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BIOLOGY SUMMARY REPORT

Biological Resources, Project Impacts, and Proposed Mitigation
The Savage Tentative Parcel Map Project
RECORD ID: PDS2015-TPM-21221;
APN 181-121-20-00
Greenbush Lane
San Diego County, California

Final August 2015

Summary

The Savage Tentative Parcel Map Project (Record ID: PDS2015-TPM-21221) consists of a Tentative Parcel Map application to subdivide the approximately 1.7-acre APN 181-121-20-00 property into three legal parcels sized at approximately 0.55, 0.57, and 0.58 gross acres each. The project site adjoins Greenbush Lane in the North County Metropolitan Subregional Plan area east of the City of Vista, California. The site supports three more-or-less discrete plant communities: Non-native Grassland, Non-native Vegetation, and Urban/Developed habitat. Development as proposed could impacted biological resources, triggering a need for mitigation. Mitigation can take place offsite in a County-approved location. In addition, an avian nesting survey and/or seasonal restrictions on site development are recommended to ensure project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Savage Tentative Parcel Map Project is an application for a County of San Diego Tentative Map (TM) subdivision to allow for the subdivision of the 1.7-acre parcel into three approximately half-acre parcels and related infrastructure. Under the current design, a new home would ultimately be constructed on each of the new lots along with required improvements, such as landscaping, brush management, etc.

The Savage Tentative Parcel Map Project site currently supports Non-native Grassland over the majority of the site, Urban/Developed Habitat along the eastern edge, and Non-native Vegetation on the western and southern edges of the property. The site is nearly flat with onsite elevations ranging between approximately 558 feet and 569 feet MSL. The soil-type mapped onsite consist entirely of Wyman loam on slopes between 5 and 9 percent gradient. This soil-type is not known to support large numbers of rare or endangered plants or other sensitive biological resources.

The author (Vincent Scheidt) conducted a field survey of the Savage Tentative Parcel Map Project on June 1, 2015. Weather conditions during the survey included temperatures in the mid 70°s, clear skies, and a light southwest wind.

All plants, animals, and habitats encountered during the survey were noted in the field. Adjoining offsite areas were examined concurrent with baseline site surveying. The limits of each habitat-type were mapped in the field utilizing a recent aerial photograph of the property. All plants and animals identified in association with the project site are listed in Table 1, attached. 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 (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, et. al (1992) for mammals.

Vegetation Communities, Flora/Fauna, and Special Status Species

The Savage Tentative Parcel Map Project supports three plant associations: Non-native Grassland, Non-native Vegetation, and Urban/Developed Habitat (Figures 3 and 4).

Vegetation Communities

Non-native Grassland - (Holland Code 42200) – 1.3 acres

Non-native Grassland (NNV) covers most of the subject property. This habitat varies significantly in species composition, with some areas dominated Bermuda Grass (*Cynodon dactylon*), Storks Bill (*Erodium botrys)*, Wild Oat (*Avena fatua),* and others. Non-native Grassland is considered a sensitive biological resource in San Diego County, as defined by the County's Guidelines for Determining Significance.

Non-native Vegetation - (Holland Code 11000) – 0.3 acre

Non-native Vegetation (NNV) occurs parallel to the site's western and southern edge. This habitat consists of a row of tall Pecan trees (*Carya illinoinensis*), scattered sapling Coast Live Oaks (*Quercus agrifolia*), a thicket of Pyrocantha *(Pyracantha)*, and an understory of mostly weedy forbes and grasses. The small oaks found within the Non-native Vegetation total approximately 20 saplings, all with a DBH less than 6 inches. These do not qualify as a distinct habitat. Non-native Vegetation is not considered a sensitive biological resource in San Diego County, as defined by the County's Guidelines for Determining Significance.

Urban/Developed Habitat - (Holland Code 12000) – 0.1 acre

Urban/Developed habitat (U/D) is found onsite in the form of the paved half-width roadbed of Greenbush Lane. Offsite and adjoining the property is additional developed habitat in the form of single family homes. U/D is not considered a sensitive biological resource in San Diego County, as defined by the County's Guidelines for Determining Significance.

