

Project Site

Impact Area

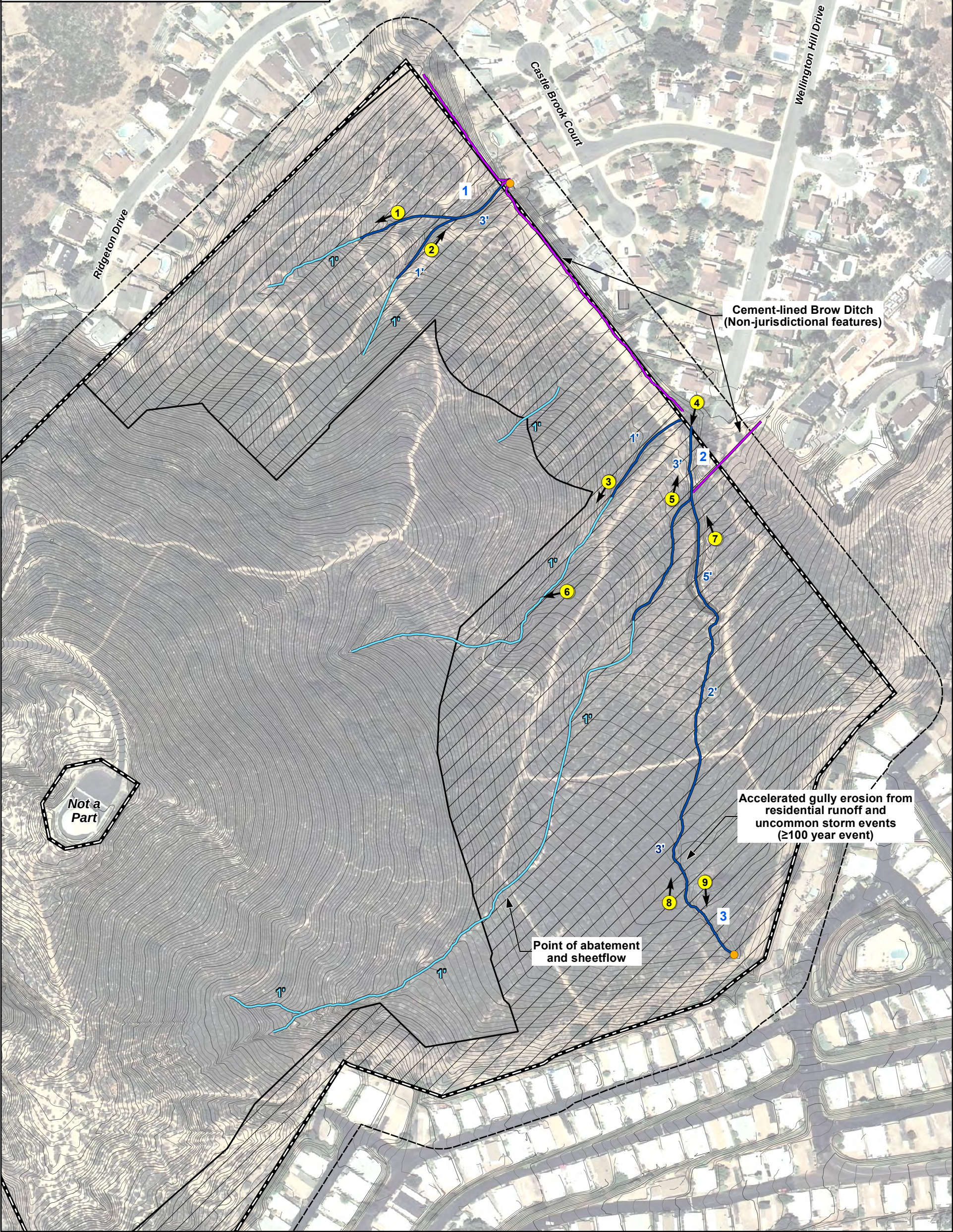
Culverts

Photo Location

Site Number

Waters of the U.S. and State (USACE and RWQCB)
Non-wetland Waters (Unvegetated Ephemeral Dry Wash)
- 0.114 acre, 2272 linear ft

Waters of the State, Exclusively (RWQCB)
Swale/Erosive Feature - 0.063 acre, 2755 linear ft



USACE/RWQCB Jurisdiction/Impacts

BRIGHTWATER RANCH

Project Site

Impact Area

Culverts

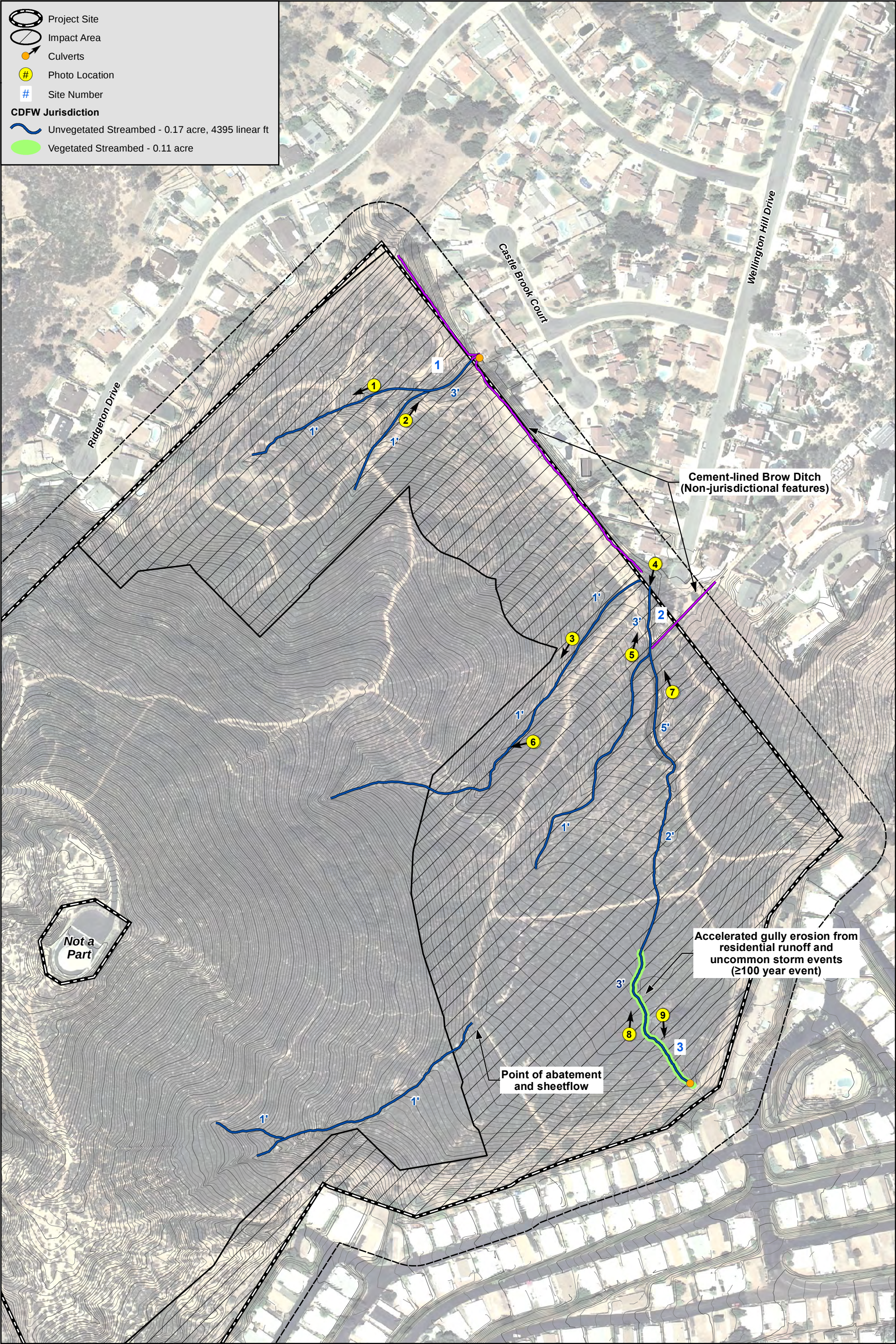
Photo Location

Site Number

CDFW Jurisdiction

Unvegetated Streambed - 0.17 acre, 4395 linear ft

Vegetated Streambed - 0.11 acre



CDFW Jurisdiction/Impacts

BRIGHTWATER RANCH

Project Site

Existing Brush Management Allowance*

Limited Building Zone

Proposed Biological Open Space

Conceptual Fencing Location

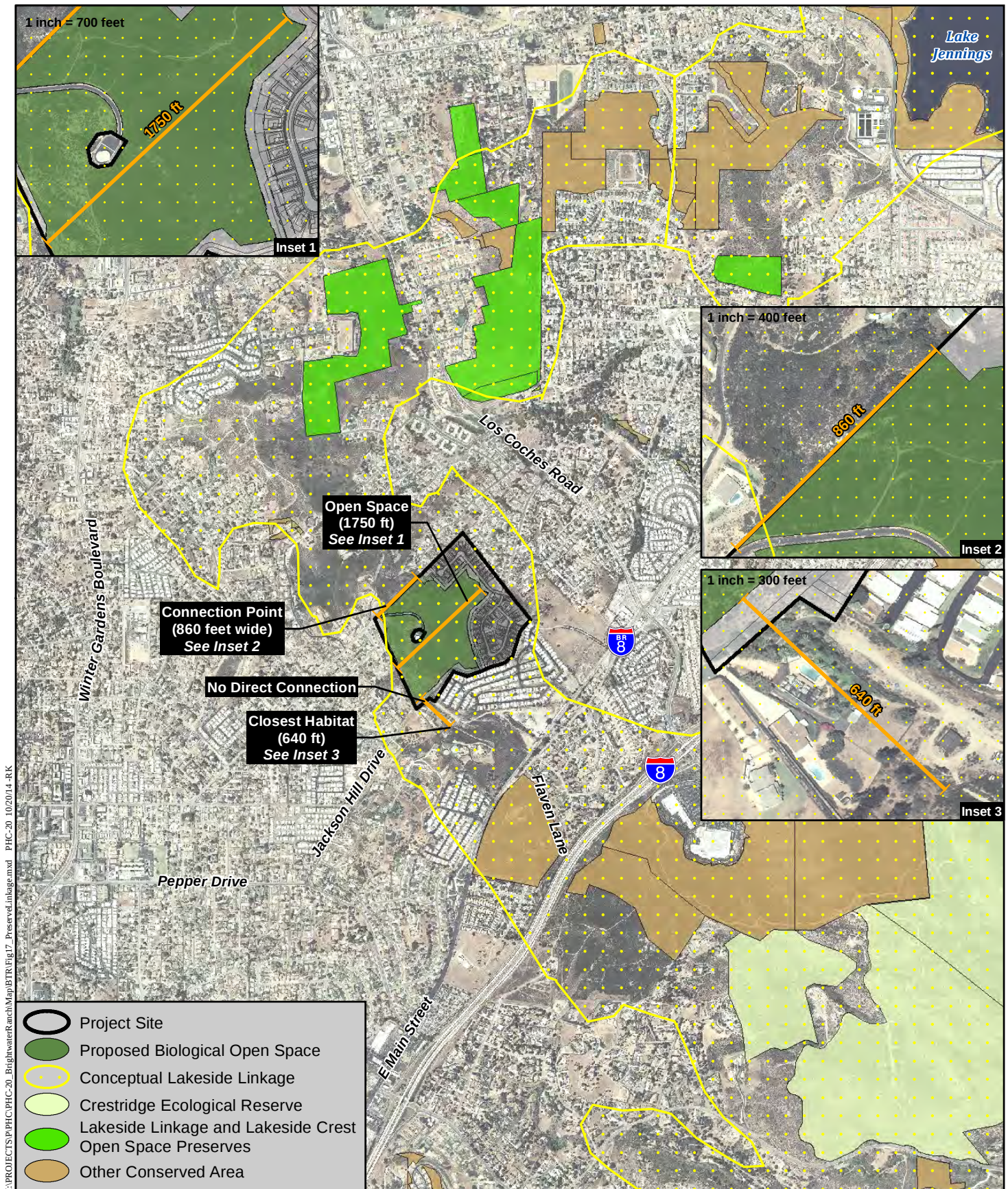
Conceptual Signage Location

*Areas within 100 feet of existing inhabited structures subject to existing brush management allowance are considered impact neutral.



Proposed Biological Open Space/Conceptual Fencing and Signage

BRIGHTWATER RANCH



Proposed Preserve/Conceptual Linkage

BRIGHTWATER RANCH

Table 4 IMPACTS TO VEGETATION COMMUNITIES (acres) **				
VEGETATION COMMUNITY/HABITAT*	EXISTING	TOTAL IMPACTS	IMPACT NEUTRAL ‡	PRESERVED ON SITE
Tier II				
Diegan coastal sage scrub (32500)	72.6	27.1	3.6	41.5
Tier III				
Non-native grassland (42200)	0.3	0.05	0.25	-
Tier IV				
Non-native vegetation (11000)	0.3	<0.1 (0.02)	0.3	-
Disturbed habitat (11300)	2.5	1.3	0.9	0.3
Developed (12000)	0.5	0.2	0.1	<0.1 (0.01)
TOTAL	76.2	28.7	5.1	41.8

*Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008)

**Habitats are rounded to the nearest 0.1 acre, thus, totals reflect rounding. Acreage values for non-native grassland, non-native vegetation, and developed are rounded to the nearest 0.01 acre due to limited amount of existing and impacted habitat.

‡Areas within 100 feet of existing inhabited residential structures that immediately abut the project site are considered impact neutral in accordance with County Guidelines.

2.3 JURISDICTIONAL WETLANDS AND WATERWAYS

As summarized below within Table 5 and depicted on Figure 14, the project would impact 0.11 acre (2,272 linear feet) of USACE/RWQCB jurisdiction (non-wetland waters of the U.S.), 0.04 acre (1,765 linear feet) of waters of the State subject to exclusive RWQCB jurisdiction, and 0.24 acre (3,260 linear feet) of CDFW jurisdiction (ephemeral streambed). No impacts to County RPO wetlands would occur, as they are not present on site.

Table 5 IMPACTS TO JURISDICTIONAL WATERS						
JURISDICTIONAL WATERS	EXISTING		IMPACTS		PRESERVED ON SITE	
	Area** (ac)	Length (ft)	Area (ac)	Length (ft)	Area (ac)	Length (ft)
USACE/RWQCB						
Non-wetland Waters of the U.S.	0.11	2,272	0.11	2,272	--	--
TOTAL USACE/RWQCB	0.11	2,272	0.11	2,272	--	--
RWQCB, Exclusively						
Swale/ Erosive Feature	0.06	2,755	0.04	1,765	0.02	990
TOTAL RWQCB, Exclusively	0.06	2,755	0.04	1,765	0.02	990
CDFW						
Ephemeral Streambed	0.28	4,395	0.24	3,260	0.04	1,135
TOTAL CDFW	0.28	4,395	0.24	3,260	0.04	1,135

**Habitats are rounded to the nearest 0.01 acre, thus, totals reflect rounding.

2.4 WILDLIFE MOVEMENT AND NURSERY SITES

The project site is part of a habitat linkage known as the Lakeside Archipelago connecting core area around Lake Jennings to Crestridge Ecological Preserve and Dehesa (Figure 17). The linkage is highly constrained and fragmented. Although mammals would be challenged to utilize the linkage to travel to and from core blocks of habitat, bird movement occurs. Bird movement through the site is most likely to occur within the western half along the vegetated ridgeline and shallow slopes that intercept a north-south flight route. This is where one of the two gnatcatcher pairs was confirmed during the 2014 surveys (Figure 7 and Figure 11). Direct access to the site along a north-south flight route is limited to two undeveloped locations along the site perimeter, including a direct connection of habitat in the northwestern portion near the southern terminus of Ridgerton Drive (Connection Point on Figure 17), in addition to an undeveloped edge in the extreme southern portion, with no direct connection and where the closest habitat is located approximately 640 feet south (Figure 17). These portions of the site promote a north-south line-of-sight and flight route between the two undeveloped locations along the site perimeter. Birds with the potential to move through the site include the coastal California gnatcatcher, which evidently utilizes portions of the site as permanent live-in habitat and temporary dispersal and migration habitat.

