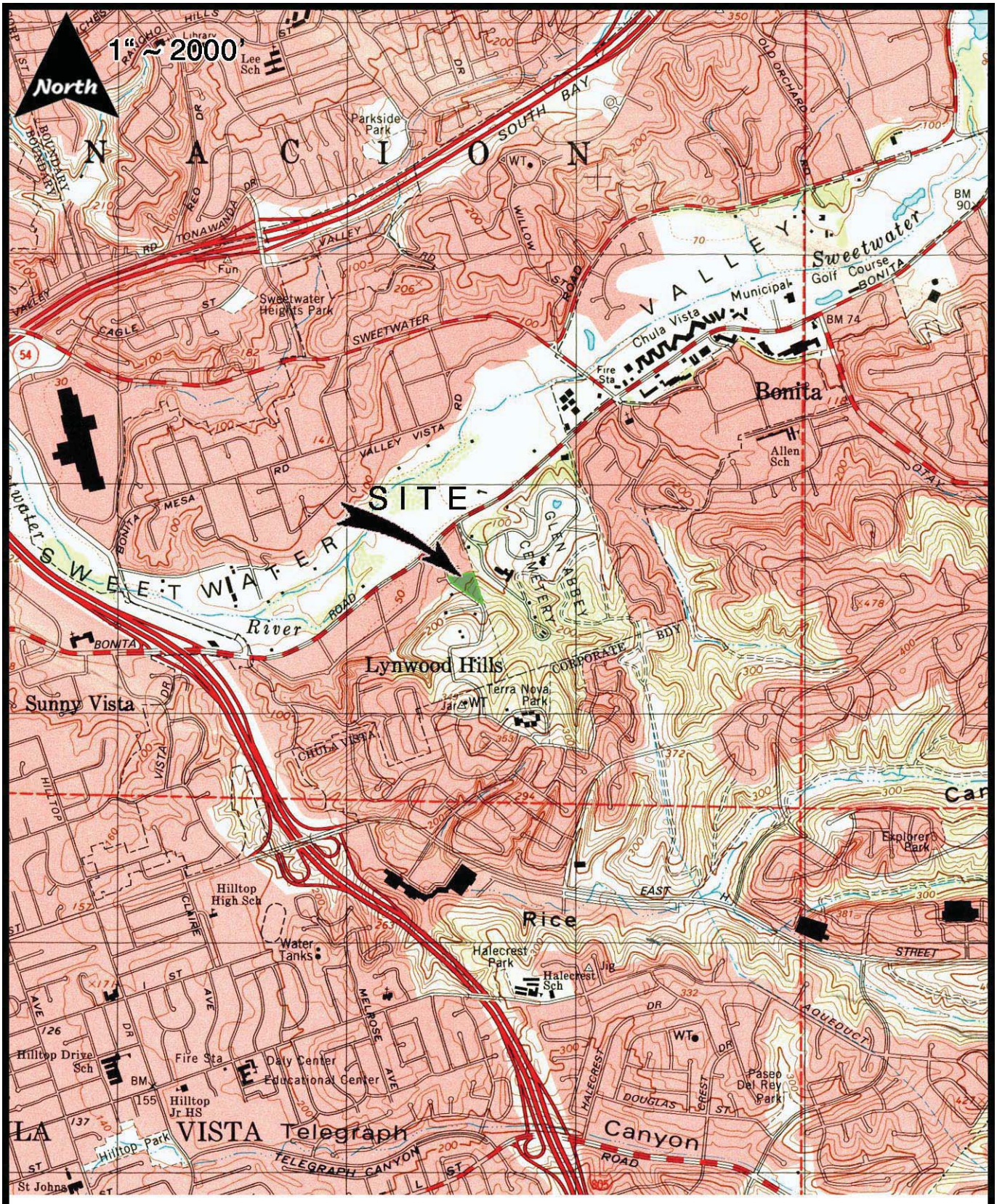
APPENDIX 2. ANIMALS OBSERVED OR DETECTED

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Accipitridae (Hawks, Kites, Eagles, and Allies)	
Cooper's Hawk	*Accipiter cooperii*
Columbidae (Pigeons and Doves)	
Mourning Dove	*Zenaida macroura*
Trochilidae (Hummingbirds)	
Anna's Hummingbird	*Calypte anna*
Tyrannidae (Tyrant Flycatchers)	
Black Phoebe	*Sayornis nigricans*
Corvidae (Jays, Crows, Ravens, Magpies)	
Common Raven	*Corvus corax*
Aegithalidae (Bushtits)	
Bushtit	*Psaltriparus minimus*
Emberizidae (Towhees, Sparrows)	
California Towhee	*Pipilo crissalis*
Fringillidae (Finches)	
House Finch	*Carpodacus mexicanus*
MAMMALS	
Geomyidae (Pocket Gophers)	
Botta's Pocket Gopher	*Thomomys bottae*



REGIONAL VICINITY MAP

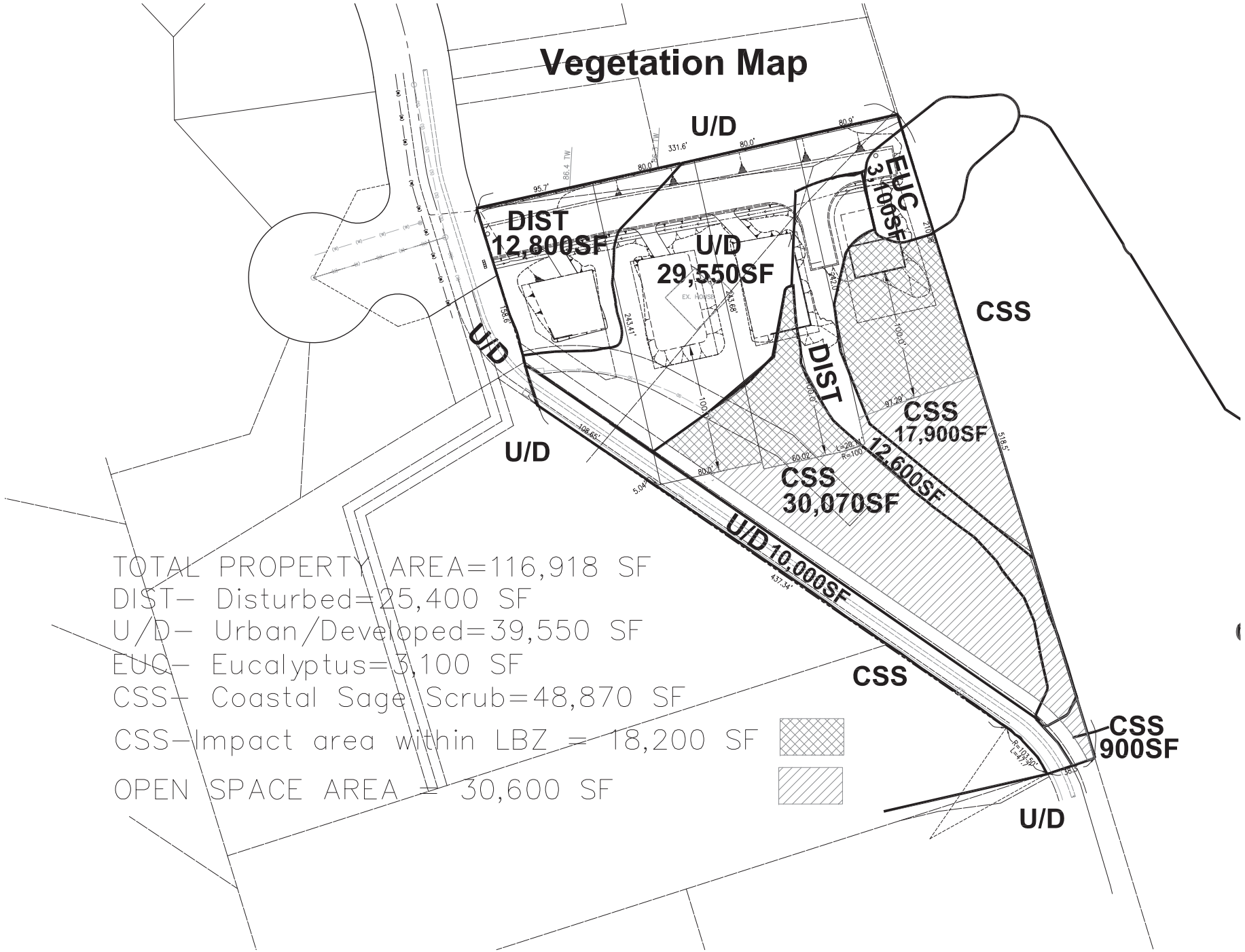
Figure 1



USGS NATIONAL CITY QUAD

Figure 2

Vegetation Map



TOTAL PROPERTY AREA=116,918 SF
DIST– Disturbed=25,400 SF
U/D– Urban/Developed=39,550 SF
EUC– Eucalyptus=3,100 SF
CSS– Coastal Sage Scrub=48,870 SF
CSS–Impact area within LBZ = 18,200 SF
OPEN SPACE AREA = 30,600 SF

