

**FRENCH MINOR SUBDIVISION  
LAVELL STREET  
SPRING VALLEY-MOUNT HELIX AREA  
SAN DIEGO COUNTY, CALIFORNIA**

**BIOLOGICAL ASSESSMENT**

TPM 21013; S06-042  
APN: 495-401-07  
Environmental Log No. 06-14-044

UTM: 11-S: 499, 985mE; 3,620, 985mN

*Prepared for*

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*Prepared by*

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PSBS #U839

13 June 2007

  
R. Mitchel Beauchamp, M. Sc., President  
(County-Certified Biologist)

*for*

**FRENCH MINOR SUBDIVISION  
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SPRING VALLEY-MOUNT HELIX AREA  
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TPM 21013; S06-042**

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**SUMMARY OF FINDINGS**

A general biological survey of the 2.467-acre (gross) site proposed for a minor subdivision in the Spring Valley-Mount Helix area San Diego County revealed three vegetation type/habitat communities on the site: Urban/Developed, Diegan Coastal Sage Scrub, and Non-native Grassland. The only native habitat, Diegan Coastal Sage Scrub, is located on the east edge of the site and is of poor quality and on a steep slope. The proposed project would impact approximately 0.01 acre of Diegan Coastal Sage Scrub and 1.25 acres of Non-native Grassland. These impacts would constitute significant impacts under CEQA, but mitigation measures are recommended to be made conditions of approval to reduce these impacts to less than significant impacts through purchase of credits in a County-approved mitigation bank. The site contains no RPO-defined wetlands and no other jurisdictional wetlands, waters of the U.S. or streambeds as defined by the California Fish and Game Code. No sensitive species were observed or expected to occur on the property.

**INTRODUCTION**

**PURPOSE OF THE STUDY**

Pacific Southwest Biological Services, Inc., (Pacific Southwest) at the request of Mr. Kyle Guerrero of Brian F. and Smith Associates, conducted a biological assessment and a jurisdictional drainage determination on the site. The purpose of this investigation was to identify and quantify the biological resources, with special attention to any sensitive biological resources occurring on the proposed project site, and to identify potential impacts from the proposed project. This report summarizes the results of the investigation and includes an analysis of both potential on-site and off-site impacts that would result from implementation of the proposed project. Furthermore, this report recommends measures to avoid, minimize, or mitigate potentially significant impacts to biological resources. This report provides the project applicant, the county of San Diego (County), resource agencies, and the public with current biological data to satisfy the review of the project under the California Environmental Quality Act (CEQA). It is anticipated that the information herein will be available for public review. This document was revised following input from County staff dated 9 May 2007.

**PROJECT DESCRIPTION**

The proposed project is a Tentative Parcel Map to subdivide a 2.467-acre (gross) parcel into three residential lots. Minimum lot size would be 0.5 acre (0.5, 0.658, and 0.927 acres respectively). The site contains an existing 2,150-square foot residence that would be retained. Access would be provided by a driveway connection to Lavell Street. The proposed development would result in the construction of residences on two of the three parcels. Project implementation would include grading and filling, construction of two residences and associated access points, two garages, block retaining walls, and a fire turnaround. No off-site improvements are required.

**PROJECT LOCATION**

The site is located at 9420 Lavell Street, at the intersection of Grandview Drive, in the Valle de Oro Community Plan area, within the unincorporated area of San Diego County, California (Figure 1). The map location is in Section 21, Township 16 South, Range 1 West, of the San Bernardino Base and Meridian; USGS 7.5' El Cajon, California quadrangle (UTM: 11-S: 499, 985mE; 3,620, 985mN) (Figure 2). The proposed project site is in the northwest quadrant of the intersection of Lavell Street and Grandview Drive.