The project proposes 41.8 acres of open space preserve, which will be placed in a biological open space easement and managed in perpetuity for the purposes of conservation. In total, the project would preserve 57 percent of the coastal sage scrub present on site, including habitat occupied by gnatcatcher and located along the north-south flight route and linkage habitat in the

western half of the site. The project would contribute high quality preserved coastal sage scrub to the Lakeside Archipelago. The project would preserve maximum open space widths of 860 feet wide at the northwestern linkage direct connection (Connection Point on Figure 17) and open space in excess of 1,000 feet wide along the site's southern perimeter. The proposed Wellington Hill Court stops short of the existing Ridgeton Drive, thus preserving the existing corridor width at the northwestern connection point and exceeding the corridor width present immediately to the north. The linkage is further maintained through the project site and open space preserve by expanding up to 1,750 feet on site. The project would not introduce new barriers or pinch points to existing linkages, and would conserve the existing movement functions and values for gnatcatcher and other animals using the local area.

3.0 SPECIAL STATUS SPECIES

3.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. The project would impact one or more individuals of a species listed as federally or state endangered or threatened.
- B. The project would impact the survival of a local population of any County Group A or B plant species, or a County Group 1 animal species, or a species listed as a State Species of Special Concern.
- C. The project would impact the regional long-term survival of a County Group C or D plant species or a County Group 2 animal species.
- D. The project may impact arroyo toad aestivation or breeding habitat.
- E. The project would impact golden eagle habitat.
- F. The project would result in a loss of functional foraging habitat for raptors.
- G. The project would impact the viability of a core wildlife area.
- H. The project would cause indirect impacts to proposed or existing open space likely to harm sensitive species over the long term.
- I. The project would impact occupied burrowing owl habitat.

- J. The project would impact occupied coastal cactus wren habitat or formerly occupied coastal cactus wren habitat that has been burned by fire.
- K. The project would impact occupied Hermes copper habitat.
- L. The project would impact nesting success of sensitive birds (as listed in Section 4.1 of the Guidelines for Determining Significance) through grading, clearing, fire fuel modification, and/or noise generating activities such as construction.

3.2 ANALYSIS OF PROJECT EFFECTS

The following project effects would be considered significant because one or more of the following guidelines would be met:

- 3.1.A The project would impact Diegan coastal sage scrub that was determined to be occupied by the federally-threatened coastal California gnatcatcher. Breeding season protocol-level surveys were conducted for gnatcatcher in May and June 2014. These surveys confirmed the presence of two gnatcatcher breeding pairs (Figure 11): one pair utilizing habitat in the western and southwestern portions of the project site, and one pair utilizing habitat in the eastern and southeastern portions of the site. Previous surveys have confirmed gnatcatchers using the site as well, and existing records occur from SanBIOS, CNDDB, and USFWS data. The occupied habitat in the eastern and southeastern portions of the site will be permanently impacted. These impacts would be considered potentially significant. Mitigation measures are proposed to avoid direct and indirect disturbance to nesting gnatcatchers and reduce the impacts to less than significant levels.

The April 2014 focused site assessment for the federally endangered Quino checkerspot butterfly determined that the species has a low potential to occur on the site (Figure 12). The site is not located within the USFWS Recommended Survey Area. The majority of the site was determined to be too densely vegetated to support the species. No host plants were observed during the site assessment. Several nectar plants occur throughout the site. Limited, sparse habitat occurs that could support the species; however, there is a low potential based on the results of the site assessment. Therefore, the project is expected to have no effect on Quino checkerspot butterfly and no mitigation measures are proposed.

- 3.1.H The project is residential in nature, so domestic predators (namely cats) may be introduced to the surrounding habitat. Although such introductions have potential to harm native wildlife species, the project site is adjacent to existing development on all sides, so the impact of domestic predators is not anticipated to increase substantially above the current level. In addition, potential adverse indirect effects associated with noise, lighting, and invasive plants could occur as a result of existing and proposed developments abutting the preserve. These impacts could be significant. *MM 4.4.1b* would ensure that a Resource Management Plan is prepared and implemented, including area specific management directives minimize and prevent potential indirect effects associated with noise, lighting, and invasive plants. Ongoing management pursuant to a Resource Management Plan would ensure directives are implemented successfully over

the long-term. With the implementation of *MM 4.4.1b*, potential impacts under County Guideline 3.1.H would be reduced to less than significant levels.

- 3.1.L If proper avoidance measures are not implemented, clearing of vegetation associated with project construction could result in direct impacts to active nests of sensitive birds determined to be present on site, including the coastal California gnatcatcher. If removal of occupied habitat during project construction occurs during the gnatcatcher breeding season (March 1 – August 15), the activities could result in inadvertent direct impacts to gnatcatcher individuals within the impact area. These impacts would be considered significant. In addition, noise generated during project construction could result in indirect impacts to sensitive birds if they are nesting within adjacent habitat that will be avoided. Gnatcatchers potentially nesting within 300 feet of the activities could be impacted indirectly as a result of construction noise. Noise-related impacts would be considered significant if sensitive species (such as coastal California gnatcatcher and raptors) were displaced from their nests and failed to breed. Coastal California gnatcatcher, raptors, or other sensitive bird species nesting within any area impacted by noise exceeding 60 decibels (dB) or ambient could be significantly impacted. If nesting coastal California gnatcatchers are present within 300 feet of the impact area, or if tree-nesting raptors are present within 500 feet of the impact area, effects resulting from construction noise would be significant according to County Guideline 3.1.L. The recommended mitigation measure would reduce this impact to below a level of significance.

The project would not result in significant impacts under the above guidelines for the following reasons:

- 3.1.B As addressed above for Guideline 3.1.A, implementation of the project would directly impact coastal sage scrub habitat at locations where a single pair of coastal California gnatcatcher (Group 1 animal species) was confirmed during 2014 protocol-level surveys. The project would also impact suitable habitat for three other County Group 1 animal species observed temporarily using habitat or flying over the project site during 2014 biological surveys: Cooper's hawk, turkey vulture, and southern California rufous-crowned sparrow. Project impacts would not impact the survival of local populations of these species. As depicted on Figure 16, the project would avoid and preserve 41.5 acres (57 percent) of high quality coastal sage scrub on site that is occupied by gnatcatcher and provides suitable habitat for a number of sensitive species with potential to occur, including Cooper's hawk, turkey vulture, and southern California rufous-crowned sparrow. Mitigation measures are proposed to avoid direct and indirect disturbance to nesting gnatcatchers and other birds with potential to occur. No County Group A or B plant species were observed on the project site. Under County Guideline 3.1.B, no significant impact would occur.
- 3.1.C Implementation of the project would directly impact three individuals of San Diego sunflower, a County Group D species. The remaining individuals (approximately 504) occurring on site would be preserved in biological open space and this impact would not

significantly threaten the regional survival of this species. Under County Guideline 3.1.C, no significant impact would occur.

- 3.1.D The site does not support arroyo toad aestivation or breeding habitat. Under County Guideline 3.1.D, no significant impact would occur.
- 3.1.E No golden eagle habitat occurs within the project site and this species was not observed or otherwise detected on site during surveys. The site is surrounded by development and has no mountains or ridges on or in the immediately vicinity that are suitable for eagles. The site is not likely to be used as foraging habitat for golden eagle due to the high levels of urbanization in the area and lack of high quality, functioning foraging habitat. In the County, this species is generally restricted to expansive open areas located further northeast and east of the project site. No records of eagles have been reported within 10.0 miles of the site. The closest eagle nesting habitat is reported at an excess of 15.0 miles southeast of the site. Golden eagle would not be expected to occur as far west as the project site. As such, the project would not impact golden eagle habitat and no significant impact would occur under County Guideline 3.1.E.
- 3.1.F Raptor species use non-native grassland as well as open shrub lands for foraging. Implementation of the project would directly impact 27.1 acres of Diegan coastal sage scrub and 0.05 acre of non-native grassland (Table 4; Figure 11). The majority of coastal sage scrub habitat on the site is relatively dense and does not provide high quality, functioning raptor foraging habitat. The sparser scrub in the western portions of the site that will be preserved within open space provides better quality raptor foraging habitat. The non-native grassland consists of small, fragmented patches located adjacent to existing developments and does not provide high quality, functioning raptor foraging habitat. The project's impacts on raptor foraging would be less than significant due to the lack of high quality, functional foraging habitat. The project's preservation of 41.5 acres of coastal sage scrub on site would further mitigate any existing functions and values of the site for raptor foraging. Therefore, impacts to raptor foraging habitat would be considered less than significant under County Guideline 3.1.F.
- 3.1.G The project site is not part of a core wildlife area, defined as a block of habitat greater than 500 acres. Because the project is located along the conceptual path of the Lakeside Linkage or Lakeside Archipelago, the habitat on the project site could contribute to the viability of larger core wildlife areas in the region (e.g., Crestridge Conservation Bank and lands around El Capitan Reservoir). However, the project would impact only the eastern and northernmost portions of the site, preserving the majority of onsite habitat and the direct connection to undeveloped lands to the north as well as the connection to the least developed area along the southern site boundary. Habitat preserved on site will be placed in open space and would continue to provide habitat and linkage functions for gnatcatcher. Thus, the project would not have a substantial adverse effect on a core wildlife area. Under County Guideline 3.1.G, no significant impact would occur.
- 3.1.I The project site does not support occupied burrowing owl habitat. No significant impact under County Guideline 3.1.I would occur.

- 3.1.J The project site does not support coastal cactus wren habitat, nor any former coastal cactus wren habitat altered by fire. No significant impact under County Guideline 3.1.J would occur.
- 3.1.K Year 2014 focused surveys for Hermes copper butterfly were negative and the site is not considered to be occupied by this species (Figure 13). Hermes copper was reported flying at offsite locations in the region during the 2014 season, including Lawson Peak and another at McGinty Mountain located approximately 5.0 miles from the site (M. Klein, pers. comm. June 19, 2014). Despite being observed flying at other locations in the region, the species was not observed during surveys on the project site. The site provides low quality habitat for the species and is currently considered unoccupied. Therefore, no impacts to Hermes copper are anticipated. No significant impact under County Guideline 3.1.K would occur.

3.3 CUMULATIVE IMPACT ANALYSIS

Implementation of the project would contribute to the cumulative loss of biological resources in San Diego County. The cumulative losses have been addressed by the implementation of the MSCP. The project will comply with the requirements of the BMO and MSCP. In addition, 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 (GPU 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.

3.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 3.4.1 Clearing and grubbing activities during the gnatcatcher breeding season could potentially affect breeding gnatcatcher.

Mitigation Measure (MM) 3.4.1

No grubbing, clearing, or grading shall occur within 300 feet of occupied Diegan coastal sage scrub during the breeding season of the coastal California gnatcatcher (March 1 – August 15). As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the breeding season for the gnatcatcher, a pre-construction survey shall be conducted to determine whether gnatcatchers occur within the areas impacted by noise. Impacts shall be avoided within 300 feet of nesting gnatcatchers. If there are no gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow grubbing, clearing, or grading to proceed. However, if any gnatcatchers are observed nesting or displaying breeding/nesting behavior within the area, construction shall be

postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 15.

Impact 3.4.2 Construction-related noise may significantly impact sensitive bird species that may be nesting within an area such that construction noise at the nest exceeds 60 dB.

MM 3.4.2 No grubbing, clearing, or grading within 500 feet of active tree-nesting raptor (i.e., Cooper's hawk) habitat shall occur. As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the raptor breeding season (January 15 to July 15), a pre-construction survey shall be conducted to determine whether these species occur within the areas impacted by noise. If there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow development to proceed. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction shall (1) be postponed until all nesting (or breeding/nesting behavior) has ceased or until after July 15; or (2) a temporary noise barrier or berm shall be constructed at the edge of the development footprint to ensure that noise levels are reduced to below 60 dB or ambient. Alternatively, the use of construction equipment could be scheduled to keep noise levels below 60 dB or ambient in lieu of, or in concert with, a wall or other noise barrier. *MM 3.4.1* addresses potential noise impacts to coastal California gnatcatcher.

3.5 CONCLUSIONS

Implementation of the project could result in significant impacts to four County Group 1 animals and the nesting success of sensitive birds through grading, clearing, fire fuel modification, and/or noise generating activities such as construction. The proposed mitigation measures would reduce the impacts to less than significant levels.

4.0 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

4.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. Project-related construction, grading, clearing, construction or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 in the County Biological Guidelines, excluding those without a mitigation ratio) on or off the project site.

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

4.2 ANALYSIS OF PROJECT EFFECTS

The following effects would be considered significant because one or more of the following guidelines would be met:

- 4.1.A As summarized in Table 4, the project would result in the permanent loss of 27.1 acres of Diegan coastal sage scrub (Tier II) and 0.05 acre of non-native grassland (Tier III). Impacted habitat on site was determined to be sensitive habitat lands and BRCA. These impacts would be considered potentially significant under County Guideline 4.1.A.
- 4.1.B As summarized in Table 5, the project would result in the permanent fill of 0.11 acre (2,272 linear feet) of USACE/RWQCB jurisdiction (ephemeral non-wetland waters of the U.S.), 0.04 acre (1,765 linear feet) of waters of the State subject to exclusive RWQCB jurisdiction, and 0.24 acre (3,260 linear feet) of potential CDFW jurisdiction (ephemeral streambed). These impacts would be considered potentially significant under County Guideline 4.1.B.
- 4.1.D The project would introduce new residential development to the area and therefore has the potential to increase human access and competition from species. These impacts would be significant. However, the project site is adjacent to existing residential development and would not be expected to substantially increase competition by domestic pets in any adjacent sensitive habitats. Human access will be restricted by the proposed open space fencing and signs, as well as ongoing management pursuant to a Resource Management Plan. With the implementation of *MM 4.4.1b*, potential impacts under County Guideline 4.1.D would be reduced to less than significant levels.

The project would not result in significant impacts under the above guidelines for the following reasons:

4.1.C No groundwater withdrawal or other activities that could lower the groundwater table are proposed. Under County Guideline 4.1.C, no significant impact would occur.

4.1.E No wetlands are present on or adjacent to the project site. Therefore, under County Guideline 4.1.E, no significant impact would occur.

4.3 CUMULATIVE IMPACT ANALYSIS

Implementation of the proposed project would contribute to the cumulative loss of biological resources in San Diego County analyzed in the GPU EIR. The cumulative losses have been addressed by the implementation of the MSCP. The project will comply with the requirements of the BMO and MSCP, and implement feasible mitigation measures from the GPU EIR.

4.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 4.4.1 The project would result in the permanent loss of 27.1 acres of Diegan coastal sage scrub (Tier II) and 0.05 acre of non-native grassland (Tier III) determined to meet the criteria to be considered sensitive habitat lands and BRCA.

MM 4.4.1a Mitigation for impacts to 27.1 acres of Diegan coastal sage scrub (Tier II) shall occur in-tier at a ratio of 1.5:1 through on site preservation of at least 40.7 acres of Diegan coastal sage scrub (Tier II) that qualifies as sensitive habitat lands and BRCA. Mitigation for impacts to 0.05 acre of non-native grassland (Tier III) shall occur above-tier at a ratio of 1:1 through on site preservation of at least 0.05 acre of Diegan coastal sage scrub (Tier II) that qualifies as sensitive habitat lands and BRCA. Mitigation for non-native grassland is proposed out-of-kind at a higher tier due to the small amount of impact to this habitat and lack of grassland elsewhere on the site. The preserved habitat on site shall be placed within a biological open space easement, protected with permanent fencing, and noticed with signage along the preserve perimeter. The open space shall be managed in perpetuity by a qualified land manager for the purposes of conservation. A Resource Management Plan (RMP) shall be prepared and implemented in accordance with *MM 4.4.1b*.

MM 4.4.1b In order to provide for the long-term management of the proposed open space preserve, a RMP shall be prepared and implemented. The RMP shall be for the perpetual management of the 41.8-acre open space. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR.