Flora and Fauna

Forty-eight species of vascular plants and ten species of vertebrate animals were detected on the Savage Tentative Parcel Map Project. The species observed typify the diversity normally found in interior areas of San Diego County, including common indicators of developed areas and annual grassland habitats. A complete list of the plants and animals observed, listed alphabetically, can be found in Table 1, attached. This list would be expected to represent at least 80 percent of the naturalized plants occurring on this site. However, many animals are cryptic, seasonal, or nocturnal. At least dozens species of animals are expected to use the site, at least on an occasional basis. One of the animals are considered sensitive in San Diego County. This is discussed below.

Special Status Species

No special status or "sensitive" plant species were observed on the Savage Tentative Parcel Map Project during the field survey. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the County of San Diego, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, or the California Native Plant Society.

Various sensitive plants are known from the general vicinity of the property. These are presented, along with an assessment of the probability of occurrence onsite, in tabular form in Table 3, attached. Most of these are either associated with habitats not found here (such as vernal pools, mafic soils, etc.) or are large and distinctive perennials which would not have been missed if encountered during the field survey.

One locally-common sensitive animal was detected on the Savage Tentative Parcel Map Project during the field survey. This is Red-shouldered Hawk *(Buteo lineatus).* Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise considered noteworthy by the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, or the County.

Other sensitive animals known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3. Some of these have a moderate probability of occurring on the property on at least an occasional basis.

Red-shouldered Hawk
Buteo lineatus
Listing: "San Diego County Sensitive Bird, Group 1 Species" (PDS, 2011)
State status: none
Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended
Distribution: Central and southern California west of the Sierras. Also Mexico, southeastern Canada, and the eastern United States.
Habitat(s): Roost and nest in a variety of woodland habitats: eucalyptus woodlands, oak groves, open riparian forests, and related broken wooded areas.
Status on Site: Single specimen observed flying over offsite areas off the southern property edge during the survey.
Comments: The CNDDB does not collect data on this species. This species should be removed from the San Diego County "Sensitive Birds" list entirely as it is very common and not in any way endangered or threatened.

Jurisdictional Wetlands and Waterways

The Savage site does not support any jurisdictional wetlands or waters. One very poorly-defined swale runs more-or-less parallel to the westerly edge of the Savage TM Project site. This was carefully examined and photodocumented as a part of the study of this site. The swale runs parallel to the western property boundary beneath a mostly-open canopy of non-native trees with a non-riparian understory consisting of upland weeds.

State and federal jurisdictional wetlands, as defined by the Unified Federal Method for Wetland Delineation (1987) and the California Department of Fish and Wildlife, are not found on the Savage Tentative Parcel Map Project. The site does not support a predominance of hydrophytes, hydric soils, or suitable hydrology, and the site furthermore does not have any areas exhibiting an ordinary high water mark or a bed and bank.

The western swale was assessed as to whether or not it would qualify as County-defined (RPO) wetlands. This assessment was based on the following (from Section 86.602 (q) of the County of San Diego's Resource Protection Ordinance (RPO)):

(1) Lands having one or more of the following attributes are "wetlands":
- *(aa) At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);*
- *(bb) The substratum is predominantly undrained hydric soil; or*
- *(cc) An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system."*

The westerly swale **does not** qualify for RPO wetland status based on a lack of a predominance of hydrophytes, hydric soils, or an ephemeral or perennial stream. The swale contains mostly non-native vegetation, weedy forbs, and annual grasses.

Other Unique Features/Resources

Because of the site is entirely surrounded by development it lacks unique features or resources that would enhance its biological significance. The site doesn't have any rock outcrops or other areas of wildlife congregation. No significant wildlife corridors exist across the property.

Project NCCP Compatibility

The conversion of native and naturalized habitats in the unincorporated County of San Diego is currently regulated through its Subarea Planning efforts in compliance with the Natural Communities Conservation

Program (NCCP) process. The intent of these efforts is to retain large, connected areas of chaparral, oak woodland, coastal sage scrub and other habitats in order to preserve habitat values and reduce the endangerment of "covered" species through the retention of long-term habitat viability.

Project Consistency with the North County MSCP

The Savage Tentative Parcel Map Project is consistent with the recommendations of the Subregional Multiple Species Conservation Program (MSCP) and the County of San Diego's draft North County Subarea MSCP Plan (NCMSCP). The project also complies with the requirements of the County of San Diego's interpretation of the California Environmental Quality Act CEQA. The draft NCMSCP requires certain preserve design elements, the avoidance of certain sensitive plant species, and application of specific mitigation ratios. All impacted habitats will be mitigated for in full compliance with the County of San Diego Guidelines, including all applicable mitigation ratios.