Randy Lane Perspective Photographs

Northwest corner from east

North-central side of site

Northeast corner of site

North–central, disturbed area of site

Northwest entrance to site

House on site

View to northwest from east side of site

View to west from east side of site

View south, up canyon

South end of site

View to northwest

View to northeast and Eucalyptus Grove

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Acanthomintha ilicifolia San Diego Thorn-mint	FT/SE/1B (2-3-2) San Diego Narrow Endemic	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, endemic to active vertisol clay soils of mesas & valleys, usu on clay lenses within grassland or chaparral communities, 10-935 m.	No	Low	Site lacks clayey soil that this species requires
Adophia californica California Adolphia	None/None/2 (1-3-1)	Chaparral, coastal sage scrub, valley & foothill grassland, from sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures, 15-300 m.	No	Low	Site lacks clayey soil that this species requires
Agave shawii Shaw's Agave	None/None/2 (3-3-1) San Diego Narrow Endemic	Coastal bluff scrub, coastal scrub; elevation 10-75 m.	No	Low	Site too far from coastal influence where this species typically occurs
Ambrosia chenopodifolia San Diego Bur-sage	None/None/2 (3-3-1)	Coastal scrub; elevation 55-155 m.	No	Low	Searched for and not found
Ambrosia monogyra Singlewhorl Burrobush	None/None/2.2		No	Low	Site lacks drainages that would support this shrub
Ambrosia pumila San Diego Ambrosia	FENone/1B (3-3-2) San Diego Narrow Endemic	Coastal sage scrub & upper riverine benches of grassland, near the immediate coast, SD and Riverside Cos.	No	Low	Site lacks detailed habitat requirements this species depends upon.
Aphanisma blitoides Aphanisma	None/None/1B (2-2-2) San Diego Narrow Endemic	Coastal bluff scrub, coastal dunes, coastal shrub/ sandy, 1-305m	No	Low	Site lacks detailed habitat requirements this species depends upon.
Artemisia palmeri San Diego Sagewort	None/None/2 (2-2-1)	Chaparral, coastal sage scrub, riparian scrub & woodland/sandy, mesic, 15-915 m.	No	Low	Site lacks drainages that would support this shrub
Astragalus tener var. *titi* Titus Locoweed	San Diego Narrow Endemic	Coastal sand dunes	No	No	Site lacks dune habitat
Atriplex coulteri Coulter's Saltbush	None/None/1B(2-2-2)	Coastal bluff scrub, coastal dunes, coastal scrub, valley & foothill grassland, esp. on ocean bluffs, ridge tops, alkaline low places, 10-440 m.	No	Low	Site lacks coastal influence climate that supports this species
Atriplex pacifica Smooth Coast Saltscale	FSC/None/1B (3-2-2)	Coastal scrub, coastal bluff scrub, playas, chenopod scrub, esp. in alkali soils, 1-500 m.	No	Low	Site lacks coastal influence climate that supports this species
Baccharis vanessae Encinitas Baccharis	FE/SE/ 1B(2-3-3) San Diego Narrow Endemic	Chaparral on sandstone and steelp, open rocky areas 60-720m	No	Low	Site lacks chaparral habitat where this species is typically found

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
San Diego Sunflower *Bahiopsis (Viguiera) laciniata*	None/None/	Cosatal sage scrub	No	MOderate	Occurs in the vicinity on sunny slopes but not observed on-site
Bergerocactus emoryi Golden-spined Cereus	None/None/2 (2-2-1)	Coastal sage scrub & grassland, near the immediate coast, s SD Co.	No	Low	Site lacks coastal influence climate that supports this species. Plant occurs to the southeast 1/2 mile
Brodiaea orcuttii Orcutt's Brodiaea	FSC/None/1B (1-3-2)	Vernal pools, valley & foothill grassland, closed-cone conif forest, cismontane woodland, chaparral, meadows, esp mesic, clay habitats, occ serpentine, in vernal pools & small drainages, 30-1615 m.	No	Low	Site lacks clayey soil that this species requires
California macrophylla Round-leaved filaree	None/None/1B.1	Open bare soil	No	Low	Site lacks calcareous soils that would support this annual
Red-Maids *Calandrinia breweri*	None/None/	Open areas of coastal sage scrub or chaparral to 500 m.	No	Moderate	Site too disturbed
Sea Kisses *Calandrinia maritima*	None/None/	Open, undistrubed saline areas	No	Low	Site too disturbed
Calochortus dunnii Dunn's Mariposa Lily	None/Rare/1B (2-2-2)	Closed-cone conif forest, chaparral, esp. on gabbro or metavolcanic soils; also known from sandstone, oft assoc w/chaparral, 375-1830 m.	No	Low	Site lacks gabbro or metavolcanic soils that typically supports this species
Ceanothus cyaneus Lakeside Ceanothus	FSC/None/1B (3-2-2)	Closed-cone conif forest, chaparral. In CA, known only fr RIV & SD Cos., 100-1515 m.	No	Low	Site lacks specific acid-igneous soils that typically supports this species
Ceanothus verrucosus Wart-stemmed Ceanothus	FSC/None/2 (2-2-1)	Chaparral. In CA, known only fr SD Co., 1-380 m.	No	Low	Site lacks chaparral habitat where this species is typically found
Chaenactis glabriuscula var. *orcuttiana* Orcutt's Pincushion	None/None/1B (2-3-2)	Coastal bluff scrub, coastal dunes, sandy sites, 3-100 m.	No	Low	Site lacks sandy soils that typically support this species
Chorizanthe procumbens	None/None/	Chaparral and open Sage Scrub	No	Low	Site too disturbed
Comarostaphylos diversifolia ssp. *diversifolia* Summer-Holly	FSC/None/1B (2-2-2)	Chaparral, oft in mixed chaparral in CA, sometimes post-burn, 30-550 m.	No	Low	Site lacks chaparral habitat where this species is typically found
Convolvulus simulans	None/None	Clay fields	No	Low	Site lacks undisturbed clay soils

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Cordylanthus orcuttianus Orcutt's Bird's-beak	None/None/2 (3-3-1)	Coastal scrub. In CA, known only fr SD Co.; also in Baja. Found in coastal scrub assoc on slopes, also reported fr intermittent moist swales, & in washes, 100-200 m.	No	Low	Site lacks calcareous soils that would support this annual
Coreopsis maritima Sea Dahlia	None/None/2 (2-2-1)	Coastal scrub, coastal bluff scrub, occurs on variety of soil types, incl sandstone, 5-150 m.	No	Low	Site lacks coastal influence climate that supports this species
Corethrogyne filaginifolia var. *incana* San Diego Sand Aster	None/None/1B (3-3-2)	Coastal scrub, coastal bluff scrub, chaparral. In CA, known only fr/SD Co.; also in Baja. Most sites dist.; poss. in dist. sites & ecotones, 3-115 m.	No	Low	Site lacks coastal influence climate that support this species
Cupressus (Hesperocyparis) forbesii Tecate Cypress	FSC/None/1B (3-3-2)	Closed-cone conif forest, chaparral, esp. on north-facing slopes, groves oft assoc w/chaparral, 250-1500 m.	No	Low	Site lacks coniferous forest habitats and chaparral community that typically supports this species
Deinandra [*Hemizonia*] *conjugens* Otay Tarplant	FT/SE/1B (3-3-2) San Diego Narrow Endemic	Coastal scrub, valley & foothill grassland. In CA, known only fr SD Co. Coastal plains, mesas, river bottoms, oft in open dist	No	Low	Site lacks clayey soil that this species requires
Dichondra occidentalis Western Dichondra	None/None/4 (1-2-1)	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland, 50-500 m.	No	Low	Site too disturbed
Dudleya attenuata ssp. *orcutti* Orcutt's Dudleya	None/None/1B (3-3-1)	Coastal scrub, coastal bluff scrub, chaparral. Known only fr SD Co. & adj Baja. Rocky mesas, cyns, & ridges, 3-50 m.	No	Low	Site lacks coastal influence climate that supports this species
Dudleya blochmaniae ssp. *blochmaniae* Blochman's Dudleya	FSC?orNone/None/1B(2-3-2)	Coastal scrub, coastal bluff scrub, valley & foothill grassland. Open, rocky slopes; often in shallow clays over serpentine or in rocky areas w/little soil, 5-450 m.	No	Low	Site lacks clayey, serpentine or rocky soils that typically support this species
Dudleya blochmaniae ssp. *brevifolia* Short-leaf Hasseanthus	FSC?or None/ None/ /1B (2-3-2) San Diego Narrow Endemic	Coastal scrub, coastal bluff scrub, valley and foothill grassland.	No	Low	Site lacks clayey soil, coastal influence and substrate requirements for this subspecies.

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Dudleya variegata Variegated Dudleya	FT/SE/1B(3-3-2) San Diego Narrow Endemic	Chaparral, coastal scrub, cismontane woodland, valley & foothill grassland, vernal pools. In CA, known only fr SD Co. Rocky or clay soils, vernal pool margins, 3-550 m.	No	Low	Site lacks clayey or rocky soils that typically support this species
Ericameria palmeri ssp. *palmeri* Palmer's Goldenbush	None/None/1B (3-2-1)	Coastal scrub, chaparral, granitic soils, steep hillsides, mesic areas; 100-600 m.	No	Low	Site lacks granitic soils that typically supports this species
Eryngium aristulatum var. *parishii* San Diego Button-celery	FE/SE/1B (2-3-2) San Diego Narrow Endemic+B25	Vernal pools, coastal scrub, valley & foothill grassland, esp in SD mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools; usu surr by scrub, 15-620 m	No	Low	Site lacks clayey soil that this species requires
Euphorbia misera Cliff Spurge	None/None/2 (2-2-1)	Coastal bluff scrub, coastal scrub. In so CA, Baja, Guadalupe I. Rocky sites, 10-500 m.	No	Low	Site lacks coastal influrence climate that supports this species
Ferocactus viridescens San Diego Barrel Cactus	FSC/None/2 (1-3-1)	Chaparral, Diegan coastal scrub, valley & foothill grassland, oft on exposed, level or s-facing sloping areas; oft in coastal scrub near crest of slopes, 3-485 m.	No	Low	Searched for and not found
Frankenia palmeri Palmer's Frankenia	None/None/2 (3-3-1)	Coastal dunes, marshes, swamps (coastal salt), playas, 0-10 m.	No	Low	Site lacks saline habitats that typically support this species
Fremontodendron mexicanum Mexican Flannelbush	FE/Rare/1B (3-3-2)	Closed-cone conif forest, chaparral, cismontane woodland. Usu scattered along borders of creeks or in dry cyns; sometimes on gabbro soils, 10-490 m.	No	Low	Site lacks riparian/chaparral habitat
Harpagonella palmeri Palmer's Grapplinghook	None/None/4 (1-2-1)	Chaparral, coastal scrub, valley & foothill grassland, esp clay soils, open grassy areas, 15-830 m.	No	Low	Site lacks clayey soil that this species requires
Iva hayesiana San Diego Marsh-elder	FSC/None/2 (2-2-1)	Marshes & swamps, playas, esp in riverwashes, 10-500 m.	No	Low	Site lacks riverine soils that typically support this species