- The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements.
- The easements shall be dedicated to ensure that the land is protected in perpetuity.
- A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager.
- The endowment shall be paid to fund annual costs for basic stewardship.
- A contract between applicant and County shall be executed for the implementation of the RMP.

The applicant shall prepare the RMP and submit it to PDS and pay all applicable review fees. Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. PDS shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.

Impact 4.4.2 The project would result in the permanent fill of 0.11 acre (2,272 linear feet) of potential USACE/RWQCB jurisdiction (ephemeral non-wetland waters of the U.S.), 0.04 acre (1,765 linear feet) of waters of the State subject to exclusive RWQCB jurisdiction, and 0.24 acre (3,260 linear feet) of potential CDFW jurisdiction (ephemeral streambed).

MM 4.4.2 Impacts to potential USACE, RWQCB, and CDFW jurisdiction shall be mitigated at a 1:1 ratio through on or offsite establishment, restoration, and/or purchase of credits at a mitigation bank, or a combination thereof. The project shall notify and obtain all necessary permits prior to issuance of a grading permit, which could include a Clean Water Act Section 404 permit from the USACE, Clean Water Act Section 401 Water Quality Certification or State Porter-Cologne Water Quality Control Act Waste Discharge requirements from the RWQCB, and California Fish and Game Code Section 1602 Streambed Alteration Agreement from CDFW. Final mitigation requirements would be determined through agency consultation.

4.5 CONCLUSIONS

Implementation of the project would result in significant impacts to sensitive natural communities; however, a combination of avoidance through project design and mitigation measures for loss of habitat resulting from the project would reduce impacts to below a level of significance. Mitigation is proposed at ratios consistent with those required by the County and resource agencies. Conservation of coastal sage scrub will occur in excess of the 1.5:1 mitigation

ratio allowed by the MSCP and BMO; a total of 41.5 acres will be conserved, which represents a superior 1.5:1 compensation. The project has been specifically designed to conserve high quality coastal sage scrub and existing linkage functions. Implementation of *MM 4.4.1a* and *MM 4.4.1b* would ensure the existing linkage habitat on site is protected within biological open space easement, managed in accordance with a Resource Management Plan, and preserved in perpetuity.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

5.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

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).

5.2 ANALYSIS OF PROJECT EFFECTS

The project would result in the permanent fill of 0.11 acre (2,272 linear feet) of non-wetland waters subject to USACE/RWQCB jurisdiction, 0.04 acre (1,765 linear feet) of waters of the State subject to exclusive RWQCB jurisdiction, and 0.24 acre (3,260 linear feet) of ephemeral streambed subject to CDFW jurisdiction. No wetlands were determined to occur on the site, including federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, the project would have no impacts on federally protected wetlands under County Guideline 5.1.A.

5.3 CUMULATIVE IMPACT ANALYSIS

No impacts to federally protected wetlands would occur; therefore, no cumulatively significant impact would occur.

5.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

The project would have no impacts on federally protected wetlands; therefore, no mitigation measures are proposed. Implementation of *MM 4.4.2* would reduce impacts to non-wetland resources potentially subject to USACE, RWQCB, and CDFW jurisdiction to less than significant levels.

5.5 CONCLUSIONS

The project would have no impacts on federally protected wetlands and no mitigation measures are proposed. Implementation of *MM 4.4.2* would reduce impacts to non-wetland resources potentially subject to USACE, RWQCB, and CDFW jurisdiction to less than significant levels. Final mitigation requirements would be determined through agency consultation.

6.0 WILDLIFE MOVEMENT AND NURSERY SITES

6.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

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

Any of the following conditions would be considered significant if:

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

6.2 ANALYSIS OF PROJECT EFFECTS

The project would not result in significant impacts under the above guidelines for the following reasons:

- 6.1.A The project would impact 28.7 acres of the 76.2-acre site. A total of 41.8 acres or 55 percent of the site would be preserved as open space. In addition to breeding on site, gnatcatchers and other bird species have the potential to temporarily utilize portions of the site during foraging, migration and dispersal. As depicted on Figure 17, the project is located within the conceptual path of the Lakeside Linkage or Lakeside Archipelago. As depicted on Figure 16, the project would avoid and preserve 41.5 acres (57 percent) of high quality occupied coastal sage scrub on site, including habitat located within the westernmost confirmed gnatcatcher breeding territory and along the north-south flight

route within the linkage habitat in the western half of the site. The project would preserve maximum widths of 1,750 feet on site (Open Space Inset 1 on Figure 17) and 860 feet wide at the northwestern linkage connection (Connection Point Inset 2 on Figure 17). The project would not introduce new barriers or pinch points to existing linkages for gnatcatcher, and would conserve the existing movement functions and values for gnatcatcher using the local area. Mitigation for habitat loss is provided under *MM 4.4.1a* and *MM 4.4.1b*, and avoidance of direct impacts to breeding sensitive species is provided by *MM 3.4.1* and *MM 3.4.2*. Project implementation would not prevent wildlife access to foraging or breeding habitat, as proposed open space would connect to undeveloped land to the north and to the least developed portion of the site's southern boundary, thereby maintaining the connectivity locations that currently exist. The site does not support riparian corridors or other potential water sources for wildlife. Habitat diversity is relatively low on the site, consisting almost entirely of Diegan coastal sage scrub. As the project would preserve a large portion of the sage scrub habitat on site and maintain existing connections to undeveloped lands off site, under County Guideline 6.1.A, no significant impact would occur.

- 6.1.B The project site is part of a habitat linkage known as the Lakeside Archipelago connecting core area around Lake Jennings to Crestridge Ecological Preserve and Dehesa. It is referred to as an “archipelago” since it is not comprised of continuous habitat, but rather, stepping stones of undeveloped habitat conceptually allowing species refuges through the area to larger core areas. The site is located approximately one-half mile south of the Lakeside Linkage Open Space Preserve, which is located in the hills just north of the City of El Cajon and west of Lake Jennings Reservoir. The project does not block or substantially interfere with the known linkage; rather it contributes to the existing habitat linkage by placing 41.5 acres of high quality coastal sage scrub into preservation. As a design measure and in accordance with *MM 4.4.1b*, a Resource Management Plan is proposed to ensure the viability of the 41.8-acre preserve. As such, no significant impact would occur under County Guideline 6.1.B.
- 6.1.C The project would not create artificial wildlife corridors. From a regional perspective, the MSCP planned for a linkage through the site with the intent of linking habitat from Lake Jennings, south through urbanized areas of Lakeside and Winter Gardens, then across Interstate 8 and eventually to Crestridge Ecological Preserve. As designed, the existing linkage is maintained by preserving a block of 41.8 acres on the western side of the site. The site functions as gnatcatcher habitat and will remain a viable preserve with the implementation of a Resource Management Plan in accordance with *MM 4.4.1b*. As a result, under County Guideline 6.1.C, no significant impact would occur.
- 6.1.D All proposed project-related lighting would be required to adhere to Division 9 of the San Diego County Light Pollution Code. Lighting within the proposed development area adjacent to preserved habitat would be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat. Under County Guideline 6.1.D, no significant impact resulting from lighting would occur.

- 6.1.E The project would not reduce an existing wildlife corridor or linkage, or further constrain an already narrow wildlife corridor. As previously stated, the general path of an MSCP linkage (Lakeside Linkage or Lakeside Archipelago) trends over the project site. This conceptual linkage follows fragmented blocks of habitat that occur from Lake Jennings, south across Interstate 8 and eventually to Crestridge Ecological Preserve. The northern and southern connection points to the linkage are already highly constrained by offsite development. The linkage width is maintained though the project site and open space preserve by ensuring no less than 860 feet width entering the site from the north and expanding to 1,750 feet on site (Figure 17). The project is clustering all development to the eastern side of the project adjacent to existing development, which represents a superior project design and is consistent with the County General Plan and Zoning. Therefore, the project would maintain an adequate width for the existing linkage and would not further constrain the already narrow corridor. Implementation of *MM 4.4.1a* and *MM 4.4.1b* would ensure the existing linkage habitat on site is protected within biological open space easement, managed in accordance with a Resource Management Plan, and preserved in perpetuity. Under County Guideline 6.1.E, no significant impact would occur.
- 6.1.F The project would not affect visual continuity within wildlife corridors or linkages, as proposed open space is located in the western and central portions of the site and would maintain visual continuity to the north and south. Under County Guideline 6.1.F, no significant impact would occur.

6.3 CUMULATIVE IMPACT ANALYSIS

Implementation of the project would contribute to the cumulative loss of biological resources in San Diego County analyzed in the GPU EIR. The cumulative losses have been addressed by the implementation of the MSCP. The project will comply with the requirements of the BMO, and MSCP, and implement feasible mitigation measures from the GPU EIR.

6.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

No significant impacts would occur. Implementation of *MM 4.4.1a* and *MM 4.4.1b* would ensure the existing linkage habitat on site is protected within biological open space easement, managed in accordance with a Resource Management Plan, and preserved in perpetuity.

6.5 CONCLUSIONS

The project has been specifically designed to conserve existing linkage functions and prevent significant impacts to wildlife movement and access to nursery sites. Implementation of *MM 4.4.1a* and *MM 4.4.1b* would ensure the existing linkage habitat on site is protected within biological open space easement, managed in accordance with a Resource Management Plan, and preserved in perpetuity.

7.0 LOCAL POLICIES, ORDINANCES, AND ADOPTED PLANS

7.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

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

Any of the following conditions would be considered significant if:

- A. For lands outside of the MSCP, the project would impact coastal sage scrub vegetation in excess of the County's 5 percent habitat loss threshold as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- B. The project would preclude or prevent the preparation of the subregional NCCP.
- C. The project will impact any amount of wetlands or sensitive habitat lands as outlined in the RPO.
- D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.
- E. The project does not conform to goals and requirements outlined in any applicable Habitat Conservation Plan, Habitat Management Plan, Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- F. For lands within the MSCP, the project would not minimize impacts to Biological Resource Core Areas, as defined in the BMO.
- G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- H. The project does not maintain existing movement corridors and/or habitat linkages as defined by the BMO.
- I. The project does not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- J. The project would reduce the likelihood of survival and recovery of listed species in the wild.
- K. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).

- L. The project would result in the take of eagles, eagle eggs, or any part of an eagle (Bald and Golden Eagle Protection Act).

7.2 ANALYSIS OF PROJECT EFFECTS

The following project effects would be considered significant because one or more of the following guidelines would be met:

- 7.1C No RPO wetlands occur on site; therefore, no impacts would occur. Portions of the site would qualify as sensitive habitat lands due to the presence of coastal California gnatcatcher and linkage functions. Impacts would be considered significant. The project would preserve 41.5 acres of occupied coastal sage scrub that also qualifies as sensitive habitat lands and occurs along the Lakeside Linkage. The on-site preservation would benefit the MSCP preserve configuration. The project would provide a good preserve design; preserve key habitat along the Lakeside Linkage in perpetuity; preserve gnatcatcher breeding and dispersal functions; incorporate adequate buffer zones at edges; maintain appropriate linkage widths; and provide appropriate habitat management of the preserve. With consideration of the project design and implementation of *MM 3.4.1*, *MM 3.4.2*, *MM 4.4.1a*, and *MM 4.4.1b*, potential impacts under County Guideline 7.1.C would be reduced to less than significant levels.
- 7.1.K The proposed project could potentially result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs if clearing and grubbing activities take place in occupied nesting habitat during the avian breeding season.

The proposed project would not result in significant impacts under the above guidelines for the following reasons:

- 7.1.A The project site is inside the Metro-Lakeside-Jamul segment of the South County MSCP. Therefore, under County Guideline 7.1.A, no significant impact would occur.
- 7.1.B Implementation of the proposed project would not preclude or prevent the preparation of the subregional NCCP as the project site occurs within a subregional HCP within an approved NCCP Plan (i.e., the MSCP). Under County Guideline 7.1.B, no significant impact would occur.
- 7.1.D The project is subject to the MSCP which is a subregional plan under the NCCP Guidelines. The project is complying with the MSCP guidelines and all impacts to coastal sage scrub would be mitigated at a 1.5:1 ratio in accordance with *MM 4.4.1a*. The project has been specifically designed to restrict development to portions of the project site that abut existing development. Impacts to Diegan coastal sage scrub have been minimized by designing smaller pads and siting them adjacent to existing development. Therefore, under County Guideline 7.1.D, no significant impact would occur.
- 7.1.E The project would conform to goals and requirements outlined in any applicable Habitat Conservation Plan, RMP, Special Area Management Plan, Watershed Plan, or similar

regional planning effort. The project provides mitigation consistent with all County requirements including the MSCP and the BMO. All impacts within the MSCP would be mitigated on site within a BRCA. Under County Guideline 7.1.E, no significant impact would occur.

- 7.1.F The project site is within the County's MSCP and located within PAMA. The habitat on site is considered a BRCA. All impacts to BRCA's have been minimized to the maximum extent practicable in accordance with the BMO. Onsite preservation totals 41.8 acres (approximately 55 percent of the site) and consists almost entirely of high value coastal sage scrub, which comprises 41.5 acres of the 41.8-acre biological open space. The project has been clustered adjacent to existing development on the north, east, and southeast boundaries. Overall the proposed impacts do not jeopardize the preserve system and every effort has been made to avoid sensitive habitat lands and BRCA's, and create a large viable preserve. Under County Guideline 7.1.F, no significant impact would occur.
- 7.1.G The project would not preclude connectivity between areas of high habitat values. The majority of the site is designated as very high value, with some moderate, and developed lands according to the County's habitat evaluation model. The project site is bordered to some extent on all sides by existing urban development. The 41.8 acres of onsite preservation maintains the connectivity to the north and the south. The northern and southern connection points to the linkage are already highly constrained by offsite development. The linkage is maintained through the project site and open space preserve by ensuring no less than 860 feet width entering the site from the north and expanding to 1,750 feet on site. The project further maintains the existing distance to native habitat along the southern perimeter of the preserve. (Figure 16). Under County Guideline 7.1.G, no significant impact would occur.
- 7.1.H The project site is part of a habitat linkage known as the Lakeside Linkage or Lakeside Archipelago connecting core area around Lake Jennings to Crestridge Ecological Preserve and Dehesa. It is referred to as an "archipelago" since it is not comprised of continuous habitat, but rather, stepping stones of undeveloped habitat conceptually allowing species refuges through the area to larger core areas. The site is located approximately one-half mile south of the Lakeside Linkage Open Space Preserve, which is located in the hills just north of the City of El Cajon and west of Lake Jennings Reservoir. The 134-acre Preserve functions as a corridor linkage for coastal California gnatcatcher from conserved lands to the south of I-8 (Crestridge Conservation Bank) to conserved lands to the northeast (lands around El Capitan Reservoir). The project site contributes to the existing habitat linkage by placing 41.5 acres of high quality coastal sage scrub into preservation. The linkage is maintained through the project site and open space preserve by ensuring no less than 860 feet width entering the site from the north and expanding to 1,750 feet on site. The project further maintains the existing distance to native habitat along the southern perimeter of the preserve. Under County Guideline 7.1.H, no significant impact would occur.