**SURVEY METHODS, LIMITATIONS AND DEFINITIONS****METHODS**

Prior to the field surveys, a search was made of the California Department of Fish and Game's (CDFG) California Natural Diversity Data Base (CNDDDB) for the following USGS 7.5' California quadrangles: El Cajon, La Mesa, Jamul Mountains, and National City. This search revealed several federally- or state-listed or otherwise sensitive species reported from the quadrangles (Appendices 3 and 4). Soil maps of the site were reviewed to determine if hydric soils occur on the property.

Pacific Southwest principal botanist R. Mitchel Beauchamp performed a botanical survey and jurisdictional drainage determination of the site 22 August 2006. The on-foot survey covered all slope aspects, soil types, vegetation types and drainages. Each plant observed was identified and recorded. Directed searches were made for species identified by the CNDDDB as potentially occurring on the site. Table 1 summarizes the field survey conditions. Photographs of the site were taken (Attachment 1).

Pacific Southwest biologist Geoffrey L. Rogers conducted the zoological survey of the site 24 August 2004. Methods consisted of walking slowly over the entire site while watching and listening for wildlife, and observing indirect wildlife signs. "Pishing," a technique commonly used to attract the interest of birds and draw them into view, was occasionally employed. Indirect indicators of presence such as scat, tracks, burrows, and diggings supplemented direct observations. Binoculars (8x42) were used to assist in the detection and identification of wildlife. Directed searches were made for species identified by the CNDDDB as potentially occurring within the project vicinity.

**Table 1. Summary of Zoological and Botanical Field Survey Conditions**

DATE	PERSONNEL	SURVEY TYPE	TIME	CONDITIONS
8/22/06	Beauchamp	Botanical, Jurisdictional Determination	1653	Start: 86°F, 0% Cloud Cover, Calm End: 86°F, 0% Cloud Cover, Calm
8/24/06	Rogers	Zoological	1050-1130	Start: 86°F, 0% Cloud Cover, Calm End: 89°F, 0% Cloud Cover, Calm

**SURVEY LIMITATIONS**

Complete biological inventories of sites often require a large number of field hours during different seasons, as well as nocturnal sampling for some animal groups such as small mammals. Depending on the season during which the field visit is conducted, amphibians, snakes, many mammals, owls and other nocturnal birds, and annual plants are groups that can be difficult to inventory. Many groups of vertebrates are difficult to find during short-term field surveys. Some, such as migratory or nomadic birds, may be absent from the site while the fieldwork is being conducted. Other species occur at low densities and may easily have been missed. Species that are declining or have naturally patchy distribution may not be present in areas of what appears to be suitable habitat. However, through literature review, study of museum records, and knowledge of the habitat requirements and distribution patterns of individual species, the probability of a given species being present on a site can often be quite accurately predicted.

**DEFINITIONS****Vegetation Communities**

Vegetation habitats or communities are assemblages of plant species that usually coexist in the same area. The classification of vegetation communities is based upon the life form of the dominant species within the community and the associated flora. The nomenclature for vegetation communities follows Holland's Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986), as modified by Oberbauer (Oberbauer 1996).

**Wildlife Habitats**

Wildlife habitats differ from vegetation communities in that a wildlife habitat may contain several vegetation communities that are similar in structure but different in the plant species composition, location and soil substrate. This distinction becomes an important factor when assessing the sensitivity of a particular wildlife habitat. In addition, the interaction of various wildlife species occurs between many different wildlife habitats. This becomes more evident where these habitats overlap in areas known as ecotones. These ecotones support a combination of species from two or more adjoining habitats that generally increases the number and diversity of species within these areas. Wildlife habitats encountered on the project site approximate the vegetation communities discussed below.

**Species Nomenclature**

The scientific nomenclature used in this report is from the following standard references: vascular plants (Beauchamp 1986, Hickman 1993); vegetation communities (Holland 1986, Oberbauer 1996); amphibians and reptiles (Crother 2000, Crother *et al.* 2003), birds (American Ornithologists' Union 1998); and mammals (Jameson and Peeters 2004).