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Lasthenia glabrata ssp. *coulteri* Coulter's Goldfields	FSC/None/1B (2-3-2)	Coastal salt marshes, playas, valley & foothill grassland, vernal pools, usu in alkaline soils in playas, sinks, grassland, 1-1400 m.	No	Low	Site lacks alkaline soils that typically support this species
Lepechinia ganderi Gander's Pitcher Sage	None/None/1B (3-1-2)	Closed-cone conif forest, chaparral, coastal scrub, valley & foothill grassland/gabbroic or metavolcanic. SD Co., Baja. Known in CA fr fewer than 10 occurs, 305-1005 m.	No	Low	Site lacks metavolcanic-derived soils that typically support this species
Lepidium virginicum var. *robinsonii* Robinson's Pepper-grass	None/None/1B (3-2-2)	Alkaline sites on the coastal sides of the main mountain ranges, below 800 m..	No	Low	Site lacks alkaline soils that typically support this species
Acmispon prostratus (Lotus nuttallianus) Nuttall's Lotus	FSC/None/1B (3-3-2)	Coastal dunes, coastal scrub, only from SD Co. & Baja; on sand dunes, 0-10 m.	No	Low	Site lacks sandy soils that typically support this species
Lycium californicum	None/None/ CBR	Coastal sage scrub	No	Moderate	Site too disturbed
Mimulus latidens Vernal Pool Monkey flower	None/None/CBR	Vernal pools	No	Low	Vernal pool habitat lacking
Monardella stoneana Jennifer's Monardella	None/None/1B.2	Coastal sage scrub and chaparral of rocky metavolcanic or volcanic soils	No	Low	Site lacks metavolcanic-derived soils that typically support this species
Muilla clevelandii San Diego Goldenstar	FSC/None/1B (2-2-2)	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, esp. mesa grasslands, scrub edges; under 50 m.	No	Low	Site lacks clayey soils that typically support this species
Myosurus minimus ssp. *apus* Little Mousetail	FSC/None/3 (2-3-2)	Vernal pools. This ssp. has taxonomic probs. Distinguishing betw this and *M. sessilis* is difficult. Hybrid? Alkaline soils, 20-640 m.	No	Low	Site lacks clayey soils that typically support this species
Navarretia fossalis Spreading Navarretia	FT/None/1B (2-3-2) San Diego Narrow Endemic	Vernal pools, chenopod scrub, marshes & swamps, playas, esp in SD hardpan & SD claypan vernal pools, in swales & vernal pools, often surr . by other habitat types, 30-1300 m.	No	Low	Site lacks clayey soils that typically support this species
Nemacaulis denudata var. *denudata* Coast Woolly-heads	None/None/1B (2-2-2)	Coastal dunes, 0-100 m.	No	Low	Site lacks coastal dunes that typically support this species

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Nemacaulis denudata var. *gracilis* Slender Woolly-heads	None/None/2 (2-2-1)	Coastal dunes, desert dunes, Sonoran desert scrub, 50-400 m.	No	Low	Site lacks sandy soils that typically support this species
Opuntia california var california Snake Cholla	None/None/1B (3-3-2) San Diego Narrow Endemic	Chaparral, coastal scrub, 30-150 m.	No	Low	Site lacks coastal influence climate that supports this species
Orcuttia californica California Orcutt Grass	FE/SE/1B (3-3-2)	Vernal pools, 15-660 m.	No	Low	Site lacks clayey soils that typically support this species
Ornithostaphylos oppositifolia Baja California Birdbush	None/CC/2 (3-3-1)	Chaparral, 55-800 m. Known in CA only fr/1 occur west of San Ysidro.	No	Low	Site outside narrow distribution of this species in US
Orobanche parishii ssp. *brachyloba* Short-lobed Broom-rape	FSC/None/1B (2-2-2)	Coastal bluff scrub, coastal dunes, coastal scrub/sandy, parasitic on shrubs such as *Isocoma*	No	Low	Site lacks sandy soils that typically support this species
Pentachaeta aurea Golden-rayed Pentachaeta	None/None/4.2/S3	Open areas of coastal sage scrub or chaparral to 500 m.	No	Moderate	Site too disturbed
Phacelia stellaris Brand's Phacelia	None/None/1B (3-3-2)	Coastal dunes, coastal scrub, 5-400 m. Known fr/fewer than 5 occurs.	No	Low	Site lacks sandy soils that typically support this species
Piperia cooperi *Chaparral Rein Orchid*	None/None/4 (1-2-2) San Diego County	Chaparral, cismontane woodland, valley & foothill grassland, coastal sandstone formations, 15-1585 m.	No	Low	Site lacks sandy soils that typically support this species
Pogogyne abramsii San Diego Mesa Mint	FE/SE/1B (2-3-3) San Diego Narrow Endemic	Vernal pools, 90-200m, north of Otay Mesa	No	Low	No vernal pools are found on the site that this species requires
Pogogyne nudiuscula Otay Mesa Mint	FE/SE/1B (3-3-2) San Diego Narrow Endemic	Vernal pools, 90-250 m.	No	Low	Site lacks clayey soils that typically support this species
Quercus dumosa Nuttall's Scrub Oak	FSC/None/1B (2-3-2)	Closed-cone conif. forest, chaparral, coastal scrub, gen. On sandy soils near coast, occ. on clay loam, 15-400 m.	No	Low	Site lacks sandy soils that typically support this species
Ribes viburnifolium Santa Catalina Island Currant	None/None/1B (0.2	Coastal canyons	No	Low	Site lacks coastal influence climate that supports this species
Rosa minutifolia Small-leaved Rose	None/SE/2 (3-3-1)	Chaparral, coastal scrub, 150-160 m. Known in CA fr/only 1 site on Otay Mesa	No	Low	Site lacks coastal influence climate that supports this species
Salvia munzii Munz' Sage	None/None/2 (2-2-1)	Chaparral, coastal sage scrub. Known only fr SD Co. & Baja. Rolling hills & slopes, 120-1065 m.	No	Low	Site lacks metavolcanic-derived soils that typically support this species

Note: Species limited to immediate coast excluded

Scientific and Common Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Probability of Occurence (L-M-H)	Factual Basis for Determination of Occurrence Potential
Selaginella cinerascens Pygmy Spike-moss	None/None/4 (1-2-1) (6th ed., 2001, rejected-too common)	Open areas of coastal sage scrub or chaparral to 500 m.	No	Low	Site too disturbed
Senecio aphanactis Rayless Ragwort	None/None/2 (3-2-1)	Chaparral, cismontane woodland, coastal scrub/alkaline, 15-800 m. Rare in LA, OR, & RIV Cos.	No	Low	Site lacks alkaline soils that typically support this species
Stemodia durantifolia Purple Stemodia	None/None/2 (3-3-1)	Sonoran desert scrub (often mesic, sandy), 180-300 m.	No	Low	Site lacks riverine soils that typically support this species
Streptanthus bernardinus Laguna Mountains	None/None/None	Chaparral, lower montane conif forest, 670-2500 m.	No	Low	Site lacks grantic soils
Stylocline citroleum Oil Nestraw	None/None/1B (3-3-3)	Chenopod scrub, coastal scrub?, valley and foothill grassland/clay,	No	Low	Site lacks stable open habitat
Tetracoccus dioicus Parry's Tetracoccus	FSC/None/1B (3-2-2)	Chaparral, coastal scrub, esp stony fine sandy decomposed gabbro soil, 165-1000 m.	No	Low	Site lacks gabbro or metavolcanic soils that typically supports this species
Texosporium sancti-jacobi Woven-spored Lichen	None/None/None	Chaparral. Open sites; in CA, w/Adenostoma fasciculatum, Eriogonum, Selaginella. At Pinnacles, on small mammal pellets. 290-660 m.	No	Low	Site lacks chaparral habitat

Common and Scientific Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Potential to Occur On Site	Factual Basis for Determination of Occurrence Potential
Riverside Fairy Shrimp *Streptocephalus woottoni*	FE/None/SSC	Endemic to western RIV and SD Cos, in area of tectonic swales, earth slump basins, in grassland & coastal sage scrub; esp. in habitats seasonally astatic pools, filled by winter/spring rains; hatch in warm water later in the season.	No	Low	Site lacks vernal pools that support this species
San Diego Fairy Shrimp *Branchinecta sandiegonensis*	FE/None/None	Vernal pools	No	Low	Site lacks vernal pools that support this species
Quino Checkerspot Butterfly *Euphydryas editha quino*	FE/None/None	Sunny openings in chaparral & coastal sage shrublands in parts of RIV & SD Cos; esp on hills & mesas near coast, w/high densities of host plants *Plantago erecta, P. insularis, Orthocarpus purpurescens.*	No	Low	Larval host plants this species requires were observed in los density on the site
Thorne's Hairstreak Butterfly *Mitoura thornei*	FSC/None/None	Endemic to San Diego County, where host plant, Tecate Cypress occurs, including Otay Mountain (Little Cedar Canyon)	No	Low	Site lacks larval host plants this species requires
Western Spadefoot *Spea hammondii*	FSC/None/SSC	Grassland habitats, valley & foothill woodlands, requires vernal pools for breeding	No	Low	Site lacks vernal pools that support this species
San Diego Horned Lizard *Phrynosoma coronatum blainvillii*	FSC/None/SSC	Coastal sage scrub, chaparral in arid and semi-arid climate, esp. friable, rocky, or shallow sandy soils	No	Low	Site lacks good quality sage scrub or chaparral with sandy soils that this species requires
San Diego Banded Gecko *Coleonyx variegates abbotti*	None/None/None	Variety of habitats, assoc w/ rocks & crevices	No	Low	Site lacks suitable habitat
Coronado Skink *Eumeces skiltonianus interparietalis*	FSC/None/SSC/None	Grassland, chaparral, piñon-juniper sage woodland, pine-oak & pine forests in coastal ranges in so. CA, esp prefers early successional stages or open areas, found in rocky areas close to streams & on dry hillsides	No	Low	Site lacks good quality sage scrub or chaparral with sandy or rocky soils that this species requires
Belding's Orange-throated Whiptail *Aspidoscelis* [*Cnemidophorus*] *hyperythrus beldingi*	FSC/None/SSC	Coastal scrub (low elev.), chaparral, valley & foothill hardwood, esp washes & sandy areas w/patches of brush & rocks	No	Low	Site lacks good quality sage scrub or chaparral with sandy soils that this species requires
Coastal Whiptail *Aspidoscelis* [*Cnemidophorus*] *tigris stejnegeri*	FSC/None/None	Deserts & semiarid areas w. sparse vegetation & open areas, also in woodland & riparian areas, esp. where ground may be firm soil, sandy, or rocky	No	Low	Site lacks good quality sage scrub or chaparral with sandy soils that this species requires
Silvery Legless Lizard *Anniella pulchra pulchra*	FSC/None/SSC	Sparse vegetation of chaparral and riparian, loose soil for burrowing.	No	Low	Site lacks sandy soil that supports this species
Coastal Rosy Boa *Charina trivirgata*	FSC/None/Protected	Desert & chaparral from coast to Mojave & Colorado Deserts, esp in moderate to dense vegetation & rocky cover; habitats w/mix of brushy cover & rocky soil like coastal canyons & hillsides, desert canyons, washes & mountains	No	Low	Site lacks rocky outcrops and dense brush cover that supports this species
Coast Patch-nosed Snake *Salvadora hexalepis virgultea*	FSC/None/SSC	Brushy or shrubby vegetation in coastal so. CA, esp. uses small mammal burrows for refuge	No	Low	Site lacks large areas of intact shrub habitat this species requires+H19+H23
San Diego Ringneck *Diadophis punctatus similis*	None/None/None	Woodlands, forest, grassland, chaparral, gardens; under bark, logs, stones, & boards	No	Low	Site lacks good quality habitat
Two-striped Gartersnake *Thamnophis hammondii*	FSC/None/SSC	Coastal CA., fr/ Salinas to NW Baja, fr/sea level to approx. 7000 ft ; esp. highly aquatic, found in or near permanent fresh water, often along streams w/rocky beds & riparian growths	No	Low	Site lacks riparian habitat that typically support this species
Northern Red Diamond Rattlesnake *Crotalus [exsul] ruber ruber*	FSC/None/SSC	Chaparral, woodland, grassland & desert areas, esp in rocky areas & dense vegetation	No	Low	Site lacks rocky outcrops and dense brush cover that supports this species
Northern Harrier *Circus cyaneus* (nesting)	None/None/SSC	Coastal salt marsh & fresh-water marsh, nest and forage in grasslands and farmlands	No	Low	Site lacks open grassland or marshlands that typically support this species
Sharp-shinned Hawk *Accipiter striatus*	None/None/SSC	Riparian woodlands, forests; forages at edges of open habitats.	No	Low	Could occasionally fly over site.