- 7.1.I The project would not impact core populations of any narrow endemic species as none were observed or detected within the project site. Under County Guideline 7.1.I, no significant impact would occur.
- 7.1.J The project would impact Diegan coastal sage scrub that was determined to be occupied by the federally-threatened coastal California gnatcatcher. Breeding season protocol-level surveys were conducted for gnatcatcher in May and June 2014. These surveys confirmed the presence of two gnatcatcher breeding pairs (Figure 11): one pair utilizing habitat in the western and southwestern portions of the project site, and one pair utilizing habitat in the eastern and southeastern portions of the site. The habitat in the eastern and southeastern portions of the site will be permanently impacted. In addition, gnatcatchers and other bird species have the potential to temporarily utilize portions of the site during foraging, migration and dispersal. As depicted on Figure 17, the project is located within the conceptual path of the Lakeside Linkage or Lakeside Archipelago. As depicted on Figure 16, the project would avoid and preserve 41.5 acres (57 percent) of the occupied coastal sage scrub on site, including habitat located within the westernmost confirmed gnatcatcher breeding territory and along the north-south flight route within the linkage habitat in the western half of the site. The project would preserve maximum widths of 860 feet wide at the northwestern linkage connection (Connection Point on Figure 17) along the site's perimeter. The linkage is further maintained through the project site and open space preserve by ensuring maximum widths at connection points and expanding to 1,750 feet on site. The project would not introduce new barriers or pinch points to existing linkages for gnatcatcher, and would conserve the existing movement functions and values for gnatcatcher using the local area. The project is expected to have no effect on Quino checkerspot butterfly based on the overall low potential for the species to occur. With consideration of the project design and implementation of *MM 3.4.1*, *MM 3.4.2*, *MM 4.4.1a*, *MM 4.4.1b*, and *MM 7.4.1*, the project would not reduce the likelihood of survival and recovery of listed species in the wild.
- 7.1.L No golden eagle habitat occurs within the project site and this species was not observed/detected on site during surveys. The site is surrounded by development and has no mountains or ridges on or in the immediately vicinity that are suitable for eagles. The site is not likely to be used as foraging habitat for golden eagle due to the high levels of urbanization in the area and lack of high quality, functioning foraging habitat. In the County, this species is generally restricted to expansive open areas located further northeast and east, in excess of 15.0 miles from the project site. Golden eagle would not be expected to occur as far west as the project site. As such, implementation of the project would not result in the take of eagles, eagle eggs, or any part of an eagle, as defined by the Bald and Golden Eagle Protection Act. Under County Guideline 7.1.L, no significant impact would occur.

7.3 CUMULATIVE IMPACT ANALYSIS

Implementation of the proposed project would contribute to the cumulative loss of biological resources in San Diego County analyzed in the GPU EIR. The cumulative losses have been

addressed by the implementation of the MSCP. The project will comply with the requirements of the BMO and MSCP, and implement feasible mitigation measures from the GPU EIR.

7.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Impact 7.4.1 The proposed project could potentially result in the killing of migratory birds or destruction of migratory bird nests and/or chicks, if clearing or grubbing takes place in occupied nesting habitat during the avian breeding season.

MM 7.4.1 No grubbing, clearing, or grading shall occur during the general avian breeding season (February 1 – September 15). As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow clearing, grubbing, and grading to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged.

7.5 CONCLUSIONS

With implementation of MM 7.4.1 potential impacts to migratory birds would be avoided. The project would result in no other impacts to local or regional policies or plans.

8.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

Implementation of the project would result in potential significant impacts to special status animal species, sensitive natural communities, and local policies. Table 6 provides a summary of project impacts and mitigation pertaining to sensitive natural communities. Table 7 provides a summary of the proposed mitigation measures.

Table 6
SUMMARY OF VEGETATION COMMUNITIES, IMPACTS, AND MITIGATION
FOR THE BRIGHTWATER RANCH PROJECT

Vegetation Community/Habitat**	Existing	Total Impacts	Impact Neutral	Mitigation		
				Ratio	Required	Preserved On Site
Tier II						
Diegan coastal sage scrub (32500)	72.6	27.1	3.6	1.5:1	40.7	41.5
Tier III						
Non-native grassland† (42200)	0.3	0.05	0.25	1:1	0.05	--
Tier IV						
Non-native vegetation (11000)	0.3	<0.1 (0.02)	0.3	--	--	--
Disturbed habitat (11300)	2.5	1.3	0.9	--	--	0.3
Developed (12000)	0.5	0.2	0.1	--	--	<0.1 (0.01)
TOTAL	76.2	28.7	5.1	--	40.75	41.8
USACE/RWQCB Jurisdictional Areas**						
Non-wetland Waters of the U.S.	0.11	0.11	--	1:1	0.11	--
RWQCB Jurisdictional Areas, Exclusively**						
Swale/Erosive Feature	0.06	0.04	--	1:1	0.04	0.02
CDFW Jurisdictional Areas**						
Ephemeral Streambed	0.28	0.24	--	1:1	0.24	0.04

* Vegetation categories and numerical codes are from Oberbauer (2008). Habitats are rounded to the nearest 0.1 acre, thus, totals reflect rounding. Acreage values for non-native grassland, non-native vegetation, and developed are rounded to the nearest 0.01 acre due to limited amount of existing and impacted habitat.

** USACE/RWQCB/CDFW jurisdictional streambeds overlap areas mapped as Diegan coastal sage scrub and non-native vegetation; as such, impacts to streambeds are treated separately from the vegetation communities. Acreages represent the largest area of potential jurisdiction.

Implementation of the proposed mitigation measures summarized within Table 7 will reduce impacts to sensitive biological resources to below a level of significance.

Table 7
SUMMARY OF MITIGATION MEASURES FOR
THE BRIGHTWATER RANCH PROJECT

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number
<i>MM 3.4.1</i> No grubbing, clearing, or grading shall occur within 300 feet of occupied Diegan coastal sage scrub during the breeding season of the coastal California gnatcatcher (March 1 to August 15). As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the breeding season for the gnatcatcher, a pre-construction survey shall be conducted to determine whether gnatcatchers occur within the areas impacted by noise. Impacts shall be avoided within 300 feet of nesting gnatcatchers. If there are no gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow grubbing, clearing, or grading to proceed. However, if any gnatcatchers are observed nesting or displaying breeding/nesting behavior within the area, construction shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until August 15.	Not Significant	3.1.A
<i>MM 3.4.2</i> No grubbing, clearing, or grading within 500 feet of active tree-nesting raptor (i.e., Cooper's hawk) habitat (January 15 to July 15) shall occur. As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the raptor breeding season, a pre-construction survey shall be conducted to determine whether these species occur within the areas impacted by noise. If there are no raptors nesting (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow development to proceed. However, if raptors are observed nesting or displaying breeding/nesting behavior within the area, construction shall (1) be postponed until all nesting (or breeding/nesting behavior) has ceased or until after July 15; or (2) a temporary noise barrier or berm shall be constructed at the edge of the development footprint to ensure that noise levels are reduced to below 60 dB or ambient. Alternatively, the use of construction equipment could be scheduled to keep noise levels below 60 dB or ambient in lieu of, or in concert with, a wall or other noise barrier. <i>MM 3.4.1</i> addresses potential noise impacts to coastal California gnatcatcher.	Not Significant	3.1.L

Table 7 (cont.)
SUMMARY OF MITIGATION MEASURES FOR
THE BRIGHTWATER RANCH PROJECT

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number
<i>MM 4.4.1a</i> Mitigation for impacts to 27.1 acres of Diegan coastal sage scrub (Tier II) shall occur in-tier at a ratio of 1.5:1 through on site preservation of at least 40.7 acres of Diegan coastal sage scrub (Tier II) that qualifies as BRCA. Mitigation for impacts to 0.05 acre of non-native grassland (Tier III) shall occur above-tier at a ratio of 1:1 through on site preservation of at least 0.05 acre of Diegan coastal sage scrub (Tier II) that qualifies as BRCA. Mitigation for non-native grassland is proposed out-of-kind at a higher tier due to the small amount of impact to this habitat and lack of grassland elsewhere on the site. The preserved habitat on site shall be placed within a biological open space easement, protected with permanent fencing, and noticed with signage along the preserve perimeter. The open space shall be managed in perpetuity by a qualified land manager for the purposes of conservation. A Resource Management Plan (RMP) shall be prepared and implemented in accordance with <i>MM 4.4.1b</i>.	Not Significant	4.1.A

**Table 7 (cont.)
SUMMARY OF MITIGATION MEASURES FOR
THE BRIGHTWATER RANCH PROJECT**

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number
<i>MM 4.4.1b</i> In order to provide for the long-term management of the proposed open space preserve, a RMP shall be prepared and implemented. The RMP shall be for the perpetual management of the 41.8-acre open space. The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. The final RMP cannot be approved until the following has been completed to the satisfaction of the Director of PDS and in cases where DPR has agreed to be the owner and/or manager, to the satisfaction of the Director of DPR. • The plan shall be prepared and approved pursuant to the most current version of the County of San Diego Biological Report Format and Content Requirements. • The easements shall be dedicated to ensure that the land is protected in perpetuity. • A Resource Manager shall be selected and evidence provided by applicant as to the acceptance of this responsibility by the proposed Resource Manager • The RMP funding mechanism shall be identified and approved by the County to fund annual costs for basic stewardship. • A contract between applicant and County shall be executed for the implementation of the RMP. The applicant shall prepare the RMP and submit it to the PDS and pay all applicable review fees. Prior to the approval of the Final Map and prior to the approval of any plan and issuance of any permit, the RMP shall be approved. The PDS shall review the RMP for compliance with the content guidelines, the conceptual RMP, and this condition.	Not Significant	4.1.A

Table 7 (cont.)
SUMMARY OF MITIGATION MEASURES FOR
THE BRIGHTWATER RANCH PROJECT

Proposed Mitigation	Level of Significance after Mitigation	Guideline Number
<i>MM 4.4.2</i> Impacts to potential USACE, RWQCB, and CDFW jurisdiction shall be mitigated at a 1:1 ratio through on or offsite establishment, restoration, and/or purchase of credits at a mitigation bank, or a combination thereof. The project shall notify and obtain all necessary permits prior to issuance of a grading permit, which could include a Clean Water Act Section 404 permit from the USACE, Clean Water Act Section 401 Water Quality Certification or State Porter-Cologne Water Quality Control Act Waste Discharge requirements from the RWQCB, and California Fish and Game Code Section 1602 Streambed Alteration Agreement from CDFW. Final mitigation requirements would be determined through agency consultation.	Not Significant	4.1.B
<i>MM 7.4.1</i> No grubbing, clearing, or grading shall occur during the general avian breeding season (February 1 – September 15). As such, all grading permits, improvement plans, and the final map shall state the same. If grubbing, clearing, or grading would occur during the general avian breeding season, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, the Director of PDS may allow clearing, grubbing, and grading to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag the active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged.	Not Significant	7.1.K

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Appendix A

PLANT SPECIES OBSERVED



Appendix A
PLANT SPECIES OBSERVED
BRIGHTWATER RANCH

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT†
<u>Eudicots</u>			
Adoxaceae	<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	DCSS, NNG
Aizoaceae	<i>Carpobrotus edulis</i> *	hottentot-fig	NNV
Anacardiaceae	<i>Malosma laurina</i>	laurel sumac	DCSS
	<i>Schinus molle</i> *	Peruvian pepper tree	NNV
	<i>Schinus terebinthifolius</i> *	Brazilian pepper tree	DCSS
	<i>Toxicodendron diversilobum</i>	poison oak	DCSS
	<i>Foeniculum vulgare</i> *	fennel	DCSS, NNG
Apiaceae	<i>Lomatium dasycarpum</i> ssp. <i>dasycarpum</i>	wooly-fruit lomatium	DCSS
Asteraceae	<i>Artemisia californica</i>	California sagebrush	DCSS
	<i>Baccharis salicifolia</i>	mule fat	DCSS
	<i>Baccharis sarothroides</i>	broom baccharis	DCSS
	<i>Bahiopsis laciniata</i> ‡	San Diego sunflower	DCSS
	<i>Brickellia californica</i>	brickellbrush	DCSS
	<i>Carduus pycnocephalus</i> *	Italian thistle	DCSS, NNG
	<i>Centaurea melitensis</i> *	star thistle	DCSS, NNG
	<i>Corethrogyne filaginifolia</i>	California-aster	DCSS
	<i>Encelia californica</i>	California encelia	DCSS
	<i>Eriophyllum confertiflorum</i>	golden-yarrow	DCSS
	<i>Gutierrezia sarothrae</i>	San Joaquin matchweed	DCSS
	<i>Hazardia squarrosa</i> var. <i>grindelioides</i>	saw-toothed goldenbush	DCSS
	<i>Hedypnois cretica</i> *	Crete hedypnois	DCSS
	<i>Heterotheca grandiflora</i>	telegraph weed	DCSS, NNG
	<i>Hypochaeris glabra</i> *	smooth cat's-ear	DCSS
	<i>Lactuca serriola</i> *	wild lettuce	DCSS
	<i>Matricaria matricarioides</i> *	pineapple-weed	DCSS
	<i>Pseudognaphalium californicum</i>	California everlasting	DCSS
	<i>Sonchus asper</i> *	prickly sow thistle	DCSS

Appendix A (cont.)
PLANT SPECIES OBSERVED
BRIGHTWATER RANCH

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT†
<u>Eudicots</u> (cont.)			
Boraginaceae	<i>Amsinckia intermedia</i>	rancher's fiddleneck	DCSS
	<i>Cryptantha</i> sp.	cryptantha	DCSS, NNG
	<i>Eucrypta chrysanthemifolia</i> var. <i>chrysanthemifolia</i>	common eucrypta	DCSS
	<i>Pectocarya</i> sp.	pectocarya	DCSS
	<i>Phacelia cicutaria</i> var. <i>hispida</i>	caterpillar phacelia	DCSS
	<i>Phacelia</i> sp.	phacelia	DCSS
Brassicaceae	<i>Brassica nigra</i> *	black mustard	DCSS, NNG
	<i>Hirschfeldia incana</i> *	perennial mustard	DCSS, NNG
Cactaceae	<i>Opuntia ficus-indica</i> *	Indian-fig	DCSS
	<i>Opuntia littoralis</i>	coastal prickly pear	DCSS
	<i>Opuntia</i> sp.	prickly pear	NNV
Caprifoliaceae	<i>Lonicera subspicata</i> var. <i>denudata</i>	San Diego honeysuckle	DCSS
Chenopodiaceae	<i>Chenopodium album</i> *	pigweed	DH, NNG
Convolvulaceae	<i>Calystegia macrostegia</i>	morning-glory	DCSS
	<i>Cuscuta</i> sp.	dodder	DCSS
Crassulaceae	<i>Dudleya lanceolata</i>	coastal dudleya	DCSS
Cucurbitaceae	<i>Marah macrocarpa</i>	wild cucumber	DCSS
Euphorbiaceae	<i>Chamaesyce maculata</i> *	spotted spurge	DCSS, DH
	<i>Chamaesyce</i> sp.*	spurge	DCSS
	<i>Croton setigerus</i>	dove weed	DCSS, NNG
	<i>Euphorbia peplus</i> *	petty spurge	DH, NNV
Fabaceae	<i>Acmispon glaber</i>	deerweed	DCSS
Fagaceae	<i>Quercus agrifolia</i> var. <i>agrifolia</i>	coast live oak	DCSS
Geraniaceae	<i>Erodium botrys</i> *	long-beak filaree	DCSS, DH
	<i>Erodium cicutarium</i> *	red-stem filaree	DCSS, NNG
Lamiaceae	<i>Marrubium vulgare</i> *	horehound	DCSS, DH
	<i>Salvia apiana</i>	white sage	DCSS
	<i>Salvia mellifera</i>	black sage	DCSS
Myrsinaceae	<i>Anagallis arvensis</i> *	scarlet pimpernel	DCSS, DH, NNG
Myrtaceae	<i>Eucalyptus</i> sp.*	eucalyptus	DCSS
Nyctaginaceae	<i>Mirabilis laevis</i> ssp. <i>crassifolia</i>	wishbone bush	DCSS
Oleaceae	<i>Olea europaea</i> *	olive	DCSS, NNV