## **SURVEY RESULTS**

### **PHYSICAL CHARACTERISTICS OF THE SITE**

The geology of the project site is mapped as Jura-Trias metavolcanic rocks (Jenkins 1973). Soils occurring on the site are characterized as Vista coarse sandy loam on 15 to 30 percent slopes (Bowman 1973). Elevation ranges from approximately 642 to 732 feet above mean sea level (msl).

The site has a steep south to southeast aspect. The eastern parcel supports primarily Non-native Grassland with a scattering of planted ornamental trees. The two western parcels contain an existing residence and extensive ornamental plantings.

### **JURISDICTIONAL DRAINAGES AND/OR WATERS OF THE UNITED STATES**

There are three key agencies that regulate activities within streams, wetlands and riparian areas in California. The U.S. Army Corps of Engineers (ACOE) regulates activities pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. The CDFG regulates activities under the California Fish and Game Code Section 1600, as does the Regional Water Quality Control Board (RWQCB) under Section 401 of the Federal CWA and the California Porter-Cologne Act. Additionally, some local governments, such as San Diego County (County), have local regulations affecting wetlands habitats under the Resource Protection Ordinance (RPO).

No jurisdictional wetlands, waters of the U.S. or streambeds as defined by the California Fish and Game Code occur on the property. None of the jurisdictional criteria of any of these agencies or organizations are met on the site.

The topographic conditions on the site and its past agricultural use preclude the presence of jurisdictional drainages.

### **RPO Determination**

The County uses three attributes to determine if a site contains RPO wetlands, of which only one attribute is necessary for the determination. These attributes are:

1. At least periodically, the land supports predominantly hydrophytes.
2. The substratum is predominantly undrained soil.
3. The substratum is nonsoil and is saturated with water, or covered with water at some time during the growing seas on of each year

No hydrophytic vegetation occurs on site. No portion of the site was noted as holding water during any the investigation conducted by Pacific Southwest. No portion of the site would be qualified as a RPO wetland, based on the attributes necessary to be qualified as such.

## BOTANICAL RESOURCES

### Vegetation Communities

Three vegetation type/habitat communities occur on the site: Urban/Developed, Diegan Coastal Sage Scrub, and Non-native Grassland (Figure 3). Descriptions of the communities, the Holland (Holland 1986) Element Code Numbers (#), and approximate extents follow.

#### Urban/Developed (#12000) (1.21 acres)

Residences, associated structures, and intensive ornamental plantings are located on the proposed western parcel of the site.

#### Diegan Coastal Sage Scrub (#32500) (0.01 acre)

This community is confined to a very small area on-site that connects to a slightly larger area bordering the site; however, the entire community is isolated and exists only due to its position on a steep road cut. This habitat lies entirely in an existing sewer easement on the site and thus is not under the control of the proposed project. Flat-top Buckwheat (*Eriogonum fasciculatum*) and Coast Sagebrush (*Artemisia californica*) occur here. Diegan Coastal Sage Scrub supports a number of sensitive species and has been substantially reduced in areal extent during historical times and is classified as a Tier I vegetation community in the adopted Multiple Species Conservation Program (MSCP).

#### Non-native Grassland (#42200) (1.25 acres)

This community occurs on the eastern two-thirds of the property. A variety of non-native grasses dominate this area including Ripgut Brome (*Bromus diandrus*) and Wild Oat (*Avena barbata*) with an assortment of non-native forbs. In general, isolated Non-native Grassland on a steep slope has a low wildlife value. A scattering of Southern California Black Walnut (*Juglans californica* var. *californica*) and trees of several other commercial species exist within this community, indicating possible former agricultural use as an orchard.

### Flora

The observed flora on the property totals 41 plant taxa (Appendix 1). Of this total, 32 (75%) are non-native, indicative of both the planted exotic and disturbed nature of the site.