Note: Species limited to immediate coast excluded

Common and Scientific Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Potential to Occur On Site	Factual Basis for Determination of Occurrence Potential
Cooper's Hawk *Accipiter cooperi*	None/None/SSC	Woodland, usu. open, interrupted or marginal type, nests mainly in riparian areas	Yes	Moderate	Searched for but not observed nesting in Eucalyptus trees ion iste.
Burrowing Owl *Athene [Speotyto] cunicularia* (burrow sites)	FSC/None/SSC	Open dry annual or perennial grasslands, desert & scrublands w/low growing vegetation, uses ground squirrel burrows for nesting	No	Low	Site lacks open grassland or marshlands that typically support this species
Least Bell's Vireo *Vireo bellii pusillus*	FE/SE/None	Summer resident in So. Cal., inhabits low riparian growth in vic. of water or in dry river bottoms, below 2000 ft, usu. willow, baccharis, mesquite	No	Low	Site lacks riparian habitat that typically support this species
California Horned Lark *Eremophila alpestris actia*	None/None/SSC	Barren ground with short grass or scattered bushes.	No	Low	Site lacks open grassland or marshlands that typically support this species
Loggerhead Shrike Lanius ludovicianus	FSC/None/SSC	Uncommon but very widespread resident, occurring in agricultural and residential areas, grassland, riparian and oak woodland and in broken chaparral near sandstone bluffs (Unitt 1984) in San Diego	No	Moderate	Site may support his common species for foraging over site, but not observed
Bank Swallow *Riparia riparia*	None/ST/None	Colonial nester, primarily in riparian or lowland habitats, esp., vertical banks, cliffs w/fine or sandy textured soils, near wetlands	No	Low	Site lacks suitable habitat in proximity to muddy shoreline
Coastal Cactus Wren *Campylorhynchus brunneicapillus couesi*	None/None/SSC	So. Cal. coastal sage scrub, esp w/tall *Opuntia* cactus for nesting	No	Low	Site lacks extensive cactus stands that this species requires
Bell's Sage Sparrow Amphispiza belli	FSC/None/SSC	Coastal chaparral, coastal sage scrub, and sagebrush desert habitat.	No	Low	Site lacks extensive grassland, low shrubland to support species
Coastal California Gnatcatcher *Polioptila californica californica*	FT/None/SSC	Coastal sage scrub, below 2,500 ft in So. Cal., esp low coastal scrub in arid washes, mesas & slopes	No	Low	Site lacks intact shrub habitat this species requires
Yellow-breasted Chat *Icteria virens*	None/None/SSC	Summer resident in riparian thickets of willow & other brushy tangles near watercourses, nests in low, dense riparian habitat.	No	Low	Site lacks riparian habitat that typically support this species
Southern California Rufous-crowned Sparrow *Aimophila ruficeps canescens*	FSC/None/SSC	Coastal sage scrub, sparse chaparral, esp rel. steep, often rocky hillsides w/grass & forb patches	No	Low	Site lacks intact shrub habitat this species requires
Mexican Long-tongued Bat *Choeronycteris mexicana*	None/None/None	Occasionally found in SD Co., which is on periphery of range. Feeds on nectar & pollen of night-blooming succulents. Roosts in relatively well-lit caves, & in & around bldgs.	No	Low	Site lacks appropriate foraging or roosting habitats for this species
Yuma Myotis *Myotis yumanensis*	FSC/None/SSC	Open forest & woodlands. Closely tied to bodies of water.	No	Low	Site lacks appropriate foraging or roosting habitats for this species
Small-footed Myotis *Myotis ciliolabrum*	FSC/None/SSC	Cliffs, rock crevices, possibly in caves & mines. Variety of habitats from sea level to 8900 ft	No	Low	Site lacks appropriate foraging or roosting habitats for this species
Western Red Bat *Lasiurus blossevillii*	None/None/None	Trees along or near waterways with open foraging areas. Feeds over grasslands, shrublands, woodlands & forests.	No	Low	Site lacks appropriate foraging or roosting habitats for this species
Hoary Bat *Lasiurus cinereus*	None/None/None		No	Low	Site lacks appropriate foraging or roosting habitats for this species
Pallid Bat *Antrozous pallidus*	None/None/SSC	Caves, tunnels, attics, crevices, variety of other locations. Grassland, shrublands, woodlands, forests, most common in open dry habitats with rocky areas.	No	Low	Site lacks appropriate foraging or roosting habitats for this species
Pocketed Free-tailed Bat *Nyctinomops femorosaccus*	None/None/SSC	Small colonies in rocky cliffs or crevices. Found in desert scrub, desert riparian, scrublands, pinyon-juniper woodlands. Rocky areas with high cliffs.	No	Low	Site lacks appropriate foraging or roosting habitats for this species

Note: Species limited to immediate coast excluded

Common and Scientific Name	Sensitivity Code & Status (Federal, State, Local, other)	Habitat Preferences/ Requirements	Verified On Site Yes/No (Direct/ Indirect Evidence)	Potential to Occur On Site	Factual Basis for Determination of Occurrence Potential
Big Free-tailed Bat *Nyctinomops macrotis*	None/None/SSC	Small colonies in rocky cliffs or crevices. Found in desert scrub, desert riparian, scrublands, pinyon-juniper woodlands. Rocky areas with high cliffs.	No	Low	Site lacks rocky habitat
Western Mastiff Bat *Eumops perotis californicus*	FSC/None/SSC	Small colonies in rocky cliffs or crevices. Variety of open habitats including woodlands, coastal sage scrub, grasslands, chaparral, desert scrub, and urban.	No	Low	Site lacks appropriate foraging or roosting habitats for this species
San Diego Black-tailed Jackrabbit *Lepus californicus bennettii*	FSC/None/SSC	Variety of habitats including coastal sage scrub, chaparral, & desert scrub.	No	Low	Site lacks intact shrub habitat this species requires
Pacific Pocket Mouse *Perognathus longimembris pacificus*	FE/CT/SSC	Clearings in coastal sage scrub with sandy soil; avoids previously farmed areas.	No	Low	Site lacks intact shrub habitat this species requires
Dulzura (California) Pocket Mouse *Chaetodipus californicus femoralis*	FSC/None/SSC	Variety of habitats incl coastal scrub, chaparral, sagebrush, & grassland. Attracted to grassland-chaparral edges	No	Low	Site lacks intact shrub habitat this species requires
Northwestern San Diego Pocket Mouse *Chaetodipus fallax fallax*	None/None/SSC	Coastal scrub, chaparral, grasslands, sagebrush, etc. in southwestern CA, esp. sandy, herbaceous areas w/rocks or coarse gravel	No	Low	Site lacks intact shrub habitat this species requires
San Diego Desert Woodrat *Neotoma lepida intermedia*	FSC/None/SSC	Mixed & chamise-redshank chaparral, sagebrush & other habitats. Prefers rocky areas to build stick nest	No	Low	Site lacks intact shrub habitat this species requires
American Badger *Taxidea taxus*	None/None/None	Uncommon resident throughout the state. Abundant in drier open shrub, forest, & herbaceous habitats with friable soils.	No	Low	Site too urban; species not found in western San Diego County for decades
Mountain Lion *Felis* (*Puma*) *concolor*	None/None/Protected	Widespread, uncommon resident ranging from sea level to alpine meadows. Variety of habitats except xeric regions of the deserts.	No	Low	Site surrounded by urban/rural land uses that typically repel this species
Southern Mule Deer Odocoileus hemionus	None/None/Game Species	Common to abundant w/ wide distribution throughout state. Prefers mosaic of various-aged vegetation habitats; brushy areas & tree thickets important for escape cover.	No	Low	Site surrounded by urban/rural land uses that typically repel this species

DEFINITIONS OF SENSITIVITY RATINGS

California Native Plant Society (CNPS)

List Status

List 1A	Plants presumed extinct in California. CEQA consideration mandatory
List 1B	Plants rare, threatened, or endangered in California and elsewhere. CEQA consideration mandatory
List 2	Plants rare, threatened, or endangered in California, but more common elsewhere. CEQA consideration mandatory
List 3	Plants about which we need more information - a review list. CEQA consideration strongly recommended
List 4	Plants of limited distribution - a watch list. CEQA consideration strongly recommended

CNPS Threat Code Extensions & Meanings

.1	Seriously endangered in California
.2	Fairly endangered in California
.3	Not very endangered in California

State-Listed/Designated Plants and Animals

SE	State-listed, endangered
ST	State-listed, threatened
SR	State-listed, rare
SCE	Candidate for State listing
SSC	California Special Concern Species (Department of Fish and Wildlife)
SFP	California Fully Protected

Federally-Listed/Designated Plants and Animals

FE	Federally-listed, endangered
FT	Federally-listed, threatened
PE	Federally-proposed, endangered
PT	Federally-proposed, threatened
FC	Candidate for Federal listing
FSC	Federal Special Concern Species
C2*	Threat and/or distribution data are insufficient to support federal listing, but the plant is presumed extinct
C3c	Too widespread and/or not threatened
USFWS 2002 List	U. S. Fish & Wildlife Service Birds of Conservation Concern 2002 List within jurisdiction of Carlsbad FWO "…to identify species, subspecies, and populations of migratory and non-migratory birds in need of additional conservation actions."