Appendix A (cont.)
PLANT SPECIES OBSERVED
BRIGHTWATER RANCH

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT†
<u>Eudicots</u> (cont.)			
Onagraceae	<i>Camissoniopsis</i> sp.	sun cup	DCSS
Papaveraceae	<i>Romneya coulteri</i> ‡	Coulter's matilija poppy	DCSS
Phrymaceae	<i>Mimulus aurantiacus</i>	bush monkey-flower	DCSS
Plantaginaceae	<i>Keckiella antirrhinoides</i>	chaparral beard-tongue	DCSS
Polemoniaceae	<i>Eriastrum</i> sp.	eriastrum	DCSS
	<i>Navarretia hamata</i>	skunkweed	DCSS, DH
Polygonaceae	<i>Eriogonum fasciculatum</i>	flat-top buckwheat	DCSS, NNG
Ranunculaceae	<i>Clematis</i> sp.	Virgin's bower	DCSS
Rhamnaceae	<i>Rhamnus crocea</i>	spiny redberry	DCSS
	<i>Rhamnus ilicifolia</i>	holly-leaf redberry	DCSS
Rosaceae	<i>Cercocarpus betuloides</i>	mountain mahogany	DCSS
	<i>Heteromeles arbutifolia</i>	toyon	DCSS
Rubiaceae	<i>Galium angustifolium</i> ssp. <i>angustifolium</i>	narrow-leaved bedstraw	DCSS
	<i>Galium aparine</i>	goosegrass	DCSS
Scrophulariaceae	<i>Scrophularia californica</i>	California figwort	DCSS
Solanaceae	<i>Datura wrightii</i>	jimson weed	DCSS
	<i>Nicotiana glauca</i> *	tree tobacco	DCSS, NNG
Urticaceae	<i>Urtica urens</i> *	dwarf nettle	NNG
<u>Monocots</u>			
Agavaceae	<i>Agave americana</i> *	century plant	DCSS
	<i>Chlorogalum parviflorum</i>	small-flower soap- plant	DCSS
	<i>Hesperoyucca whipplei</i>	Our Lord's candle	DCSS
Iridaceae	<i>Iris</i> sp.*	iris	DCSS
	<i>Sisyrinchium bellum</i>	blue-eyed grass	DCSS
Poaceae	<i>Bromus diandrus</i> *	common ripgut grass	DCSS, NNG
	<i>Bromus hordeaceus</i> *	soft chess	DCSS
	<i>Bromus madritensis</i> *	foxtail chess	DCSS, NNG
	<i>Cynodon dactylon</i> *	Bermuda grass	DCSS
	<i>Festuca</i> sp.*	fescue	DCSS
	<i>Pennisetum setaceum</i> *	fountain grass	DCSS
	<i>Schismus barbatus</i> *	Mediterranean grass	DCSS

Appendix A (cont.)
PLANT SPECIES OBSERVED
BRIGHTWATER RANCH

FAMILY	SCIENTIFIC NAME	COMMON NAME	HABITAT†
<u>Monocots</u> (cont.)			
Themidaceae	<i>Dichelostemma capitatum</i>	blue dicks	DCSS, NNG
† DCSS=Diegan coastal sage scrub, DH=disturbed habitat; NNG=non-native grassland, NNV=non-native vegetation			
‡Special-status species			
*Non-native species			



Appendix B

ANIMAL SPECIES OBSERVED OR DETECTED



Appendix B
ANIMAL SPECIES OBSERVED OR DETECTED
BRIGHTWATER RANCH

<u>ORDER</u>	<u>FAMILY</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
INVERTEBRATES			
Hymenoptera	Apidae	<i>Apis mellifera</i>	European honey bee
	Formicidae	<i>Pogonomyrmex</i> sp.	harvester ant
	Pompilidae	<i>Pepsis</i> sp.	tarantula hawk
Lepidoptera	Papilionidae	<i>Papilio rutulus</i>	western tiger swallowtail
	Pieridae	<i>Pontia sisymbrii</i>	spring white
		<i>Colias eurytheme</i>	orange sulphur
		<i>Callophrys dumetorum affinis</i>	bramble's hairstreak
	Lycaenidae	<i>Strymon melinus pudica</i>	gray hairstreak
		<i>Leptotes marina</i>	marine blue
		<i>Icaricia acmon acmon</i>	Acmon blue
		--	unidentified blue
	Riodinidae	<i>Apodemia mormo virgulti</i>	Behr's metalmark
	Nymphalidae	<i>Nymphalis antiopa</i>	mourning cloak
		<i>Vanessa cardui</i>	painted lady
		<i>Danaus plexippus</i> †	monarch
		<i>Danaus gilippus thersippus</i>	queen
	Hesperiidae	<i>Erynnis funeralis</i>	funereal duskywing

VERTEBRATES

Reptiles

Squamata	Phrynosomatidae	<i>Sceloporus occidentalis</i>	western fence lizard
		<i>Sceloporus orcutti</i>	granite spiny lizard
		<i>Uta stansburiana</i>	common side-blotched lizard
	Teiidae	<i>Aspidoscelis hyperythra</i> †	orange-throated whiptail

Appendix B (cont.)
ANIMAL SPECIES OBSERVED OR DETECTED
BRIGHTWATER RANCH

<u>ORDER</u>	<u>FAMILY</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
VERTEBRATES (cont.)			
<u>Birds</u>			
Accipitriformes	Accipitridae	<i>Accipiter cooperii</i> †	Cooper's hawk
		<i>Buteo jamaicensis</i>	red-tailed hawk
Apodiformes	Cathartidae	<i>Cathartes aura</i> †	turkey vulture
	Trochilidae	<i>Calypte anna</i>	Anna's hummingbird
		<i>Calypte costae</i>	Costa's hummingbird
Columbiformes	Columbidae	<i>Zenaida macroura</i>	mourning dove
Galliformes	Odontophoridae	<i>Callipepla californica</i>	California quail
Passeriformes	Aegithalidae	<i>Psaltriparus minimus</i>	bushtit
	Cardinalidae	<i>Pheucticus</i>	black-headed grosbeak
		<i>melanocephalus</i>	
	Corvidae	<i>Aphelocoma californica</i>	western scrub jay
		<i>Corvus brachyrhynchos</i>	American crow
		<i>Corvus corax</i>	common raven
	Emberizidae	<i>Aimophila ruficeps</i>	Southern California rufous-
		<i>canescens</i> †	crowned sparrow
		<i>Melospiza melodia</i>	song sparrow
		<i>Melospiza crissalis</i>	California towhee
		<i>Pipilo maculatus</i>	spotted towhee
		<i>Zonotrichia leucophrys</i>	white-crowned sparrow
	Fringillidae	<i>Haemorhous mexicanus</i>	house finch
		<i>Spinus psaltria</i>	lesser goldfinch
	Hirundinidae	<i>Petrochelidon pyrrhonota</i>	cliff swallow
	Icteridae	<i>Icterus cucullatus</i>	hooded oriole
	Mimidae	<i>Mimus polyglottos</i>	northern mockingbird
		<i>Toxostoma redivivum</i>	California thrasher
	Parulidae	<i>Setophaga coronata</i>	yellow-rumped warbler
	Poliophtilidae	<i>Poliophtila californica</i>	coastal California
		<i>californica</i> †	gnatcatcher
	Ptilonotidae	<i>Phainopepla nitens</i>	phainopepla

Appendix B (cont.)
ANIMAL SPECIES OBSERVED OR DETECTED
BRIGHTWATER RANCH

<u>ORDER</u>	<u>FAMILY</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
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VERTEBRATES (cont.)

Birds (cont.)

Passeriformes (cont.)	Sylviidae	<i>Chamaea fasciata</i>	wrentit
	Troglodytidae	<i>Thryomanes bewickii</i> <i>Troglodytes aedon</i>	Bewick's wren house wren
	Tyrannidae	<i>Tyrannus vociferans</i>	Cassin's kingbird
Piciformes	Picidae	<i>Colaptes auratus</i>	northern flicker

Mammals

Carnivora	Canidae	<i>Canis latrans clepticus</i>	coyote
Rodentia	Sciuridae	<i>Spermophilus beecheyi</i>	California ground squirrel
	Geomyidae	<i>Thomomys bottae</i>	Botta's pocket gopher
Lagomorpha	Leporidae	<i>Sylvilagus audubonii</i>	desert cottontail

†special-status species

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Appendix C

SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR



Appendix C
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
San Diego thorn-mint	<i>Acanthomintha ilicifolia</i>	FT/SE CNPS List 1B.1 County List A	Annual herb. Occurs on clay soils near vernal pools and in grassy openings in coastal sage scrub and chaparral. Elevation range 0-914 meters. Flowering period Apr – Jun.	None. Clay soils do not occur on site. Vernal pools do not occur on site.
Nuttall's acmispon	<i>Acmispon prostratus</i>	--/-- CNPS List 1B.1 County List A	Annual herb. Occurs on coastal dunes, particularly well-protected back dunes with minimal human foot traffic. Elevation range 0-10 meters. Flowering period Mar – Jul.	None. Coastal dunes do not occur on site and the site is outside the known elevation range of this species.
California adolphia	<i>Adolphia californica</i>	--/-- CNPS List 2B.1 County List B	Shrub. Occurs in sage scrub but occasionally occurs in peripheral chaparral habitats, particularly hillsides near creeks. Usually associated with xeric locales where shrub canopy reaches 4 or 5 feet. Elevation range 45-740 meters. Flowering period Dec. – Apr.	Low. Suitable sage scrub habitat occurs on site. However, species was not observed during rare plant surveys conducted in 2014, and would likely have been observed if present.
San Diego bur-sage	<i>Ambrosia chenopodiifolia</i>	--/-- CNPS List 2B.1 County List B	Shrub. Occurs in low-growing, fairly open Diegan coastal sage scrub. Elevation range 55-155 meters. Flowering period Apr – Jun.	Low. Suitable sage scrub habitat occurs on site. However, the site is outside the known elevation range of this species.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
San Diego ambrosia	<i>Ambrosia pumila</i>	FE/-- CNPS List 1B.1 County List A MSCP NE	Perennial herb. Occurs in grasslands, valley bottoms and dry drainages, also can occur on slopes, disturbed places, and in coastal sage scrub. Elevation 20-415 meters. Flowering period Apr. – Oct.	Low. Soils and habitat on the site are suitable; however, this species was not observed during 2014 biological surveys and is very rare, known from fewer than 20 locations. The closest recorded occurrence is approximately 2.25 miles south of the site in El Cajon.
Aphanisma	<i>Aphanisma blitoides</i>	--/-- CNPS List 1B.2 County List A	Annual herb. Occurs in coastal bluffs near the ocean and beach dunes. Elevation 1-305 meters. Flowering period Mar. – Jun.	None. Site is not on a coastal bluff. Species may be extirpated in San Diego County (Reiser 2001).
San Diego sagewort	<i>Artemisia palmeri</i>	--/-- CNPS List 4.2 County List D	Shrub. Typically occurs along streams with riparian habitat, and may be found in sage scrub or mesic chaparral adjacent to these areas. Elevation 15-915 meters. Flowering period May – Sep.	Low. The project site supports only ephemeral stream courses; riparian habitat is not present on site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Dean's milk-vetch	<i>Astragalus deanei</i>	--/-- CNPS List 1B.1 County List A	Perennial herb. Occurs on dry hillsides in open coastal sage scrub, chaparral, or southern oak woodland. Elevation 75-695 meters. Flowering period Feb. – May.	Low. Open coastal sage scrub occurs on site. This species was not observed during 2014 biological surveys. Known from fewer than 15 occurrences. The closest recorded occurrence is approximately 3.25 miles south of the site in the Granite Hills area.
Coulter's saltbush	<i>Atriplex coulteri</i>	--/-- CNPS List 1B.2 County List A	Perennial herb. Preferred habitat is coastal bluff scrub. Elevation 3-460 meters. Flowering period Mar. – Oct.	Low. Preferred habitat does not occur on site.
South coast saltscale	<i>Atriplex pacifica</i>	--/-- CNPS List 1B.2 County List A	Annual herb. Occurs in xeric, often mildly disturbed locales of coastal bluff scrub. Usually the surrounding habitat is an open Diegan coastal sage scrub, although it is found on alkaline flats in areas devoid of taller shrubs. Elevation 0-140 meters. Flowering period Mar. – Oct.	None. Coastal bluff scrub does not occur on site. Lowest elevation on site is approximately 183 meters, which is outside the elevation range for this species.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Encinitas baccharis	<i>Baccharis vanessae</i>	FT/SE CNPS List 1B.1 County List A MSCP NE	Perennial herb. Occurs in mature but relatively low-growing chaparral, southern maritime and southern mixed chaparrals. Elevation 50-465 meters. Flowering period Aug. – Nov.	None. Chaparral does not occur on site.
San Diego sunflower	<i>Bahiopsis laciniata</i>	--/-- CNPS List 4.2 County List D	Medium shrub. Occurs in coastal sage scrub, often at high density. Elevation range 0-3000 ft. Flowering period Feb – Aug, but identifiable year-round by leaves.	Present. Approximately 507 individuals have been documented on site.
San Diego goldenstar	<i>Bloomeria clevelandii</i>	--/-- CNPS List 1B.1 County List A	Perennial herb. Occurs on clay soils in grasslands and coastal sage scrub. Elevation range 0-2000 ft. Flowering period Apr – May.	None. Clay soils do not occur on site.
Thread-leaved brodiaea	<i>Brodiaea filifolia</i>	FT/CE CNPS List 1B.1 County List A MSCP NE	Perennial herb. Occurs in clay soils in vernal moist grasslands and vernal pool periphery. Elevation 25-1120 meters. Flowering period Mar. – Jun.	None. Clay soils do not occur on site.
Orcutt's brodiaea	<i>Brodiaea orcuttii</i>	--/-- CNPS List 1B.1 County List A	Perennial herb. Occurs in vernal moist grasslands, mima mound topography, and vernal pool periphery. Elevation 30-1692 meters. Flowering period May – Jul.	None. Vernal pools and moist grasslands do not occur on site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Brewer's calandrinia	<i>Calandrinia breweri</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in chaparral and coastal scrub; burned areas. Elevation 10-1220 meters. Flowering period Mar. – Jun.	Low. Potentially suitable sage scrub habitat occurs on site, however, this species is a fire-following annual, and the site has not recently burned.
Round-leaved filaree	<i>California macrophylla</i>	--/-- CNPs List 1B.1 County List B	Annual herb. Occurs in clay soils in open areas of grassland or sage scrub in coastal valleys. Elevation 15-1200 meters. Flowering period Mar. – May.	None. Clay soils do not occur on site.
Dunn's mariposa lily	<i>Calochortus dunnii</i>	--/CR CNPS List 1B.2 County List A MSCP NE	Perennial herb. Occurs in dry, stony ridges and fire breaks in chaparral or grassland/chaparral exotone. Elevation 185-1830 meters. Flowering period Feb. – Jun.	None. Chaparral does not occur on site.
Lewis' evening-primrose	<i>Camissoniopsis lewisii</i>	--/-- CNPS List 3 County List C	Annual herb. Occurs in very sandy substrates near the beach, typically on beach bluffs. Elevation 0-300 meters. Flowering period Mar. – Jun.	None. Project site is not near the beach and does not support very sandy substrates.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Payson's jewel-flower	<i>Caulanthus simulans</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in chaparral or pinyon-juniper woodland. Elevation 90-2200 meters. Flowering period Feb. – Jun.	None. Chaparral and pinyon-juniper woodland do not occur on site.
Lakeside ceanothus	<i>Ceanothus cyaneus</i>	--/-- CNPS List 1B.2 County List A MSCP NE	Shrub. Occurs in inland mixed chaparral. Elevation 45-1050 meters. Flowering period Apr. – Jun.	None. Chaparral does not occur on site.
Smooth tarplant	<i>Centromadia pungens</i> ssp. <i>laevis</i>	--/-- CNPS List 1B.1 County List A	Annual herb. Occurs in valley and foothill grasslands, particularly near alkaline locales. Elevation 0-640 meters. Flowering period Apr. – Sep.	Low. Site supports very little grassland, and does not have alkaline soils.
Abrams' spurge	<i>Chamaesyce abramsiana</i>	--/-- CNPS List 2.2 County List	Annual herb. Occurs on sandy flats in desert scrub. Elevation 0-915 meters. Flowering period Aug. – Nov.	None. Desert scrub does not occur on site.
Peninsular spineflower	<i>Chorizanthe leptotheca</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in xeric openings in chamise chaparral. Elevation 300-1900 meters. Flowering period May – Aug.	None. Chaparral does not occur on site.
Long-spined spineflower	<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	--/-- CNPS List 1B.2 County List A	Annual herb. Occurs in lenses largely devoid of shrubs, occasionally seen on vernal pool and montane meadows peripheries near vernal seeps. Elevation 30-1530 meters. Flowering period Apr. – Jul.	None. Vernal pools do not occur on site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Delicate clarkia	<i>Clarkia delicata</i>	--/-- CNPS List 1B.2 County List A	Annual herb. Occurs in areas or the periphery of oak woodlands and cismontane chaparral. Elevation 0-1000 meters. Flowering period Apr. – Jun.	None. Chaparral and oak woodland do not occur on site.
San Miguel savory	<i>Clinopodium chandleri</i>	--/-- CNPS List 1B.2 County List A	Shrub. Occurs on gabbro and metavolcanic soils in interior foothills, chaparral, and oak woodland. Elevation 120-1075 meters. Flowering period Mar. – Jul.	Low. Site does not support oak woodland or chaparral habitats.
Small-flowered morning-glory	<i>Convolvulus simulans</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in coastal clay areas in openings of chaparral, sage scrub, and grasslands. Elevation 30-700 meters. Flowering period Mar. – Jul.	None. Clay soils do not occur on site.
Snake cholla	<i>Cylindropuntia californica</i> var. <i>californica</i>	--/-- CNPS 1B.1 County List A MSCP NE	Stem succulent. Occurs in Diegan coastal sage scrub on xeric hillsides. Elevation 30-150 meters. Flowering period Apr. – May.	Low. Suitable sage scrub habitat occurs on site but the site is outside the species known elevation range.
Otay tarplant	<i>Deinandra conjugens</i>	FT/CE CNPS List 1B.1 County List A MSCP NE	Annual herb. Occurs in fractured clay soils in grasslands or lightly vegetated coastal sage scrub. Elevation 25-300 meters. Flowering period May – Jun.	None. Clay soils do not occur on site. Site is outside the known range for this species.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Paniculate tarplant	<i>Deinandra paniculata</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in sparsely vegetated grasslands or open sage scrub in arid cismontane regions, grows on hard packed soils. Elevation 25-940 meters. Flowering period Apr. – Nov.	Moderate. Suitable sage scrub occurs on site. Species not documented in the project vicinity and most records are from northern San Diego County and Riverside County.
Western dichondra	<i>Dichondra occidentalis</i>	--/-- CNPS List 4.2 County List D	Mat-forming herb. Occurs on sandy banks in coastal sage scrub, chaparral, and oak woodland, often after fire. Elevation range 0-2000 ft. Flowering period Mar. – Jul.	Moderate. Suitable sage scrub habitat occurs on site, with some exposed sandy loam soils. Not observed during 2014 rare plant surveys.
Variegated dudleya	<i>Dudleya variegata</i>	--/-- CNPS List 1B.2 County List A MSCP NE	Perennial herb. Occurs on clay soils near vernal pools, and on metavolcanic rocky soils in open coastal sage scrub, chaparral, and grasslands. Elevation 3-580 meters. Flowering period Apr. – Jun.	None. No vernal pool habitat or clay soils occur on site.
Palmer's goldenbush	<i>Ericameria palmeri</i> var. <i>palmeri</i>	--/-- CNPS List 1B.1 County List B MSCP NE	Shrub. Occurs in coastal drainages, in mesic chaparral sites, or rarely in Diegan coastal sage scrub. Occasionally occurs as a hillside element (usually at higher elevations inland on north-facing slopes). Elevation 30-600 meters. Flowering period Jul. – Nov.	Low. Soils and habitat on the site are suitable but not consistent with prime habitat (drainages and mesic chaparral).