### Rare, Threatened, Endangered, Endemic and/or Sensitive Plant Species

The CNDDDB search revealed sensitive animal species reported from the USGS 7.5' quadrangles for El Cajon, La Mesa, Jamul Mountains, and National City, California. Appendix 3 lists these plants, their conservation status, their typical habitat requirements, and probability for occurrence on the project site. None of these species were observed or expected (based on review of Appendix 3) during the investigation.

### Sensitive Vegetation Communities

Diegan Coastal Sage Scrub is considered a sensitive vegetation type because of its historic loss and the special-status species frequently utilizing this habitat; the extremely small size of the patch of sage scrub on the site and its isolation substantially reduces its biological value and long-term viability. Non-native Grassland is considered locally sensitive because of its relative rarity and because it serves as a primary habitat for many foraging raptorial birds.

## ZOOLOGICAL RESOURCES

### Fauna

Only four animal species were detected on the property during the investigation. These included a reptile, two bird species, and one mammal. A complete list of animals observed or detected on the site is included in Appendix 2. It is likely that more visits over a longer period would reveal a greater diversity of species, including migratory birds using the non-native landscaping on the site. All of the fauna observed or expected on the site are typical of their associated communities occurring in Southern California.

### Rare, Threatened, Endangered, Endemic and/or Sensitive Animal Species

The CNDDDB search revealed sensitive animal species reported from the USGS 7.5' quadrangles for El Cajon, La Mesa, Jamul Mountains, and National City, California. Appendix 4 lists these animals, their conservation status, their typical habitat requirements, and probability for occurrence on the project site. Based on the field surveys and review of Appendix 4, no sensitive or special-status wildlife species are likely to use the site.

## BIOLOGICAL RESOURCE EVALUATION

### REGIONAL CONTEXT

The site is located at the foot of the geologic complex that culminates in Mount Helix. Historically, this hilly terrain has been used for small orchards and residences. The site, in particular, shows signs of past small-scale agricultural use and is generally devoid of native vegetation. Due to these factors, the site and surrounding area have little ability to support plant and animal species, including some considered sensitive.

There is little potential for native animals to traverse the property due to its isolation by residential development and the by fact that it is fenced. Thus, the site is not considered part of a wildlife corridor.

### LOCAL CONTEXT

A majority of the site is not in its natural condition. In addition to the existing residence, scattered Southern California Black Walnut and several other commercial species exist, indicating the site may have originally been used for agricultural purposes. The site is surrounded by residential development and, with the exception of ornamental plantings, is largely covered with dense non-native weedy species, resulting in low wildlife habitat value. Several very small Coast Live Oaks (*Quercus agrifolia*) occur but are assumed to be introduced, as no native populations exist in the area. Note that the 0.01 acre of Diegan Coastal Sage Scrub vegetation occurs within an existing 25-foot sewer utility easement and would not be impacted by this project.

### REGULATORY ISSUES

The site lies within the county's adopted MSCP subarea/segment plan, but is not proximal to a Biological Resource Core Area (BRCA) or a pre-approved mitigation area (PAMA). The site does not contain any local, state or federal jurisdictional areas.

## ANTICIPATED PROJECT IMPACTS TO BIOLOGICAL RESOURCES

**Table 2. Summary of Existing Vegetation, Area Impacted and Required Mitigation  
(Area in Acres)**

Vegetation Community	Existing Area	Area Impacted	Habitat Tier	Mitigation Ratio	Off-site Mitigation Required
Urban/Developed	1.21	1.21	Tier IV	None	0.00
Diegan Coastal Sage Scrub	0.01	0.01	Tier II	1:1	0.01
Non-native Grassland	1.25	1.25	Tier III	0.5:1	0.62
<b>Total</b>	<b>2.47</b>	<b>2.47</b>	-	-	<b>0.63</b>