National Audubon Society Watch List

Red List	Identified by BirdLife International as Threatened or Near-threatened at the global level and by Partners in Flight as Extremely High Priority at the national level
Yellow List	Identified by Partners in Flight at the national level as of Moderately High Priority or Moderate Priority

BLACKHAWK Environmental

1720 Midvale Drive
San Diego, CA, 92105
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

April 15, 2013

Klein Edwards Professional Services
Attn.: Michael Klein
P.O. Box 16809
San Diego, CA 92176-6809

Quino Checkerspot Butterfly Assessment

Proposed Housing Development along Randy Lane in Bonita, CA

Dear Mr. Klein:

Blackhawk Environmental, Inc. was contracted through Klein-Edwards Professional Services to conduct a habitat assessment for the federally endangered Quino checkerspot butterfly (*Euphydryas editha quino*; QCB) on a triangular two-acre parcel (site) of land immediately east of Randy Lane and southeast of Randy Court, in the town of Bonita, California. The site contains an existing house, ornamental vegetation, ruderal/non-native grasslands, gravel and dirt driveways, but it is primarily composed of undeveloped coastal sage scrub. The site is proposed for development into four single-family residential parcels (parcels 1, 2, 3 and 4; see attached Tentative Parcel Map).

METHODS

The site was assessed to determine if QCB surveys are recommended for certain areas, according to accepted United States Fish & Wildlife Service (USFWS) protocol (February 2002), by USFWS QCB permittee Kris Alberts (TE 039640-3). A survey notification was e-mailed to the Recovery Permit Coordinator at the Carlsbad USFWS office on Wednesday, March 20th, 2013, and approval was granted on Friday, March 22nd. Following USFWS approval, the entire site was walked on foot and assessed for areas that could contain QCB, including patches of open ground, larval host plants, flight corridors and connectivity to other natural areas. Using a color aerial photograph cross-referenced with the Tentative Parcel Map, a Field Map was created directly onto the aerial photograph that included present vegetation communities, larval host plant locations, photo point locations, excluded areas and non-excluded areas (see attached Field Map).

RESULTS

Michael Klein, Kris Alberts and Seth Reimers walked the site from 0805 to 0945 on Monday, March 25th, 2013. The start temperature was 61F, wind speed was 0 mph, cloud cover was 100% and no precipitation. The end temperature was 63F, wind speeds were 0-2 mph and there was no cloud cover or precipitation.

The site contained both excluded and non-excluded areas for QCB suitability. Excluded areas included developed habitat (e.g., house, gravel driveway, rubble piles, out-structures, turf), eucalyptus woodland, ruderal vegetation (non-native grass-dominant), ornamental landscaping and dense, closed-canopy coastal sage scrub. Non-excluded areas included open coastal sage scrub, disturbed coastal sage scrub (occurring as a maintained dirt access road) and open dirt pads. The assessment resulted in approximately 20% of the two-acre parcel as containing non-excluded QCB-suitable habitat (see attached Field Map).

Within the non-excluded areas, several larval host plant locations were mapped where dwarf plantain (*Plantago erecta*) was found present in openings within the coastal sage scrub as well as on the maintained access road. Dwarf plantain was the only known larval host plant found onsite. The host plant patches extended to the hilltop present at the east-central site boundary where San Diego Gas & Electric (SDG&E) 12 kV pole P181839 is located. At the time of this assessment, the host plant was either flowering or senescing, and densities ranged from less than 5% to over 50%, depending on the patch.

Other flowering plants observed during the assessment included popcorn flower (*Plagiobothrys sp.*), comb-bur (*Pectocarya linearis*), Indian sweetclover (*Melilotus indica*), California buckwheat (*Eriogonum fasciculatum*), bush sunflower (*Encelia californica*), filaree (*Erodium cicutarium*), short pod mustard (*Hirschfeldia incana*), California sun cup (*Camissonia bistorta*), Cryptantha (*Cryptantha sp.*), ground pink (*Linanthus dianthiflorus*), blue toadflax (*Linaria canadensis*), onion weed (*Asphodelus fistulosus*), deerweed (*Acmispon glaber*), bush monkeyflower (*Mimulus aurantiacus*), rattlesnake weed (*Chamaesyce albomarginata*), wishbone bush (*Mirabilis laevis*), wild cucumber (*Marah macrocarpus*), groundsel (*Senecio vulgaris*) and Nuttall snapdragon (*Antirrhinum nuttallianum*).

The only butterfly species observed was painted lady (*Vanessa cardui*).

If you have any questions regarding this report, please feel free to call me at 619-972-8714 or e-mail me at kris@blackhawkenv.com and I will be happy to address any concerns to assist you.

Sincerely,

Kris Alberts
Principal Biologist

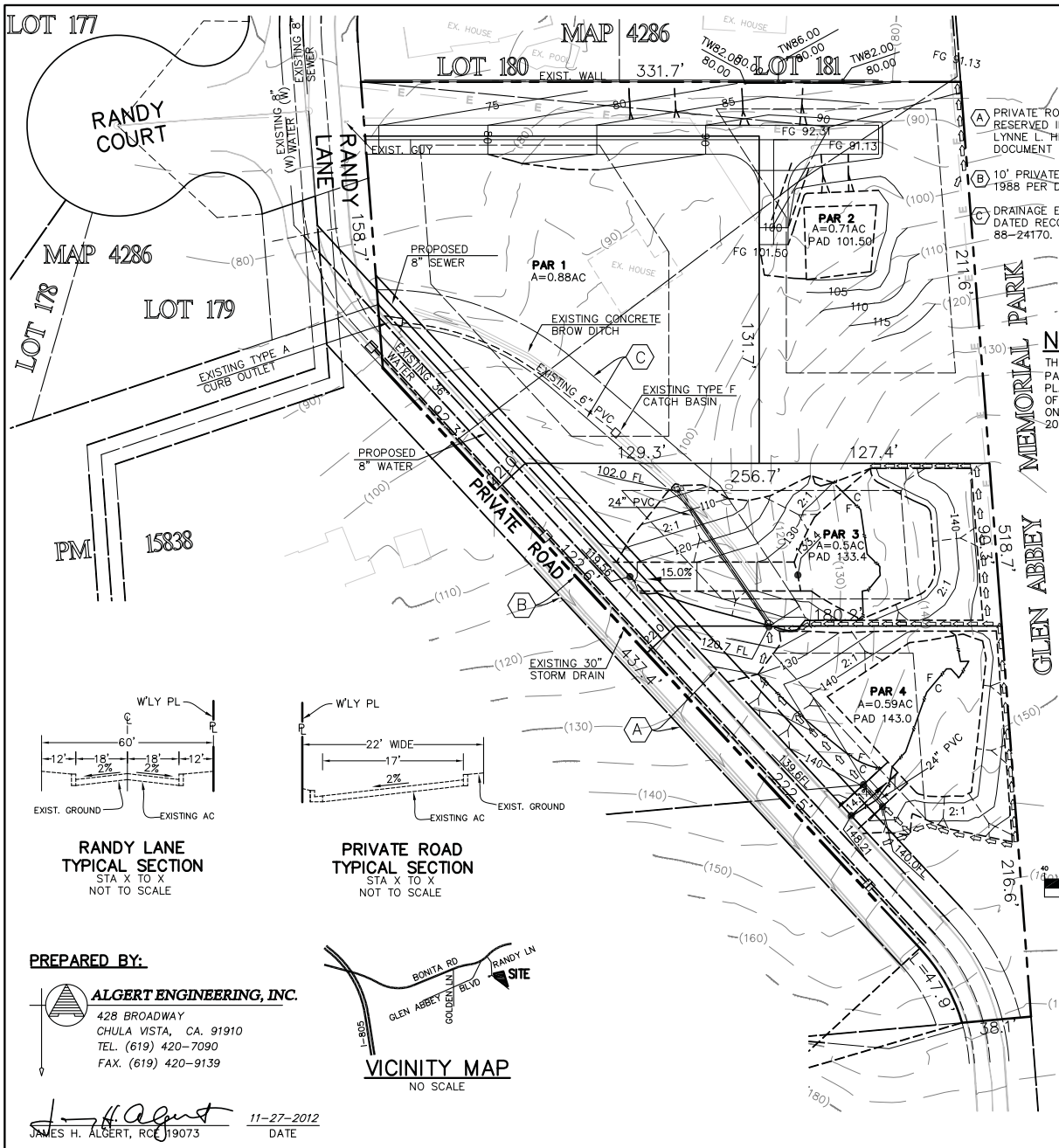
ATTACHMENTS

APPENDIX A: Tentative Parcel Map
APPENDIX B: Field Map
APPENDIX C: Photographs

APPENDIX A

Tentative Parcel Map

Blackhawk Environmental



A PRIVATE ROAD AND AND UTILITY EASEMENT, RESERVED IN DEED TO TABER G. HERSUM AND LYNNE L. HERSUM RECORDED AUGUST 12, 2010 AS DOCUMENT NO. 2010-0415935.

B 10' PRIVATE SLOPE EASEMENT RECORDED MAY 23, 1988 PER DOC. 88-24170.

C DRAINAGE EASEMENT TO SWEETWATER AUTHORITY DATED RECORDED MAY 23, 1988 PER DOC. 88-24170.

NOTE:

THE SUBJECT PROPERTY IS SHOWN AS PARCEL "A" ON BOUNDARY ADJUSTMENT PLAT NO. 10-0031 AND A CERTIFICATE OF COMPLIANCE FOR SAME WAS RECORDED ON JULY 18, 2012 AS DOCUMENT NO. 2012-0416774 OF O.R.

RANDY LANE TYPICAL SECTION
STA X TO X
NOT TO SCALE

PRIVATE ROAD TYPICAL SECTION
STA X TO X
NOT TO SCALE

VICINITY MAP
NO SCALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

TRA: 79007

REGIONAL CATEGORY	CT
ZONE	–
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	–
LOT SIZE	10,000SF
BUILDING TYPE	C
MAX. FLOOR AREA	–
FLOOR AREA RATIO	–
HEIGHT	G
COVERAGE	–
SETBACK	B
OPEN SPACE	–
SPECIAL AREA REGS	–

PREPARED BY:

ALGERT ENGINEERING, INC.
428 BROADWAY
CHULA VISTA, CA. 91910
TEL. (619) 420-7090
FAX. (619) 420-9139

JAMES H. ALGERT, RCE 19073 — 11-27-2012 DATE

SHEET 1 OF 1 SHEETS

TENTATIVE PARCEL MAP _____

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATE BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS _____ DAY OF _____, AT _____, CALIFORNIA.