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
San Diego button-celery	<i>Eryngium aristulatum</i> var. <i>parishii</i>	FE/CE CNPS List 1B.1 County List A	Annual/perennial herb. Occurs in vernal pools or mima mound areas with vernal moist conditions. Elevation 20-620 meters. Flowering period Apr. – Jun.	None. Vernal pools do not occur on site.
San Diego barrel cactus	<i>Ferocactus viridescens</i>	--/-- CNPS List 2B.1 County List B	Stem succulent. Occurs in Diegan coastal sage scrub hillsides, often at the crest of slopes and growing among cobbles. Occasionally found on vernal pool periphery and mima mound topography in Otay Mesa. Elevation 3-450 meters. Flowering period May – Jun.	Low. Sage scrub habitat interspersed with cobbles does not occur on site. Species would likely have been observed during rare plant surveys if present.
Palmer's grapplinghook	<i>Harpagonella palmeri</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs on clay soils in annual grasslands and coastal sage scrub. Elevation 20-955 meters. Flowering period Mar. – May.	None. Clay soils do not occur on site.
Graceful tarplant	<i>Holocarpha virgata</i> ssp. <i>elongata</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs on coastal mesas and foothills with grassland habitats. Elevation 60-1100 meters. Flowering period Jul. – Nov.	Low. Very little suitable habitat (grassland) occurs on site.
Ramona horkelia	<i>Horkelia truncata</i>	--/-- CNPS List 1B.1 County List A	Perennial herb. Occurs in gabbro endemic chaparral communities (usually chamise chaparral). Elevation 400-1300 meters. Flowering period May – Jun.	None. Chaparral does not occur on site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Gander's pitcher sage	<i>Lepechinia ganderi</i>	--/-- CNPS List 1B.3 County List A MSCP NE	Shrub. Occurs in metavolcanic derived soils in chaparral. Elevation 305-1005 meters. Flowering period Jun. – Jul.	None. Chaparral does not occur on site.
Robinson's pepper-grass	<i>Lepidium virginicum</i> var. <i>robinsonii</i>	--/-- CNPS List 4.3 County List A	Annual herb. Occurs in openings in chaparral and sage scrub at the coastal and foothill elevations. Elevation 1-885 meters. Flowering period Jan. – Jul.	Low. Soils and habitat on the site are suitable. This species was not observed during 2014 rare plant surveys.
California box-thorn	<i>Lycium californicum</i>	--/-- CNPS List 4.2 County List D	Shrub. Occurs in coastal bluffs and coastal sage scrub. Elevation 5-150 meters. Flowering period Dec. – Aug.	Low. Although suitable coastal sage scrub habitat occurs on site, the site is outside the known elevation range for the species.
Small-flowered microseris	<i>Microseris douglasii</i> ssp. <i>platycarpha</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in clay soils in perennial grasslands, on vernal pools periphery, or in broad openings in sage scrub. Elevation 15-1070 meters.	None. Clay soils do not occur on site.
Willowy monardella	<i>Monardella viminea</i>	FE/CE CNPS List 1B.1 County List A MSCP NE	Perennial herb. Occurs in riparian scrub, usually at sandy locales in seasonally dry washes. Elevation 50-225 meters. Flowering period Jun. – Aug.	None. Riparian habitat does not occur on site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Dehesa nolina	<i>Nolina interrata</i>	--/SE CNPS List 1B.1 County List A MSCP NE	Perennial herb. Occurs in association with gabbro or peridotite soils, open southern mixed chaparral and chamise chaparral. Elevation 200-700 meters. Flowering period Jun. - Jul.	None. Chaparral does not occur on site.
Golden-rayed pentachaeta	<i>Pentachaeta aurea ssp. aurea</i>	--/-- CNPS List 4.2 County List D	Annual herb. Occurs in mesic montane grasslands and sage scrub. Elevation 80-1850 meters. Flowering period Mar – Jun.	Moderate. Habitat on the site is suitable. This species was not observed during 2014 rare plant surveys.
Nuttall's scrub oak	<i>Quercus dumosa</i>	--/-- CNPS List 1B.1 County List A	Shrub. Occurs in chaparral with a relatively open canopy cover, on north-facing slopes, may grow in dense monotypic stands, sandy or clay loam soils. Elevation 15-400 meters. Flowering period Feb. – Apr.	None. Chaparral does not occur on site. This species would have been observed during rare plant surveys if present on site.
Coulter's matilija poppy	<i>Romneya coulteri</i>	--/-- CNPS List 4.2 County List D	Perennial herb. Occurs in dry washes and canyons in chaparral and coastal sage scrub communities, often areas that have been burned, open or mildly disturbed terrain, and mature chaparral or sage scrub. Elevation 20-1200 meters. Flowering period Mar. – Jul.	Present. Suitable sage scrub habitat occurs on site. A total of 38 individuals were observed in the southernmost tip of the site.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Munz's sage	<i>Salvia munzii</i>	--/-- CNPS List 2B.2 County List B	Shrub. Occurs in chaparral and Diegan coastal sage scrub. Elevation 120-1065 meters. Flowering period Feb. – Apr.	Low. Although suitable sage scrub habitat is present on site, this species is known primarily from areas south of the site around Lower Otay Lake and the Jamul Mountains. Species was not observed during rare plant surveys and would likely have been observed if present.
Ashy spike moss	<i>Selaginella cinerascens</i>	--/-- CNPS List 4.1 County List D	Perennial herb. Occurs in flat mesas in coastal sage scrub and chaparral. Elevation 20-640 meters. No flowering period, as it is not a flowering plant. Above-ground all year.	Moderate. Suitable sage scrub habitat is present on site. Species would likely have been observed during rare plant surveys if present.
San Diego County needle grass	<i>Stipa diegoensis</i>	--/-- CNPS List 4.2 County List D	Perennial herb/tall bunchgrass. Occurs in chaparral and sage scrub ecotone, closely associated with metavolcanic soils and can be found in fine sandy loam and rocky silt loams. Peaks and upper ridgelines of mountains appear the preferred microhabitat. Elevation 10-800 meters. Flowering period Feb. – Jun.	Low. Soils and habitats on the site are marginally suitable. Site does not contain ridgelines or mountains. Not observed during rare plant surveys.

Appendix C (cont.)
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

Common Name	Species Name	Status*	Habit, Ecology and Life History	Potential to Occur
Parry's tetracoccus	<i>Tetracoccus dioicus</i>	--/-- CNPS List 1B.2 County List A	Shrub. Occurs on gabbro soils in low growing chamise chaparral. Elevation 165-1000 meters. Flowering period Apr. – May.	None. Species is associated with Las Posas soils, which do not occur on site. Chaparral does not occur on site.
Rush-like bristleweed	<i>Xanthisma junceum</i>	--/-- CNPS List 4.3 No County List Designation	Perennial herb. Occurs in low-growing chamise chaparral or Diegan coastal sage scrub, exposed locations with rocky substrate that does not foster much annual understory. Elevation 240-1000 meters. Flowering period Jun. – Jan.	Low. Soils and habitat on the site are suitable. This perennial herb was not observed during 2014 rare plant surveys.

*Status codes are as follows: F = Federal; S = State of California; E = Endangered; T = Threatened; R = Rare

CNPS = California Native Plant Society Lists: 1A – presumed extinct; 1B – rare, threatened, or endangered in California and elsewhere;

2 – rare, threatened, or endangered in California but more common elsewhere; 3 – more information needed; 4 – watch list for species of limited distribution.

Extension codes: .1 – seriously endangered; .2 – moderately endangered; .3 – not very endangered.

County of San Diego Sensitive Plant Lists: A – rare, threatened, or endangered in California and elsewhere; B – rare, threatened, or endangered in California but more common elsewhere; C – may be quite rare but need more information; D – limited distribution and may be uncommon, but not presently endangered.