Significance of Project Impacts and Proposed Mitigation

Potential development-related impacts associated a future build-out of with the Savage Tentative Parcel Map Project site are subject to review under CEQA per the County's CEQA Guidelines. This means that the County requires that all project-related impacts to the site's flora, fauna, and habitats be assessed, and that mitigation be provided in the instance that impacts are considered "significant", as defined by CEQA. Mitigation is designed to reduce the effects of development, keeping all impacts at a level that is "less than significant".

Direct, Indirect, and Cumulative Impacts

Anticipated impacts to habitats were calculated by determining the acreage of each habitat-type affected by site development, including onsite and offsite improvements and fire clearing from all habitable structures.

Measurable direct and indirect impacts would result from the development of Savage Tentative Parcel Map 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, parks, roads, etc. Indirect impacts also affect habitats, plants, and/or animals residing 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

Full site development could result in the following direct impacts (summarized in Table 2):

(1) Up to 1.3 acres of NNG could be impacted as a result of site development. This impact is considered **significant**, as defined by CEQA and the County's Significance Guidelines.

(2) Up to 0.3 acre of NNV could be impacted as a result of site development. This impact is considered **less than significant**, as defined by CEQA and the County's Significance Guidelines.

(3) Up to 0.1 acres of Urban/Developed habitat could be impacted as a result of site development. This impact is considered **less than significant**, as defined by CEQA and the County's Significance Guidelines.

(4) Development could result in impacts to foraging habitat for Red-shouldered Hawk. This impact is considered **less than significant**, as defined by CEQA and the County's Significance Guidelines.

Indirect Impacts

Some indirect impacts resulting from changes in land use are possible. These are primarily "edge effects" impacting undeveloped areas onsite and adjoining offsite areas. Because the site is small and already impacted by edge effects from the adjacent road and residential development, these indirect impacts are considered **less than significant.** No specific mitigation is required for indirect impacts.

Cumulative Impacts

The County of San Diego has determined that the project qualifies for a "partial exemption" pursuant to CEQA section 15183. CEQA section 15183 allows qualifying projects to rely on the cumulative analysis contained within a certified Environmental Impact Report prepared for a General Plan. The County of San Diego Board of Supervisors certified the General Plan Update EIR on August 3, 2011, which comprehensively evaluated environmental impacts that would result from plan implementation, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. Consequently, no additional review of cumulative impacts is required under CEQA, and no specific mitigation is required.

Proposed Mitigation

In order to reduce project all impacts (see Table 2) to "less than significant", the following mitigation is recommended:

1. To comply with the County's Guidelines, impacts to NNG require mitigation at a ½-to-1 ratio. In this case, for every acre-unit of NNG potentially impacted, one-half acre-unit of NNG habitat must be conserved. Therefore, 0.7 acre of NNG must be conserved offsite in a County-approved location, such as a County-approved mitigation bank. This action will reduce impacts to less than significant. At this time, the Red Mountain or Daley Ranch banks are

recommended for the purchase of mitigation credits as these banks are in relatively close proximity to the subject site and each has ample habitat-credits available.

2. No specific mitigation for impacts to any known sensitive plant or animal species (Red-shouldered Hawk, possible others) is required by the County. As promoted by California's NCCP Act, the loss of these sensitive species will presumably be compensated for by the conservation of habitat lands within the Subarea that theoretically support such species (habitat-based mitigation).

3. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird or raptor nesting location should not take place during the spring/summer songbird breeding season, defined as from 1 January to 31 August of each year. This is recommended in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the "take" of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting brushing and grading to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Planning and Development Services, and the Wildlife Agencies (California Department of Fish and Wildlife, U.S. Fish and Wildlife Service) for concurrence with the conclusions and recommendations.

No other biological mitigation associated with the Savage Tentative Parcel Map Project is recommended at this time.