ALL OWNERS MUST SIGN

SIGNATURE _____ SIGNATURE _____

NAME HECTOR MARTINEZ & MIRIAM MARTINEZ

ADDRESS 1066 FLORIDA PLAZA
CHULA VISTA, CA 91910

TELEPHONE (619) 972-6314

1. TAX ASSESSOR'S NUMBER IS 592-141-33
2. LEGAL DESCRIPTION: PORTION FRACTIONAL SECTION 85 OF THE RANCHO DE LA NACION IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 11, 1869.
3. GENERAL PLAN CATEGORY: VILLAGE RESIDENTIAL
4. REGIONAL CATEGORY: SWEETWATER
5. COMMUNITY/SUBREGIONAL PLAN AREA: SWEETWATER
6. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
7. ASSOCIATED PERMITS: NONE
8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS: ACCESS FROM RANDY LANE, WHICH IS A PUBLIC MAINTAINED ROAD.
9. WATER SOURCE/WATER DISTRICT: SWEETWATER AUTHORITY
10. SEWER DISTRICT: COUNTY OF SAN DIEGO
11. FIRE DISTRICT: BONITA-SUNNYSIDE FIRE DISTRICT
12. SCHOOL DISTRICT(S): SWEETWATER UNION HIGH SCHOOL DISTRICT
    CHULA VISTA ELEMENTARY SCHOOL DISTRICT
13. EXISTING ZONING: VR-4.3
14. DATE OF CONTOURS AND TOPOGRAPHY: 12-06-2011
15. TOTAL PARCELS: 4
16. SITE ADDRESS: 3364 RANDY LANE
17. CALIFORNIA COORDINATE INDEX: 174-1749 (NAD27)
18. EARTHWORK (APPROX.): EXCAVATION=3,070CY, EMBANKMENT=3,070CY
19. SOLAR NOTE: ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF SUBDIVISION ORDINANCE.

JN 7423

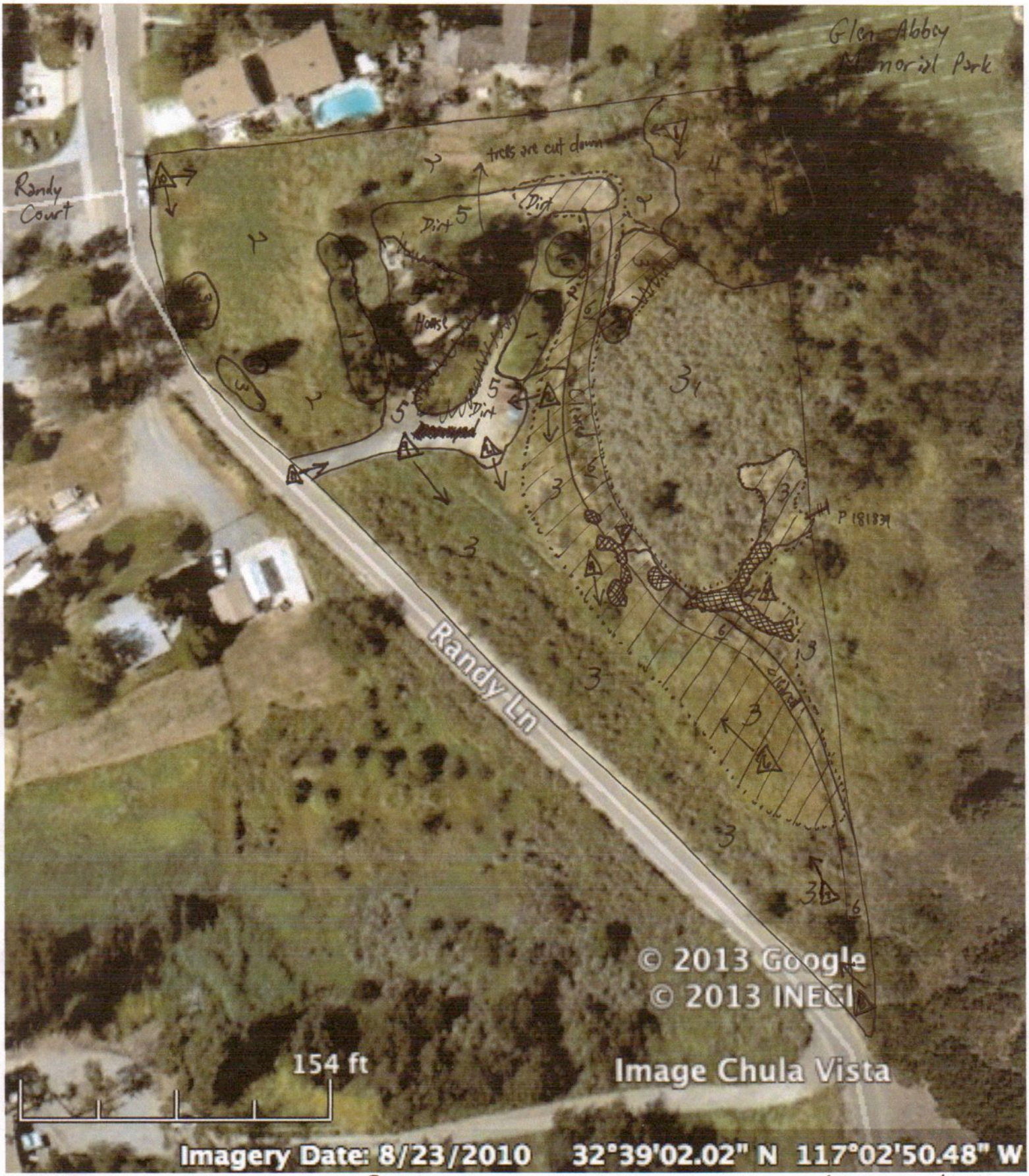
APPENDIX B

Field Map

Blackhawk Environmental

Randy Lane QCB Assessment Field Map

3·25·13



1 = ornamental
2 = Ruderal/NNG
3 = CSS
4 = Eucalyptus
5 = DIV
6 = DisCSS

= larval host plant patches
= non-excluded area boundary
= non-excluded area

= photo point (w/directional arrows)
= SDGE pole

APPENDIX C

Photographs

Blackhawk Environmental

Photo 1. Larval host plant patch within open coastal sage scrub habitat.

Photo 2. Dwarf plantain within the patch shown in Photo 1.

Photo 3: Open access road with larval host plant patches.

Photo 4. Open coastal sage scrub habitat suitable for QCB.

BLACKHAWK Environmental

1720 Midvale Drive
San Diego, CA, 92105
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

April 12, 1013

Klein Edwards Professional Services
Attn.: Michael Klein
P.O. Box 16809
San Diego, CA 92176-6809

California Gnatcatcher Survey Results

Proposed Housing Development along Randy Lane in Bonita, CA

Dear Mr. Klein:

Blackhawk Environmental, Inc. was contracted through Klein-Edwards Professional Services to conduct protocol presence/absence surveys for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*; CAGN) on a triangular two-acre parcel (site) of land immediately east of Randy Lane and southeast of Randy Court, in the town of Bonita, California (Appendix A). The site contains an existing house, ornamental vegetation, ruderal/non-native grasslands, gravel and dirt driveways, but it is primarily composed of undeveloped coastal sage scrub (CSS). The CSS is highly CAGN-suitable, with California sagebrush (*Artemisia californica*) as the dominant shrub in a mosaic of sub-associates, including bush sunflower (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*) and bush monkeyflower (*Mimulus aurantiacus*). Other shrubs present included deerweed (*Lotus scoparius*), chaparral broom (*Baccharis sarothroides*), coast cholla (*Cylindropuntia prolifera*) and lemonadeberry (*Rhus integrifolia*).

The site is proposed for development into four single-family residential parcels (parcels 1, 2, 3 and 4; see attached Tentative Parcel Map). The undeveloped portions of the survey area are within the Pre-Approved Mitigation Area (PAMA), covered under San Diego County's Multiple Species Conservation Program (MSCP).

METHODS

Since the survey area is covered under the MSCP, three presence/absence surveys were required during the CAGN breeding season. All surveys were conducted within the parameters of current United States Fish and Wildlife (USFWS) protocol by USFWS-permitted biologists Kris Alberts (TE-039640-3) and Seth Reimers (TE-80703A-0). While walking slowly through suitable habitat and positioning at strategic vantage points, call playback technique (iBird PRO app) was used to elicit responses from any CAGN that may have been present. Binoculars were used to observe birds in and near the survey area, and all wildlife species were recorded in the field notes of the biologists (see attached Wildlife Species List). A summary table of the survey dates, times and conditions is provided below.

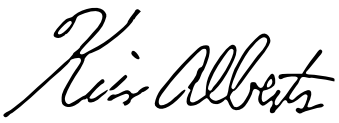
SURVEY CONDITIONS TABLE				
Date	**Timeframe**	**Wind speeds**	**Cloud covers**	**Precipitation**
3 – 25 – 13	0840 – 0945	0 – 2 mph	100 – 0%	None
4 – 3 – 13	0915 – 1015	0 – 3 mph	100 – 10%	None
4 – 10 – 13	0940 – 1030	0 – 3 mph	0%	None

RESULTS

No CAGN were detected on or near the survey area. A complete list of wildlife species detected is included as Appendix C.

If you have any questions regarding this report, please feel free to call me at 619-972-8714 or e-mail me at kris@blackhawkenv.com.