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Appendix D

SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR



Appendix D
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Insects				
Hermes copper	<i>Lycaena hermes</i>	--/-- County Group 1	Southern mixed chaparral and coastal sage scrub at western edge of Laguna mountains. Requires host plant <i>Rhamnus crocea</i> in close proximity to <i>Eriogonum fasciculatum</i> or other nectar sources.	Low. Suitable host plant associations occur on the site, and the site is within the species' range. Focused surveys conducted May through July 2014 were negative.
Quino checkerspot butterfly	<i>Euphydryas editha quino</i>	FE/-- County Group 1	Sunny openings within chaparral and coastal sage shrublands. Host plants include <i>Plantago erecta</i> , <i>Cordylanthus rigidus</i> , <i>Collinsia</i> spp., <i>Plantago patagonica</i> , <i>Antirrhinum coulterianum</i> , and <i>Castilleja exserta</i> .	Low. Much of the sage scrub on site is considered too dense to support this species. The site occurs outside of the USFWS Recommended Survey Area. However, some suitable habitat occurs on the site.
Monarch butterfly	<i>Danaus plexippus</i>	--/-- County Group 2	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby. Larval host plants consist of milkweeds (<i>Asclepias</i> sp.). Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Present. Species observed flying over the site. Suitable roosting locations and larval host plant species do not occur on the site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Reptiles and Amphibians				
Coast patch-nosed snake	<i>Salvadora hexalepis virgulata</i>	--/SSC County Group 2	Semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains.	Moderate. Suitable brushy habitat occurs on the site, with a few rock outcrops.
Coastal rosy boa	<i>Lichanura trivirgata roseofusca</i>	--/-- County Group 2	Rocky outcrops in coastal sage scrub, chaparral, and desert scrub.	Moderate. Suitable sage scrub habitat occurs on site, with a few rock outcrops.
Coronado skink	<i>Eumeces skiltonianus interparietalis</i>	--/SSC County Group 2	Found in most terrestrial habitats except the desert. Often in more open habitats under rocks, logs, and debris. Habitats include grassland, sage scrub, chaparral, pinyon-juniper woodland, and pine-oak forests.	High. Suitable sage scrub habitat occurs on site.
Northern red diamond rattlesnake	<i>Crotalus ruber ruber</i>	--/SSC County Group 2	Chaparral, coastal sage scrub, along creek banks, particularly among rock outcrops or piles of debris with a supply of burrowing rodents for prey.	High. Suitable habitat and prey resources occur on the site.
Orange-throated whiptail	<i>Cnemidophorus hyperythrus</i>	--/SSC County Group 2 MSCP Covered	Coastal scrub, chaparral, and valley and foothill hardwood habitats. Prefers washes and sandy areas with patches of brush and rocks. Perennial plants required to support its primary prey termites.	Present. Species has been observed on site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Reptiles and Amphibians (cont.)				
San Diego banded gecko	<i>Coleonyx variegatus abbottii</i>	--/-- County Group 1	Chaparral and coastal sage scrub in areas with rock outcrops.	Moderate. Suitable coastal sage scrub and rocky outcrop habitats occur on the site.
San Diego horned lizard	<i>Phrynosoma coronatum blainvillei</i>	--/SSC County Group 1 MSCP Covered	Coastal sage scrub and chaparral in arid and semiarid climate conditions.	High. Suitable coastal sage scrub habitat occurs on the site.
San Diego ringneck snake	<i>Diadophis punctatus similis</i>	--/-- County Group 2	Moist habitats such as oak woodlands and canyon bottoms, occasionally grassland, chaparral, and coastal sage scrub.	Low. No oak woodland or moist habitats occur on site.
Silvery legless lizard	<i>Anniella pulchra pulchra</i>	--/SSC County Group 2	Areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, sage scrub, and pinyon-juniper woodland. Some reports have occurred in desert flats, as well as dunes and beaches under sparse vegetation.	Moderate. Suitable sage scrub habitat and sandy loam soils occur on site.
Two-striped garter snake	<i>Thamnophis hammondi</i>	--/SSC County Group 1	Occurs along permanent and intermittent streams bordered by dense riparian vegetation, but occasionally associated with vernal pools or stock ponds.	None. No permanent or intermittent streams occur on site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Reptiles and Amphibians (cont.)				
Western spadefoot toad	<i>Scaphiopus hammondi</i>	--/SSC County Group 2	Burrows in loose soils 1 meter in depth. Requires temporary rainpools and vernal pools (for breeding) lasting three weeks with cool to warm temperatures and absence of predators (crayfish, bullfrogs, etc.).	None. No vernal pools or basins are present on site.
Birds				
American peregrine falcon	<i>Falco peregrines anatum</i>	BCC/SE County Group 1 MSCP Covered	Generally, areas with cliffs near water where prey (shorebirds and ducks) is concentrated. Preferred hunting areas are agricultural fields, meadows, marshes, and lakes. Nesting usually occurs on cliff ledges or in a scrape in debris and occasionally in the old nests of other birds.	Low. Cliffs near water where prey is concentrated do not occur on the site.
Bell's sage sparrow	<i>Amphispiza belli belli</i>	BCC/WL County Group 1	Chaparral and sage scrub with modest leaf litter on the ground (e.g., after a fire or in gabbro-based soil areas).	Low. Coastal sage scrub habitat occurs on the site, but there is no recent history of fire, and soils on the site are not gabbroic.
Burrowing owl	<i>Athene cunicularia</i>	BCC/SSC County Group 1	Grassland or open scrub habitats with sufficient small mammal prey and mammal burrows.	Low. Very little grassland and open scrub habitat is present on site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Birds (cont.)				
Coastal cactus wren	<i>Campylorhynchus brunneicapillus sandiegensis</i>	BCC/SSC County Group 1 MSCP Covered	Habitat consists of cactus thickets in coastal lowlands of San Diego County.	Low. No cactus thickets occur on site.
Coastal California gnatcatcher	<i>Poliophtila californica californica</i>	FT/SSC County Group 1 MSCP Covered	Coastal sage scrub below 2500 ft in southern California. Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.	Present. Species has been documented on site.
Cooper's hawk	<i>Accipiter cooperi</i>	--/SSC County Group 1 MSCP Covered	(Nesting) Open, uninterrupted, or marginal woodland. Nest sites mainly found in riparian growths of deciduous trees, live oaks.	Present. Species has been documented on site.
Golden eagle	<i>Aquila chrysaetos</i>	--/FP County Group 1	(Nesting and Wintering) Rolling foothills and mountain areas, juniper-sage flats, and deserts. Primarily associated with cliff-walled canyons and large trees in open habitats for nesting.	None. No suitable nesting habitat occurs on the site. The site does not contain mountain areas or large trees for nesting. The site is adjacent to dense development, which is typically avoided by this species.
Grasshopper sparrow	<i>Ammodramus savannarum</i>	--/SSC County Group 1	Grassland.	Low. Very little grassland occurs on site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Birds (cont.)				
Horned lark	<i>Eremophila alpestris actis</i>	--/WL County Group 2	Coastal strand, arid grasslands, and sandy desert floors.	Low. Grassland habitat is very limited on site.
Least Bell's vireo	<i>Vireo bellii pusillus</i>	FE, BCC/SE County Group 1 MSCP Covered	Riparian woodland, typically with a dense understory.	None. No riparian habitat occurs on site.
Loggerhead shrike	<i>Lanius ludovicianus</i>	BCC/SSC County Group 1	Grassland, open sage scrub, chaparral, and desert scrub.	Moderate. Some open sage scrub occurs on site.
Northern harrier	<i>Circus cyaneus hudsonius</i>	--/SSC County Group 1 MSCP Covered	Coastal salt and freshwater marsh. Nests and forages in grasslands, from salt grass in desert sink to mountain cienagas. Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	Low. No marsh habitat or extensive grasslands occur on site.
Prairie falcon	<i>Falco mexicanus</i>	--/-- County Group 1	Inhabits dry, open terrain, either level or hilly.	Low. Marginal foraging habitat occurs on site.
Red-shouldered hawk	<i>Buteo lineatus</i>	--/-- County Group 1	Riparian woodland, oak woodland, orchards, eucalyptus groves, or other areas with tall trees.	Moderate. A few suitable perching trees occur on site.
Southern California rufous-crowned sparrow	<i>Aimophila ruficeps canescens</i>	--/-- County Group 1 MSCP Covered	Found in coastal sage scrub and sparse mixed chaparral.	Present. An individual was observed within coastal sage scrub habitat on site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Birds (cont.)				
Sharp-shinned hawk	<i>Accipiter striatus</i>	--/WL County Group 1	Winter visitor to San Diego County. Usually observed in areas with tall trees or other vegetative cover but can be observed in a variety of habitats.	Moderate. Project site mostly devoid of trees. Suitable foraging habitat present.
Turkey vulture	<i>Cathartes aura</i>	--/-- County Group 2	Found in open country, woodlands, and near farms.	Present. Observed soaring over the site during biological surveys.
White-tailed kite	<i>Elanus leucurus</i>	--/FP County Group 1	Riparian woodlands and oak or sycamore groves adjacent to grassland.	Low. Riparian woodlands, oaks, and sycamores are not present on site. There is low potential for this species to forage on site.
Yellow-breasted chat	<i>Ictera virens</i>	--/SSC County Group 1	Mature riparian woodland.	None. Riparian habitat is not present on site.
Mammals				
American badger	<i>Taxidea taxus</i>	--/SSC County Group 2 MSCP Covered	Open plains and prairies, farmland, and sometimes edges of woods.	None. Suitable habitat not present on site.
Big free-tailed bat	<i>Nyctinomops macrotis</i>	--/SSC County Group 2	Rocky areas, in day they roost in rocky cliffs, sometimes caves, buildings, or tree holes.	Low. Suitable cliff habitat for roosting does not occur on the site, and only a few trees are present, occurring along the perimeter of the site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Mammals (cont.)				
Dulzura pocket mouse	<i>Chaetodipus californicus femoralis</i>	--/SSC County Group 2	Variety of habitats including coastal scrub, chaparral, and grasslands in San Diego County. Associated with grass-chaparral edges.	Moderate. Suitable grassland and coastal sage scrub habitat occurs on the site. Sandy loam soils are not highly suitable. Chaparral is not present on site.
Greater western mastiff bat	<i>Eumops perotis californicus</i>	--/SSC County unlisted	Lower and upper Sonoran desert scrub near cliffs, preferring rugged rocky canyons with abundant crevices. Prefers crowding into tight crevices.	None. No desert scrub occurs on site.
Mexican long-tongued bat	<i>Choeronycteris mexicana</i>	--/SSC County Group 2	Arid scrub, mixed forest, and canyons in mountain ranges rising from the desert. By day, usually in caves and mines, but sometimes in buildings.	None. No arid scrub, mixed forest, or mountain canyons occur on site.
Mountain lion	<i>Felis concolor</i>	--/-- County Group 2 MSCP Covered	Rocky areas, cliffs, and ledges that provide cover within open woodlands and chaparral, as well as riparian areas that provide protective habitat connections for movement between fragmented core habitat. Also, need both vertical and horizontal cover components, such as rocks and downed logs to bed.	Moderate. No cliffs, ledges, or riparian corridors occur on site. Transient individuals possible, given the regional setting and proximity of large tracts of open space further east of the site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Mammals (cont.)				
Northwestern San Diego pocket mouse	<i>Chaetodipus fallax fallax</i>	--/SSC County Group 2	Open areas of coastal sage scrub and weedy growth, often on sandy substrates.	Moderate. Suitable coastal sage scrub and weedy habitats occur on site. Sandy loam soils are not highly suitable.
Pallid bat	<i>Antrozous pallidus</i>	--/SSC County Group 2	Rocky, mountainous areas and near water; also found over more open, sparsely vegetated grasslands, and prefers foraging in the open. Uses three different roosts: 1) the day roost is in a warm, horizontal opening such as rock cracks; 2) the night roost is in the open, near foliage; and 3) the hibernation roost, which is in caves or cracks in rocks.	Low. Limited rocky terrain and grasslands occur on site, but the site is not mountainous, nor is open water available.
Pocketed free-tailed bat	<i>Nyctinomops femorosaccus</i>	--/SSC County Group 2	Semiarid desert lands. Day-roosts in caves, crevices in cliffs, and under the roof tiles of buildings. Uses a variety of arid habitats in southern California: pine-juniper woodlands, desert scrub, palm oases, desert wash, desert riparian, etc. Prefers rocky areas with high cliffs.	None. Suitable desert habitats do not occur on the site.

Appendix D (cont.)
SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH

COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Mammals (cont.)				
Ringtail	<i>Bassariscus astutus</i>	--/-- County Group 2	Various riparian habitats and in brush stands of moist forest and shrub habitats at low to middle elevations. Less common in wooded areas with hollow trees, sometimes around buildings.	Low. Site does not contain riparian habitat.
San Diego black-tailed jackrabbit	<i>Lepus californicus bennettii</i>	--/SSC County Group 2	Primarily in open habitats including coastal sage scrub, chaparral, grasslands, croplands, and open, disturbed areas if there is at least some shrub cover present.	High. Suitable coastal sage scrub and grassland habitats occur on site.
San Diego desert woodrat	<i>Neotoma lepida intermedia</i>	--/SSC County Group 2	Open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops or around clumps of cactus or yucca.	High. Suitable coastal sage scrub habitat with some rock outcrops occurs on site.
Southern grasshopper mouse	<i>Onychomys torridus ramona</i>	--/SSC County Group 2	Arid habitats including various types of scrublands, low desert with creosote bush, mesquite, and yucca.	None. No desert scrub habitat occurs on the site.
Southern mule deer	<i>Odocoileus hemionus</i>	--/-- County Group 2 MSCP Covered	Mule deer occupy to some extent almost all types of habitat within their range but, in general, they seem to prefer the more arid, open situations.	Moderate. Open habitat is limited on site, but suitable habitat is present.

Appendix D (cont.) SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR – BRIGHTWATER RANCH				
COMMON NAME	SPECIES NAME	STATUS*	HABITAT ASSOCIATIONS	POTENTIAL TO OCCUR
Mammals (cont.)				
Yuma myotis	<i>Myotis yumanensis</i>	--/-- County Group 2	Open water near woodlands and forests. Also uses caves and mines.	None. Open water is not available on the site.

*Listing codes are as follows: FE = Federally Endangered; FT = Federally Threatened; BCC = Birds of Conservation Concern; SE = State of California Endangered; FP = State of California Fully Protected; WL = State of California Watch List; SSC = State of California Species of Special Concern.

County of San Diego Sensitive Animal List: Group 1 = Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met; Group 2 = Animals that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action; these species tend to be prolific within their suitable habitat types.

MSCP Covered: Species covered under the County of San Diego Multiple Species Conservation Program Subarea Plan.

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Appendix E

REPRESENTATIVE SITE PHOTOS





Looking east at Diegan coastal sage scrub in the northern portion of the site.
Photo taken July 9, 2014.



Looking northeast at Diegan coastal sage scrub in the northern portion of the site.
Photo taken July 9, 2014.

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Representative Site Photos
BIOLOGICAL TECHNICAL REPORT
FOR BRIGHTWATER RANCH
Appendix E



Looking southeast at Diegan coastal sage scrub from the northern portion of the site.
Photo taken July 9, 2014.



Looking south at Diegan coastal sage scrub from the central portion of the site.
Photo taken July 9, 2014.

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Representative Site Photos
BIOLOGICAL TECHNICAL REPORT
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Looking west at Diegan coastal sage scrub from the central portion of the site.
Photo taken July 9, 2014.



Looking west at Diegan coastal sage scrub and the existing water tank from the
southeastern portion of the site. Photo taken July 9, 2014.

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Representative Site Photos
BIOLOGICAL TECHNICAL REPORT
FOR BRIGHTWATER RANCH
Appendix E



Looking southwest at Diegan coastal sage scrub in the southeastern portion of the site.
Photo taken July 9, 2014.



Looking northwest at Diegan coastal sage scrub and Coulter's matilija poppy (*Romneya coulteri*) from the southwestern tip of the site. Photo taken July 9, 2014.

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Representative Site Photos
BIOLOGICAL TECHNICAL REPORT
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Appendix E



Appendix F

EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES



Appendix F
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

FEDERAL, STATE, AND LOCAL CODES

U.S. Fish and Wildlife Service (USFWS)

FE	Federally listed endangered
FT	Federally listed threatened

California Department of Fish and Wildlife (CDFW)

SE	State listed endangered
ST	State listed threatened
SSC	State species of special concern
WL	Watch List

Fully Protected Fully Protected species refer to all vertebrate and invertebrate taxa of concern to the Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW.

County of San Diego

Plant sensitivity:

List A	Plants rare, threatened, or endangered in California or elsewhere
List B	Plants rare, threatened, or endangered in California but more common elsewhere
List C	Plants that may be quite rare, but more information is needed to determine rarity status
List D	Plants of limited distribution and are uncommon, but not presently rare or endangered

Animal sensitivity:

Group 1	Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met.
Group 2	Animals that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

Multiple Species Conservation Program (MSCP) Covered

Multiple Species Conservation Program covered species for which the County has take authorization within the MSCP area.

Appendix F (cont.)
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

MSCP Narrow Endemic (NE)

Narrow endemic species are native species that have “restricted geographic distributions, soil affinities, and/or habitats.” The MSCP participants’ subarea plans have specific conservation measures to ensure impacts to narrow endemics are avoided to the maximum extent practicable.

OTHER CODES AND ABBREVIATIONS

California Native Plant Society (CNPS) Codes

Lists

- 1A = Presumed extinct.
- 1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.
- 2 = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.
- 3 = Distribution, endangerment, ecology, and/or taxonomic information needed. Some eligible for state listing.
- 4 = A watch list for species of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.

List/Threat Code Extensions

- .1 – Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
- .2 – Fairly endangered in California (20 to 80 percent occurrences threatened)
- .3 – Not very endangered in California (less than 20 percent of occurrences threatened, or no current threats known)

A “CA Endemic” entry corresponds to those taxa that only occur in California.

All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Code.

Appendix G

SUPPORTING DOCUMENTATION



HELIX Environmental Planning, Inc.
7578 El Cajon Boulevard
Suite 200
La Mesa, CA 91942
619.462.1515 tel
619.462.0552 fax
www.helixepi.com



July 28, 2014

PHC-20

Ms. Stacey Love
U.S. Fish & Wildlife Service
2177 Salk Avenue, Suite 250
Carlsbad, CA 92008

Subject: Year 2014 Coastal California Gnatcatcher Survey Report for the
Brightwater Ranch Project

Dear Ms. Love:

This letter report presents the results of a U.S. Fish and Wildlife Service (USFWS) protocol presence/absence survey conducted for the coastal California gnatcatcher (*Poliophtila californica californica*; CAGN) by HELIX Environmental Planning, Inc. (HELIX) for the proposed Brightwater Ranch Project (Project). This report describes the methods used to perform the survey and the results. It is being submitted to the USFWS as a condition of HELIX's Threatened and Endangered Species Permit TE778195.

PROJECT LOCATION

The approximately 76.2-acre Project site (Assessor's Parcel Number 397-180-13) is located in the unincorporated community of Lakeside in San Diego County (Figure 1). Specifically, the Project site is located northwest of Business Route 8/East Main Street, southwest of Los Coches Road, at the eastern terminus of Jackson Hill Drive (Figure 2) within unsectioned lands in Township 15 South, Range 1 East on the U.S. Geological Survey (USGS) 7.5-minute El Cajon quadrangle map (Figure 3).

The Project site is located on unincorporated lands within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan (Figure 4). The majority of the site is within the MSCP's Pre-Approved Mitigation Area (PAMA; Figure 4).

PROJECT DESCRIPTION

The Project proposes a 67-unit single-family residential subdivision. The remainder of the site will remain undeveloped and placed within biological open space, with the exception of a proposed water utility line, 16-foot-wide access road, and 24-foot-wide easement over the access road and underlying utility line in the southern portions of the site. An existing water tank, access road, and 30-foot-wide easement occur internal to the Project site and are not a part of the proposed Project.

METHODS

The survey consisted of three site visits that performed by HELIX biologist Jason Kurnow (TE 778195) in accordance with current USFWS protocol (USFWS 1997). Surveys were conducted within potential CAGN habitat occurring within the Project site (Diegan coastal sage scrub; Figure 5). The total area surveyed was approximately 72.6 acres. The survey was conducted on foot with the aid of binoculars. The survey also included sitting silently for extended periods of time. Taped CAGN vocalizations were played for approximately 10 seconds at approximate 5-minute intervals. If a CAGN was heard before playing the tape, the tape was not played. The tape also was not played after a CAGN was detected. Table 1 details the survey locations, times, and conditions.