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Preparer and Persons/Organizations Contacted

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Attachments

Table 1. Plants and Animals Observed
Table 2. Habitat Impacts/Mitigation Analysis
Table 3. Sensitive Species Known from the Vicinity

Figure 1. Regional Location
Figure 2. Recent Aerial Photo
Figure 3. Onsite and Offsite Biological Resources on Recent Aerial Photo
Figure 4. Onsite Biological Resources on Preliminary Grading Plans

Table 1. Plants and Animals Observed – - the Savage Tentative Parcel Map Project

Scientific Name	Common Name
Plants	
Amaranthus albus *	White Tumbleweed
Anagallis arvensis *	Scarlet Pimpernel
Aptenia cordifolia *	Red Apple Iceplant
Atriplex semibaccata *	Australian Saltbush
Avena barbata *	Slender Wild Oat
Avena fatua *	Wild Oat
Brassica geniculata *	Perennial Mustard
Brassica rapa *	Field Mustard
Bromus diandrus *	Ripgut Brome
Carya illinoinensis *	Pecan
Chenopodium murale *	Common Goosefoot
Convolvulus arvensis *	Field Bindweed
Conyza bonariensis *	Horseweed
Cucurbita foetidissima	Stinking Gourd
Cynara cardunculus *	Wild Artichoke
Cynodon dactylon *	Bermuda Grass
Ehrharta calycina *	Veldt Grass
Eremocarpus setigerus	Dove Weed
Erodium botrys *	Long-beaked Stork's-bill
Festuca elatior *	Tall Fescue
Filago gallica *	Narrow-leaf Filago
Foeniculum vulgare *	Wild Anise
Fraxinus sp.	Ash
Hedypnois cretica *	Hedypnois
Lactuca serriola *	Wild Lettuce
Limonium sp.	Sea Lavender
Lolium multiflorum *	Italian Ryegrass
Malva parviflora *	Cheeseweed
Oenothera speciosa *	Mexican Evening Primrose
Phyla lanceolata	Lance-leaf Frog Fruit
Pyrocantha sp. *	Pyrocantha
Picris echioides *	Bristly Ox-tongue
Pinus halepensis *	Aleppo Pine
Polycarpon tetraphyllum *	Four-leaf Allseed

Table 1. Plants and Animals Observed – - the Savage Tentative Parcel Map Project

Scientific Name	Common Name
Plants (cont)	
Pyracantha sp. *	Pyracantha
Quercus agrifolia	Coast Live Oak
Raphanus sativus *	Wild Radish
Rubus ursinus	California Blackberry
Rumex crispus *	Curly Dock
Salsola pestifer *	Russian Thistle
Silene gallica *	Common Catchfly
Sonchus oleraceus *	Sow Thistle
Sonchus tenerrimus *	Slender Sow-Thistle
Sorgum halepense *	Johnson Grass
*Torilis arvensis**	Japanese Hedge-Parsley
Tragopogon sp. *	Salsify
Vicia sativa *	Common Vetch
Vinca major *	Periwinkle
Birds	
Buteo lineatus	**Red-shouldered Hawk**
Carpodacus mexicanus	Housefinch
Corvus corax	Common Raven
Corvus brachyrhynchos	Common Crow
Mimus polyglottos	Mockingbird
Pipilo crissalis	California Towhee
Sturnus vulgaris	Starling
Mammals	
Thomomys bottae	Valley Pocket Gopher
Reptiles	
Sceloporus occidentalis	Western Fence Lizard
Uta stansburiana	Side-blotched Lizard

Total: 48 species of native and naturalized plants and 10 species of native vertebrates detected
* = non-native species **bold = Special Status Species**

Table 2. Impact/Mitigation Analysis - the Savage Tentative Parcel Map Project

Biological Resource	Total Acres Onsite [1]	Acres Impacted	Applicable Mitigation Acreage / Mitigation Ratio	Offsite Mitigation Recommended
Non-Native Grassland	1.3 acre	1.3 acre	1.3 acres / 0.5:1	0.7 acre offsite [2]
Non-Native Vegetation	0.3 acre	0.3 acre	none	n/a
Urban/Developed	0.1 acre	0.1 acre	none	n/a
TOTALS	**1.7 acres**	**1.7 acres**	**--**	**0.7 acre offsite**

[1] *Acreages rounded per County requirements*
[2] *Offsite mitigation must take place in a County-approved location.*