Sincerely,



Kris Alberts
Principal Biologist - Owner

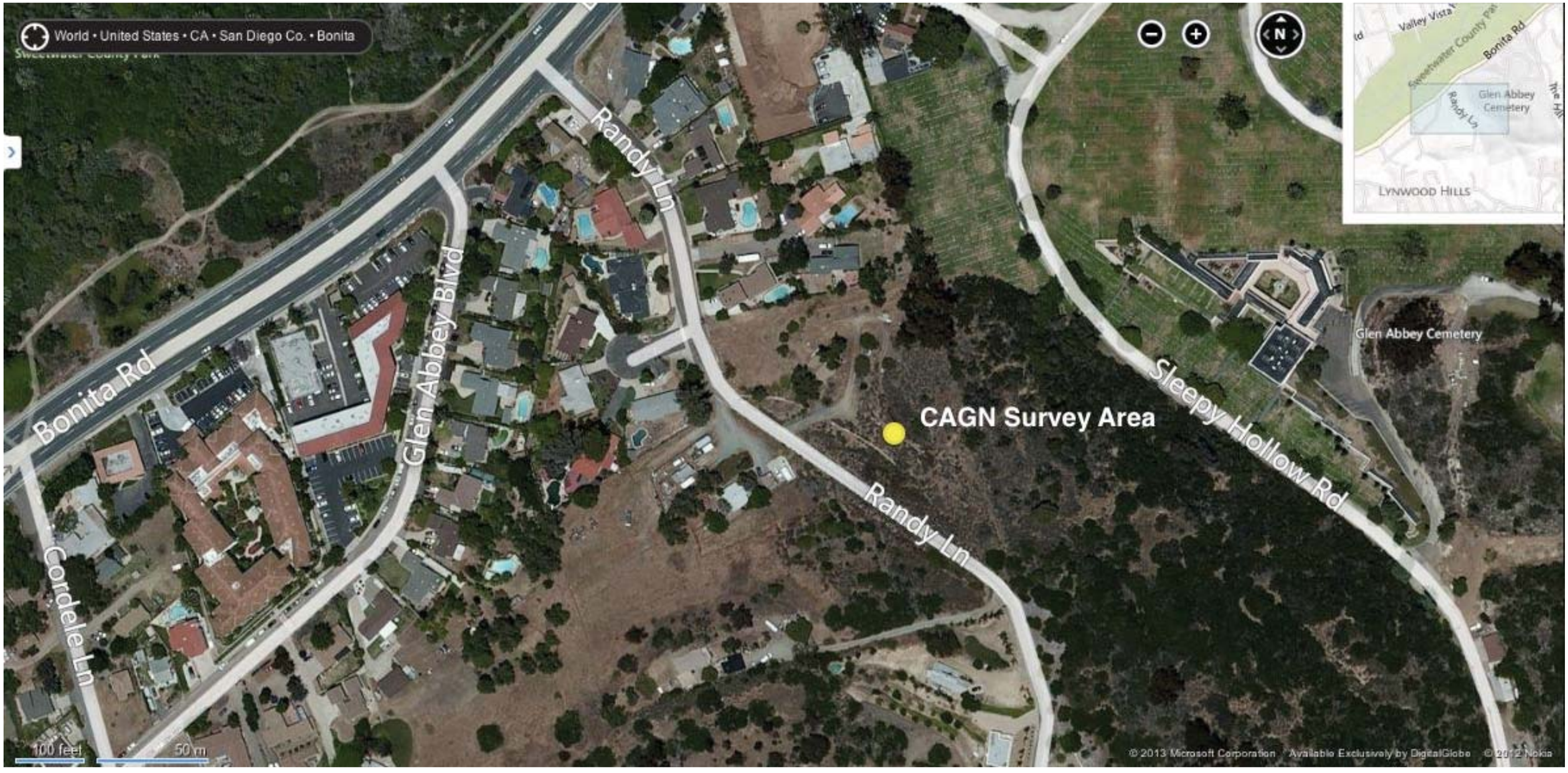
APPENDICES

A: Maps
B: Photographs
C: Wildlife Species List

APPENDIX A

Maps

Blackhawk Environmental


World • United States • CA • San Diego Co. • Bonita
Bonita Rd
Glen Abbey Blvd
Randy Ln
Cordele Ln
Sleepy Hollow Rd
Glen Abbey Cemetery
CAGN Survey Area
Valley Vista Rd
Sweetwater County Park
Bonita Rd
Glen Abbey Cemetery
Randy Ln
Lynwood Hills
100 feet
50 m
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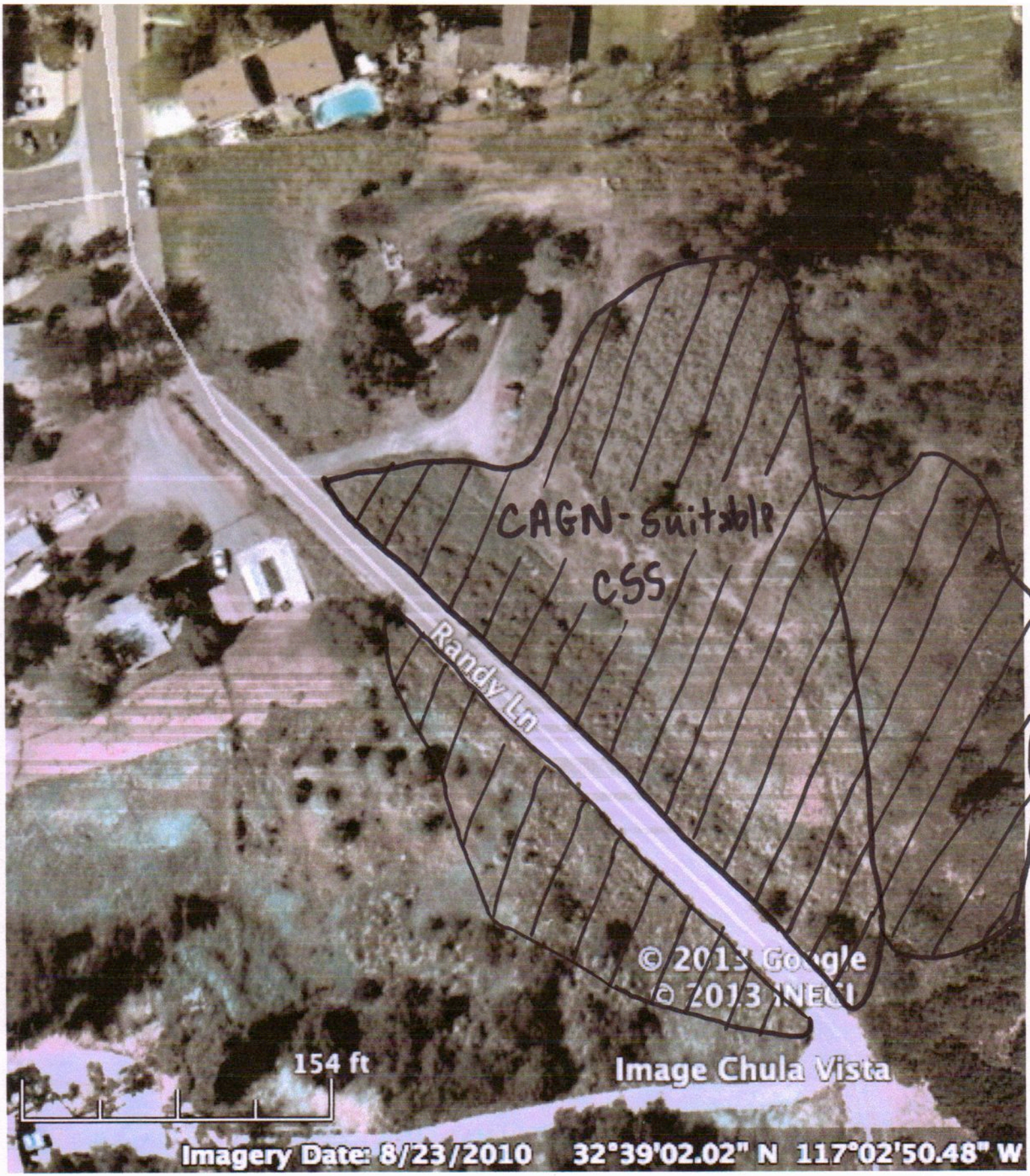
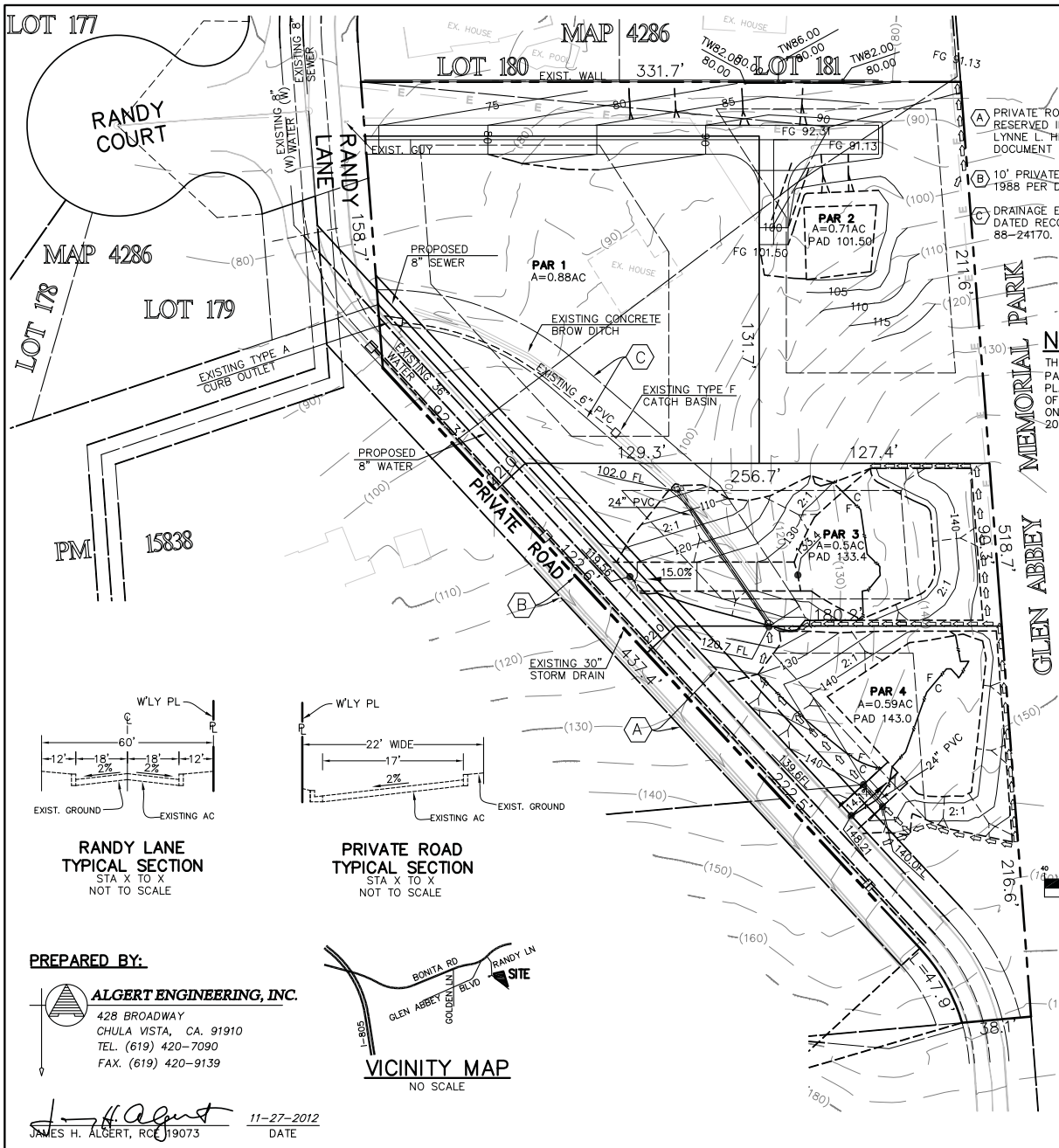

CAGN-suitable
CSS
Randy Ln
© 2013 Google
© 2013 INEGI
154 ft
Image Chula Vista
Imagery Date: 8/23/2010 32°39'02.02" N 117°02'50.48" W



A PRIVATE ROAD AND AND UTILITY EASEMENT, RESERVED IN DEED TO TABER G. HERSUM AND LYNNE L. HERSUM RECORDED AUGUST 12, 2010 AS DOCUMENT NO. 2010-0415935.