Table 1 SURVEY INFORMATION				
DATE	BIOLOGIST	TIME (start/stop)	ACRES (ac) SURVEYED/ SURVEY RATE (ac per hour)	WEATHER CONDITIONS (start/stop)
5/16/14	Jason Kurnow *Tara Baxter	0645/1100	72.6 ac/17.1 ac	68°F, 0% cloud cover, wind 0-1 mph/ 95°F, 0% cloud cover, wind 0-1 mph.
6/6/14	Jason Kurnow *Tara Baxter	0745/1100	72.6 ac/22.3 ac	63°F, overcast, wind 1mph/ 78°F, 0% cloud cover, wind 1-2 mph.
6/13/14	Jason Kurnow *Tara Baxter	0730/1100	72.6 ac/20.1 ac	67°F, overcast, wind 0-1 mph/ 81°F, 0% cloud cover, wind 3-4 mph.

* Supervised Individual

VEGETATION COMMUNITIES

Five vegetation communities/land cover types occur on site: Diegan coastal sage scrub, non-native grassland, non-native vegetation, disturbed habitat, and developed land (Figure 5). A brief description of each community is provided below.

Diegan Coastal Sage Scrub

Diegan coastal sage scrub is one of the major shrub communities in southern California that occupies xeric sites with shallow soils. Dominated by drought-deciduous shrubs with shallow root systems and open canopies, coastal sage scrub communities often contain a substantial herbaceous component. Diegan coastal sage scrub occurs in coastal southern California from Los Angeles County into northwestern Baja California, Mexico (Baja; Holland 1986), where it supports a number of threatened, endangered, and rare vascular plants, as well as several bird and reptile species that are candidates for federal listing.

Diegan coastal sage scrub is the dominant vegetation community on site. Characteristic plant species observed within this community on site include California sagebrush (*Artemisia californica*), flat-top buckwheat, broom baccharis (*Baccharis sarothroides*), laurel sumac (*Malosma laurina*), and white sage (*Salvia apiana*). This vegetation type covers 72.6 acres of the Project site.

Non-native Grassland

Non-native grassland is a dense to sparse cover of annual grasses, often associated with native annual forbs. This association occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of the annual introduced species that compose non-native grassland originated in the Mediterranean region of Europe, an area with a climate similar to that in California and a long history of agriculture. These two factors have contributed to the successful invasion and establishment of these species and the replacement of native perennial grasslands with annual non-native grassland (Jackson 1985).

Non-native grassland occurs in three small patches along the northeast site boundary and consists primarily of red brome (*Bromus madritensis*) and ripgut grass (*Bromus diandrus*), with other scattered species such as telegraph weed (*Heterotheca grandiflora*), star-thistle (*Centaurea melitensis*), and horehound (*Marrubium vulgare*). These patches are highly disturbed, within 100 feet of existing development, and provide limited biological function and value. They do not provide functioning raptor foraging habitat due to their small size, fragmented arrangement, presumed lack of abundant prey base, and adjacency with existing development. Non-native grassland covers 0.3 acre of the Project site.

Non-native Vegetation

Non-native vegetation is dominated by escaped ornamentals and naturalized introduced species, often in a monoculture. This community occurs in three locations along the site perimeter, consisting primarily of stands of non-native trees such as olive (*Olea europaea*) and Peruvian pepper (*Schinus molle*). This vegetation type covers 0.3 acre of the Project site.

Disturbed Habitat

Disturbed habitat is highly disturbed land that retains a soil substrate. If it is vegetated, it supports an assemblage of almost exclusively non-native, weedy, upland species that colonize after human disturbance. There is no recognizable native or naturalized vegetation association, and characteristic species vary considerably depending on local colonization potential.

The area mapped as disturbed habitat on the Project site consists of the several dirt trails crossing the site, as well as unvegetated areas along portions of the site perimeter. The Project site supports 2.5 acres of disturbed habitat.

Developed Land

Developed land exists where permanent structures and/or pavement have been placed (preventing the growth of vegetation) or where landscaping is clearly tended and maintained. Approximately 0.5 acre of developed land occurs within the Project site and consists of the paved access road to the water tank and small areas of landscaping associated with adjacent residential development.

RESULTS

Two CAGN pairs were observed on site (Figure 5). One pair was consistently observed within the eastern portion of the site, while the other pair was consistently observed within the western portion of the site.

CERTIFICATION

I certify that the information in this survey report and enclosed exhibit fully and accurately represents my work.

Please contact me at (619) 462-1515 if you have any questions.

Sincerely,

Jason Kurnow
Biologist

Enclosures:

- Figure 1 Regional Location Map
- Figure 2 Project Vicinity Map (Aerial Photograph)
- Figure 3 Project Vicinity Map (USGS Topography)
- Figure 4 MSCP Designations
- Figure 5 Vegetation and Sensitive Resources

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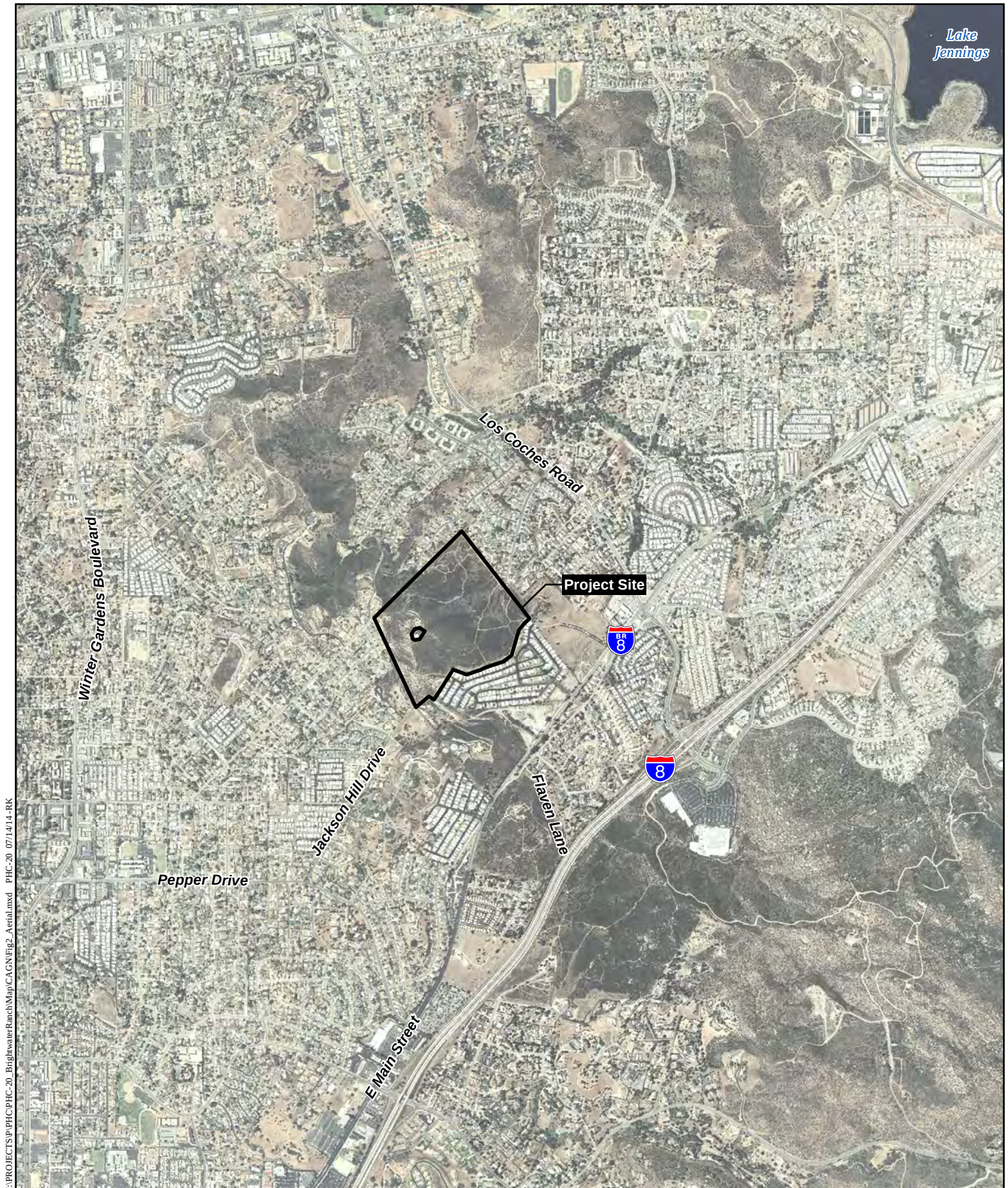
- Figure 1 Regional Location Map
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Regional Location Map

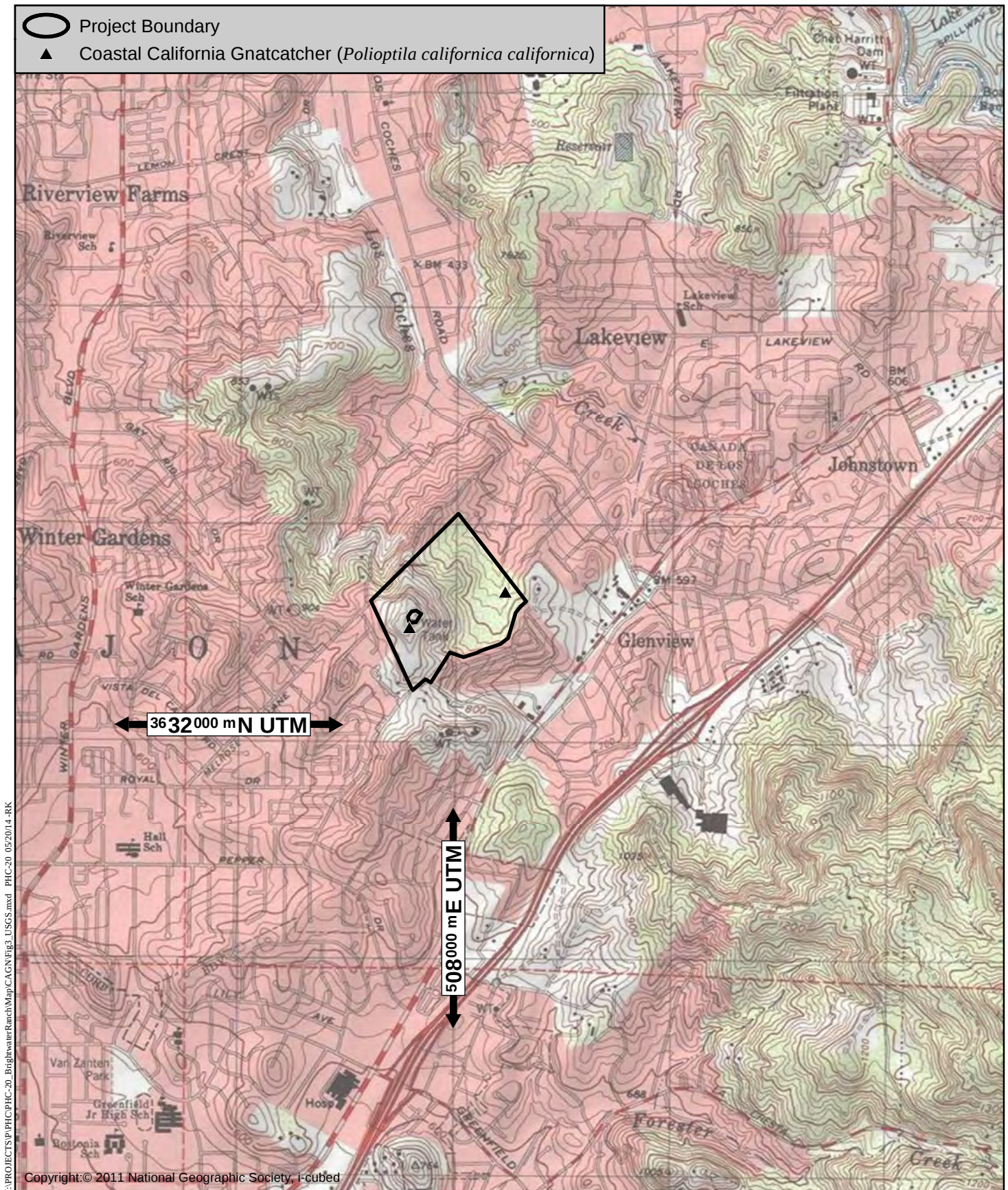
BRIGHTWATER RANCH

Figure 1



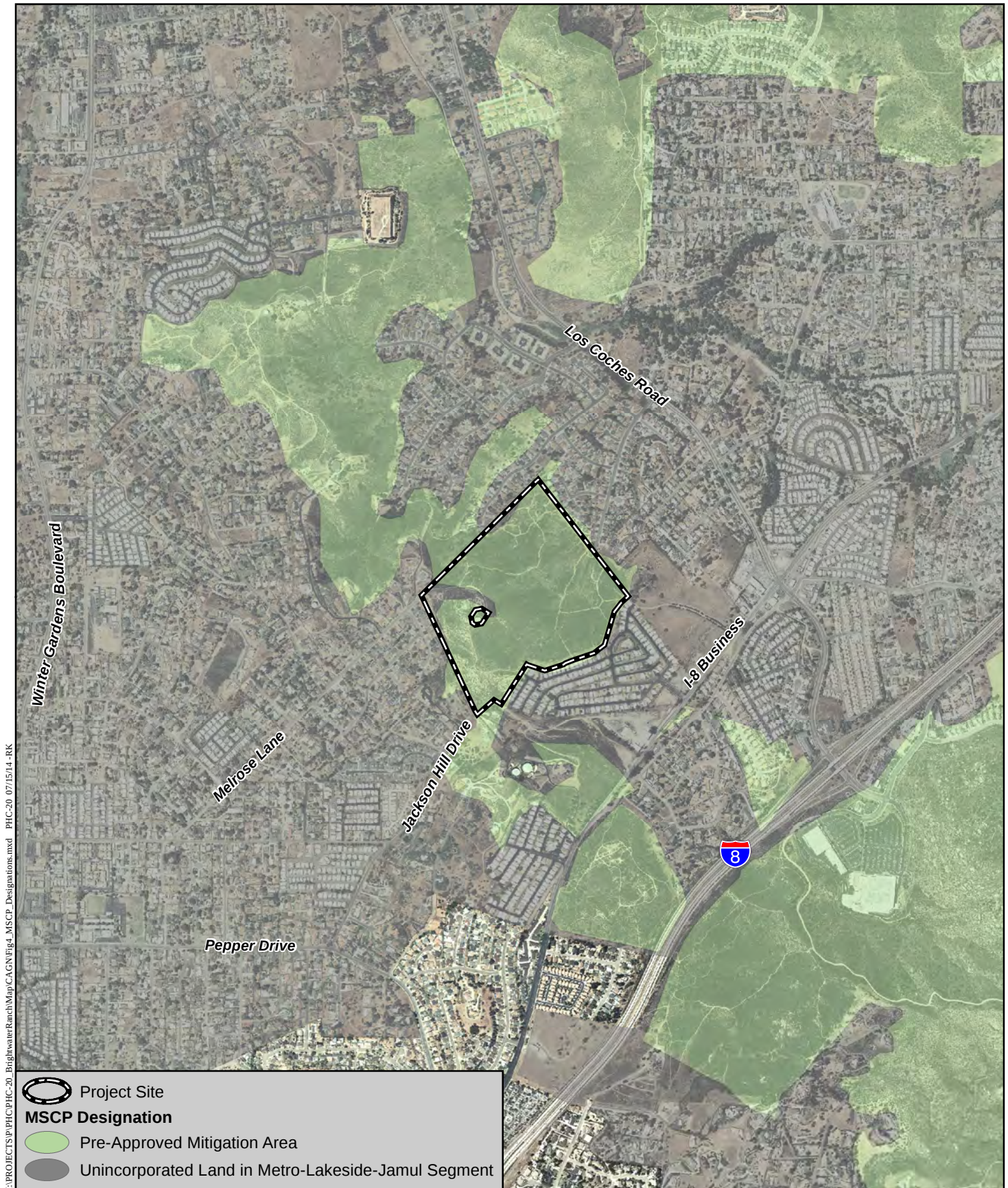
Project Vicinity Map (Aerial Photograph)

BRIGHTWATER RANCH



Project Vicinity Map (USGS Topography)

BRIGHTWATER RANCH



MSCP Designations

BRIGHTWATER RANCH

Figure 4