Table 3. Sensitive Species Known from the Vicinity – - the Savage Tentative Parcel Map Project

Latin Name	**Common Name**	**Federally Endangered**	**Federally Threatened**	**State Endangered**	**MSCP Narrow Endemic**	**County Sensitive Plant List**	**Coastal Sage Scrub**	**Mixed Chaparral**	**Native Grassland**	**Riparian**	**Oak Woodland**	**Chamise Chaparral**	**Mixed Conifer**	**Close Cone Forest**	**Pinon-Juniper**	**Freshwater Marsh**	**Desert Scrub**	**Desert Wash**	**Salt or Alkali Marsh**	**Vernal Pools**	**Montane Meadow**	**Coastal or Desert Dune**	**Lakes and Bays**	**Extensive Agriculture**	**Probability of Occurrence**	**Probability Code**
Acanthomintha ilicifolia	San Diego Thornmint		X	X	X	A	X		X			X								X					L	1a
Ambrosia pumila	San Diego Ambrosia		X			A	X		X	X										X					L	1a
Brodiaea orcuttii	Orcutt's Brodiaea					A			X	X	X	X								X					L	1a
Holocarpha virgata elongata	Graceful Tarplant					D			X																L	1a
Lepidium virginicum robinsonii	Robinson's Pepper Grass					D	X																		L	1a
Accipiter cooperi	Cooper's Hawk						X	X	X	X	X	X	X	X							X				M	2a
Ammodramus savannarum	Grasshopper Sparrow								X																L	1a
Anniella pulchra pulchra	Silvery Legless Lizard						X		X	X												X			M	2a
Antrozous pallidus	Pallid Bat						X	X	X	X	X	X	X	X	X		X	X			X				M	2a
Aquila chrysaetos	Golden Eagle				X		X	X	X		X	X	X	X	X										L	1a
Ardea herodias	Great Blue Heron								X							X							X		L	1a
Athene cunicularia hypugea	Burrowing Owl						X		X									X				X			L	1a
Cathartes aura	Turkey Vulture						X	X	X	X	X	X	X	X											M	2a
Chaetodipus californicus femoralis	Dulzura CA Pocket Mouse						X	X	X		X	X	X												L	1a
Chaetodipus fallax fallax	NW San Diego Pocket Mouse						X	X	X			X					X	X							L	1a
Circus cyaneus hudsonius	Northern Harrier						X		X							X			X					X	L	1a
Cnemidophorus hyperythrus	Orange-Throated Whiptail						X	X	X	X		X													M	2a
Coleonyx variegatus abbottii	San Diego Banded Gecko						X		X			X													M	2a
Corynorhinus townsendii	Townsend's Big-Eared Bat							X	X	X	X	X	X	X	X		X	X			X				M	2a
Danaus plexippus	Monarch Butterfly							X	X		X										X				L	1a
Dipodomys stephensi	Stephen's Kangaroo Rat			X			X		X																L	1a
Elanus caeruleus	Black-Shouldered Kite								X	X															L	1a
Eremophila alpestris actis	Horned Lark								X												X				M	2a
Eumeces skiltonianus interparietalis	Coronado Skink						X		X	X	X	X	X	X	X										M	2a
Eumops perotis californicus	Greater Western Mastiff Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		M	2a
Falco mexicanus	Prairie Falcon																X	X							L	1a
Lanius ludovicianus	Loggerhead Shrike						X		X	X	X						X	X							M	2a
Larus californicus	California Gull								X							X			X		X	X	X		L	1a
Lepus californicus bennettii	SD Black-Tailed Jackrabbit						X	X	X		X	X	X	X											L	1a
Myotis yumanensis	Yuma Myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X		M	2a
Nyctinomops macrotis	Big Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		M	2a
Nyctinomops femorosaccus	Pocketed Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		M	2a
Odocoileus hemionus	Southern Mule Deer						X	X	X	X	X	X	X	X	X		X	X			X				L	1a
Onychomys torridus ramona	Southern Grasshopper Mouse						X	X	X			X													L	1a
Phrynosoma coronatum blainvillei	San Diego Horned Lizard						X	X	X			X													M	2a
Scaphiopus hammondii	Western Spadefoot Toad						X	X	X	X	X	X				X				X					L	1a
Taxidea taxus	American Badger						X	X	X		X	X	X		X		X	X			X				L	1a