B 10' PRIVATE SLOPE EASEMENT RECORDED MAY 23, 1988 PER DOC. 88-24170.

C DRAINAGE EASEMENT TO SWEETWATER AUTHORITY DATED RECORDED MAY 23, 1988 PER DOC. 88-24170.

NOTE:

THE SUBJECT PROPERTY IS SHOWN AS PARCEL "A" ON BOUNDARY ADJUSTMENT PLAT NO. 10-0031 AND A CERTIFICATE OF COMPLIANCE FOR SAME WAS RECORDED ON JULY 18, 2012 AS DOCUMENT NO. 2012-0416774 OF O.R.

RANDY LANE TYPICAL SECTION
STA X TO X
NOT TO SCALE

PRIVATE ROAD TYPICAL SECTION
STA X TO X
NOT TO SCALE

VICINITY MAP
NO SCALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

TRA: 79007

REGIONAL CATEGORY	CT
ZONE	–
USE REGULATIONS	RS
ANIMAL REGULATIONS	Q
DENSITY	–
LOT SIZE	10,000SF
BUILDING TYPE	C
MAX. FLOOR AREA	–
FLOOR AREA RATIO	–
HEIGHT	G
COVERAGE	–
SETBACK	B
OPEN SPACE	–
SPECIAL AREA REGS	–

PREPARED BY:

ALGERT ENGINEERING, INC.
428 BROADWAY
CHULA VISTA, CA. 91910
TEL. (619) 420-7090
FAX. (619) 420-9139

JAMES H. ALGERT, RCE 19073 — 11-27-2012 DATE

SHEET 1 OF 1 SHEETS

TENTATIVE PARCEL MAP _____

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE PARCEL MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF THE LOTS IN MY OWNERSHIP (E.G., PARCEL MAP, FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHT-OF-WAY. "FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODE, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTIGUOUS PARCELS WERE CREATE BY MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION, THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING OR DECISION-MAKING CAPACITY IN ANY FORMAL OR INFORMAL ASSOCIATION OR PARTNERSHIP FOR THE PURPOSE OF DIVIDING REAL PROPERTY.

I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

EXECUTED THIS _____ DAY OF _____, AT _____, CALIFORNIA.

ALL OWNERS MUST SIGN

SIGNATURE _____ SIGNATURE _____

NAME HECTOR MARTINEZ & MIRIAM MARTINEZ

ADDRESS 1066 FLORIDA PLAZA
CHULA VISTA, CA 91910

TELEPHONE (619) 972-6314

1. TAX ASSESSOR'S NUMBER IS 592-141-33
2. LEGAL DESCRIPTION: PORTION FRACTIONAL SECTION 85 OF THE RANCHO DE LA NACION IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 11, 1869.
3. GENERAL PLAN CATEGORY: VILLAGE RESIDENTIAL
4. REGIONAL CATEGORY: SWEETWATER
5. COMMUNITY/SUBREGIONAL PLAN AREA: SWEETWATER
6. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
7. ASSOCIATED PERMITS: NONE
8. LOCATION AND STATUS OF EXISTING LEGAL ACCESS: ACCESS FROM RANDY LANE, WHICH IS A PUBLIC MAINTAINED ROAD.
9. WATER SOURCE/WATER DISTRICT: SWEETWATER AUTHORITY
10. SEWER DISTRICT: COUNTY OF SAN DIEGO
11. FIRE DISTRICT: BONITA-SUNNYSIDE FIRE DISTRICT
12. SCHOOL DISTRICT(S): SWEETWATER UNION HIGH SCHOOL DISTRICT
    CHULA VISTA ELEMENTARY SCHOOL DISTRICT
13. EXISTING ZONING: VR-4.3
14. DATE OF CONTOURS AND TOPOGRAPHY: 12-06-2011
15. TOTAL PARCELS: 4
16. SITE ADDRESS: 3364 RANDY LANE
17. CALIFORNIA COORDINATE INDEX: 174-1749 (NAD27)
18. EARTHWORK (APPROX.): EXCAVATION=3,070CY, EMBANKMENT=3,070CY
19. SOLAR NOTE: ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF ONE HUNDRED (100) SQUARE FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION AS REQUIRED BY SECTION 81.401(m) OF SUBDIVISION ORDINANCE.

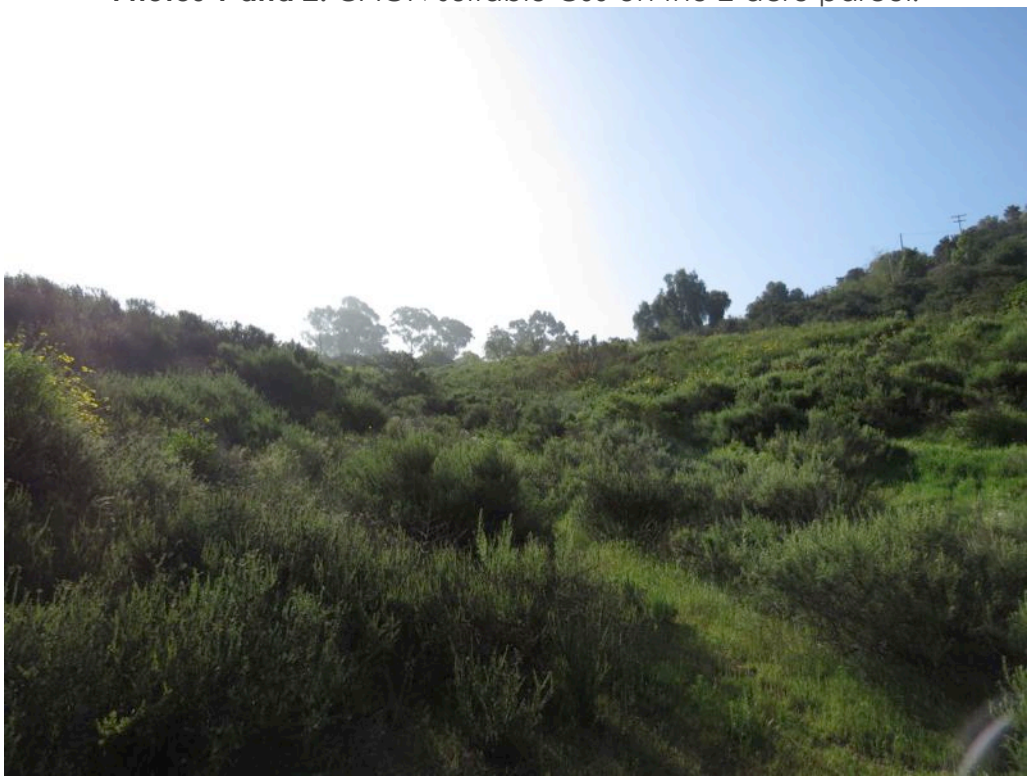
JN 7423

APPENDIX B

Photographs

Blackhawk Environmental

Photos 1 and 2: CAGN-suitable CSS on the 2-acre parcel.



Photos 3 and 4: CAGN-suitable CSS on and adjacent to the 2-acre parcel.

APPENDIX C

Wildlife Species List

Blackhawk Environmental

VERTEBRATE WILDLIFE SPECIES LIST

COMMON NAME	SCIENTIFIC NAME
BIRDS	
Allen's hummingbird	*Selasphorus sasin*
American crow	*Corvus brachyrhynchos*
Anna's hummingbird	*Calypte anna*
Bewick's wren	*Thryomanes bewickii*
Black phoebe	*Sayornis nigricans*
Black-throated magpie jay	*Callocitta colliei*
Bushtit	*Psaltriparus minimus*
California quail	*Callipepla californica*
California thrasher	*Toxostoma redivivum*
California towhee	*Pipilo crissalis*
Cassin's kingbird	*Tyrannus vociferans*
Cliff swallow	*Petrochelidon pyrrhonota*
Common raven	*Corvus corax*
European starling	*Sturnus vulgaris*
House finch	*Carpodacus mexicanus*
House wren	*Troglodytes aedon*
Lawrence's goldfinch	*Carduelis lawrencei*
Lesser goldfinch	*Carduelis psaltria*
Mallard	*Anas platyrhynchos*
Mourning dove	*Zenaida macroura*
Northern mockingbird	*Mimus polyglottos*
Nuttall's woodpecker	*Picoides nuttallii*
Orange-crowned warbler	*Vermivora celata*

COMMON NAME	SCIENTIFIC NAME
Pacific Slope flycatcher	*Empidonax difficilis*
Red-shouldered hawk	*Buteo lineatus*
Red-tailed hawk	*Buteo jamaicensis*
Rock pigeon	*Columba livia*
Song sparrow	*Melospiza melodia*
Spotted towhee	*Pipilo maculatus*
Western scrub-jay	*Aphelocoma californica*
White-crowned sparrow	*Zonotrichia leucophrys*
Wrentit	*Chamaea fasciata*
REPTILES	
Western fence lizard	*Sceloporus occidentalis*
MAMMALS	
Bobcat	*Lynx rufus*
Desert cottontail	*Sylvilagus audobonii*
Domestic cat	*Felis catus*
Dusky-footed woodrat	*Neotoma fuscipes*