Probability of Occurrence Codes:

L – Low Probability
M – Moderate Probability
H – High Probability

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 - might be expected to occur onsite based on habitat suitability and quality (plant or animal);
2b - might be expected to occur onsite, but very rare or cryptic (animal), and/or poorly knowr (plant or animal)

Figure 1. Regional Location – the Savage Tentative Parcel Map Project
Portion of U.S.G.S. "San Marcos, California" 7.5′ Quadrangle

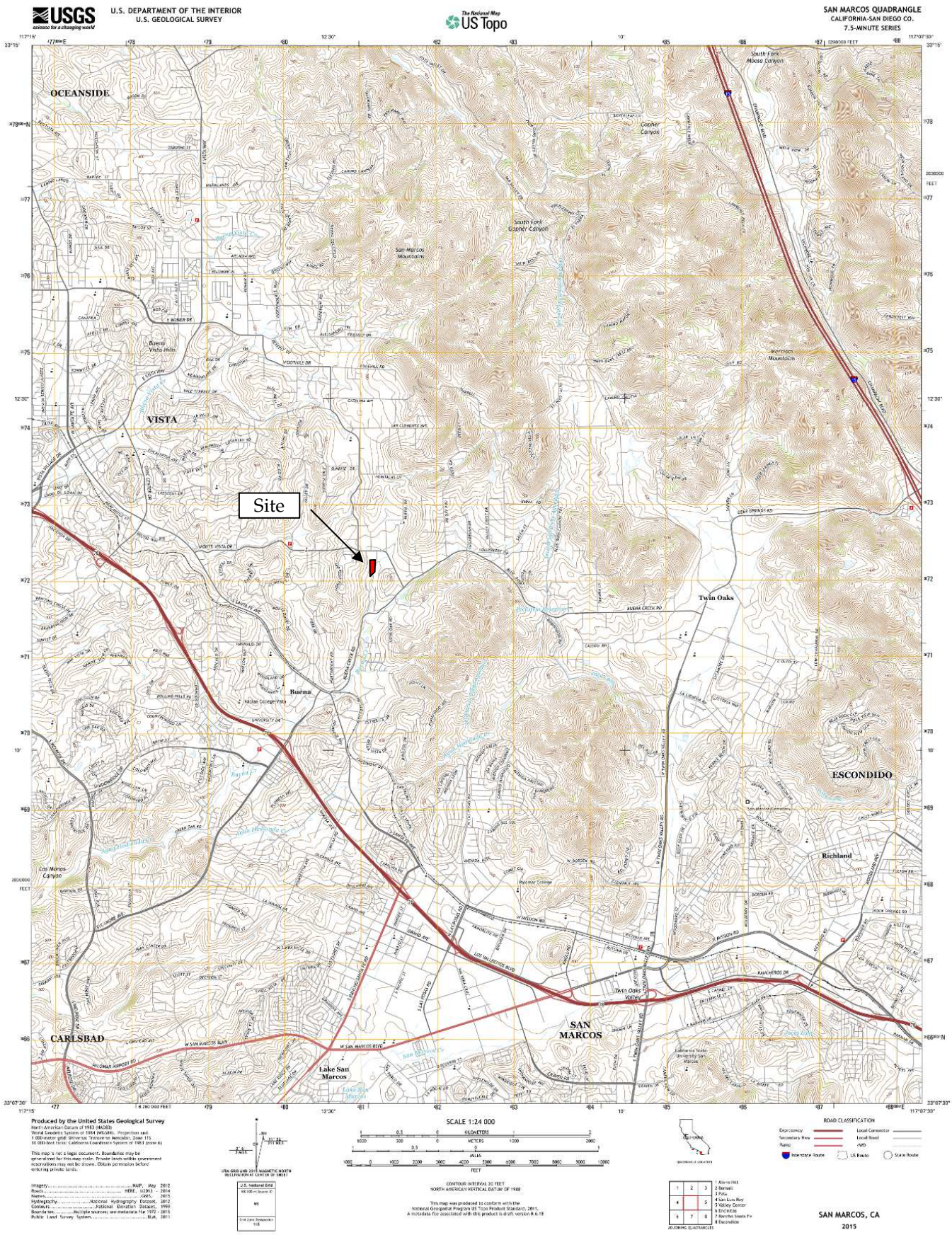

Figure 2. Recent Aerial Photo - the Savage Tentative Parcel Map Project

Figure 3. Onsite and Offsite Biological Resources on Aerial Photo - the Savage Tentative Parcel Map Project

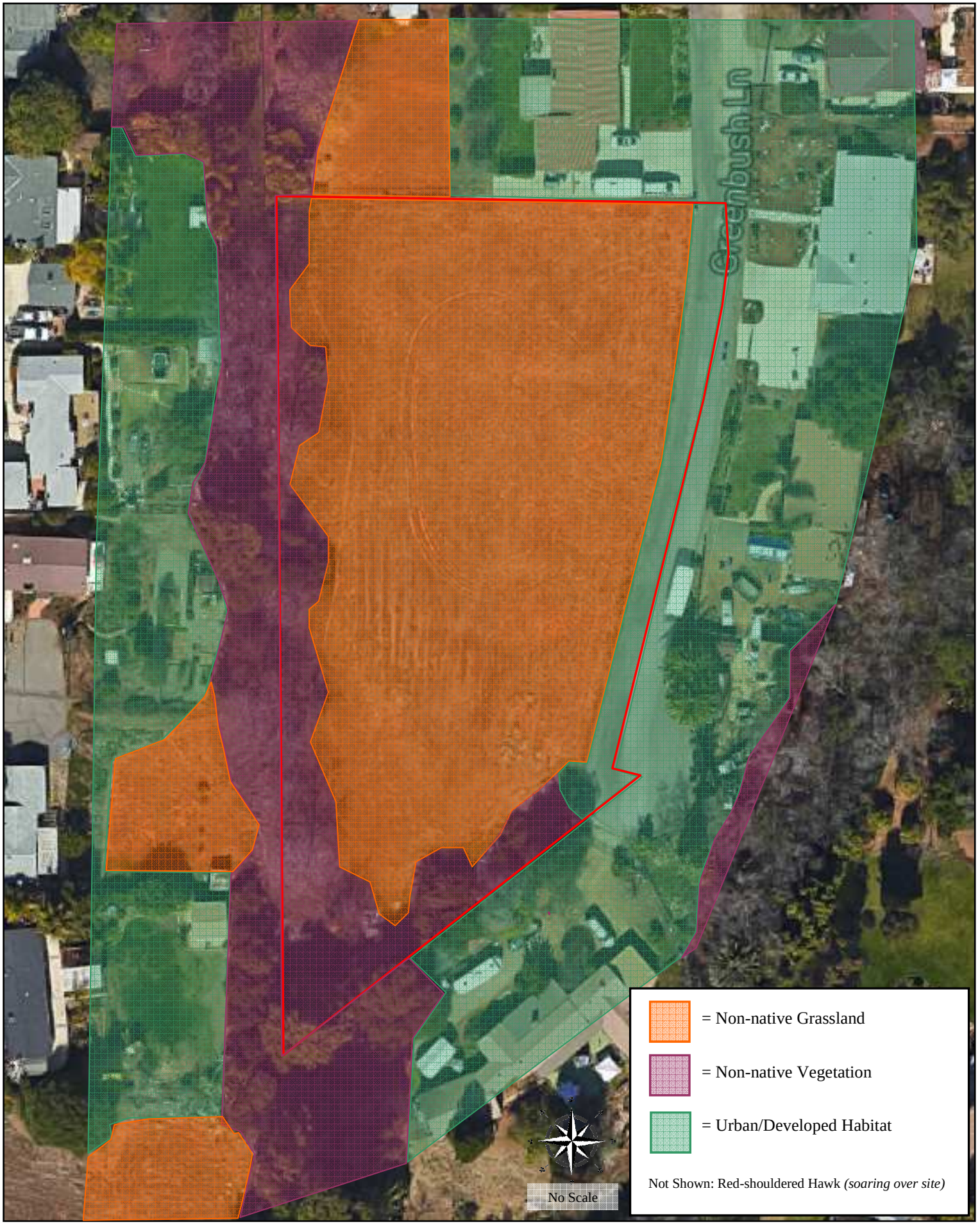

Figure 4. Biological Resources on Preliminary Grading Plans - the Savage Tentative Parcel Map Project