### DIRECT BIOLOGICAL RESOURCE IMPACTS

1. Urban Developed Habitats  
Urban-Developed habitats are located in the western one-third of the site and would be impacted by the project implementation. This impact is not considered a significant impact under CEQA because of the low biological value of this habitat and no mitigation measures are recommended.
2. Diegan Coastal Sage Scrub  
Implementation of the project would impact 0.01 acre of Diegan Coastal Sage Scrub. Diegan Coastal Sage Scrub is classified as a Tier II habitat in the adopted MSCP subarea plan. This impact would constitute a significant impact under CEQA unless mitigated to a less-than-significant level through application of the recommended mitigation measure.
3. Non-native Grassland  
Implementation of the project would directly impact 2.25 acres of Non-native Grassland. Non-native Grassland is classified as a Tier III habitat in the adopted MSCP subarea plan. This impact would constitute a significant impact under CEQA unless mitigated to a less-than-significant level through application of the recommended mitigation measure.
4. Nesting “Migratory” Birds  
The site contains habitat which could support nesting migratory birds, including raptors; although no such nests were noted during the biological survey(s). These species and their nests are protected under federal and state laws. If clearing and/or grading takes place during breeding season [15 January-15 September], nesting birds protected by the Migratory Bird Treaty Act and state regulations may be impacted by direct destruction of nests, or indirectly by abandoning nesting sites due to human activities, including noise. This impact would constitute a significant impact under CEQA unless mitigated to a less-than-significant level by the recommended mitigation measure(s).

## RECOMMENDED MITIGATION/MONITORING MEASURES

1. Urban Developed Habitats  
No mitigation required.
2. Diegan Coastal Sage Scrub  
The project should be conditioned to require acquisition of 0.01 acres mitigation land and/or credits (1:1 mitigation ratio) in an established mitigation bank to the satisfaction of the Director of Planning. Diegan Coastal Sage Scrub mitigation credits are currently available in the Crestridge Conservation Bank, a bank approved by the California Department of Fish and Game (see Attachment 2).
3. Non-native Grassland  
The project should be conditioned to require acquisition of 0.62 acre mitigation land and/or credits (0.5:1 mitigation ratio) in an established mitigation bank to the satisfaction of the Director of Planning. Non-native Grassland mitigation credits are currently available in the Crestridge Conservation Bank, a bank approved by the California Department of Fish and Game (see Attachment 2).
4. Nesting Birds  
The project should be conditioned such that, if clearing, grubbing, grading or construction occurs between 15 January and 15 September, prior to such activities, a pre-construction survey of the proposed project area should be conducted for nesting birds (see table, below). Generally, no construction activities should take place within 300 feet (non raptors) or 500 feet (raptor species). Any active nests or any protected migratory birds would be flagged and that area protected from impacts until the birds have fledged. Depending on the nature of the final plan and schedule of construction activities, additional controls may be appropriate to limit the potential effects of construction activities into surrounding native habitats; such controls may include temporary fencing, limited construction hours and runoff and dust controls.

<b>Migratory Bird Group</b>	<b>Nominal Nesting Period</b>
Tree-Nesting Raptors	Jan 15-July 15
Ground-Nesting Raptors	Feb 1-July 15
Other Migratory Birds*	Feb 15 - Sept 15

\* Excludes species not likely to nest on site (Golden Eagle, Light-footed Clapper Rail)

**CERTIFICATION**

Certification: "I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief."

SIGNED: R. Mitchel Beauchamp  
R. Mitchel Beauchamp-Report Author  
Certified County Biologist

DATE: 6/14/07

*by me*

Fieldwork Performed By:

R. Mitchel Beauchamp  
R. Mitchel Beauchamp  
*Botanical survey*  
*Jurisdictional determination*

Geoffrey L. Rogers  
Geoffrey L. Rogers  
*Zoological survey*

*by me*

**REFERENCES**

- American Ornithologists Union. 1998. Checklist of North American Birds. Seventh Edition. American Ornithologists Union. 829 pp.
- American Ornithologists' Union. 2006. Forty-seventh Supplement to the American Ornithologists' Union *Check-list of North American Birds*. Auk 123(3): 926-936.
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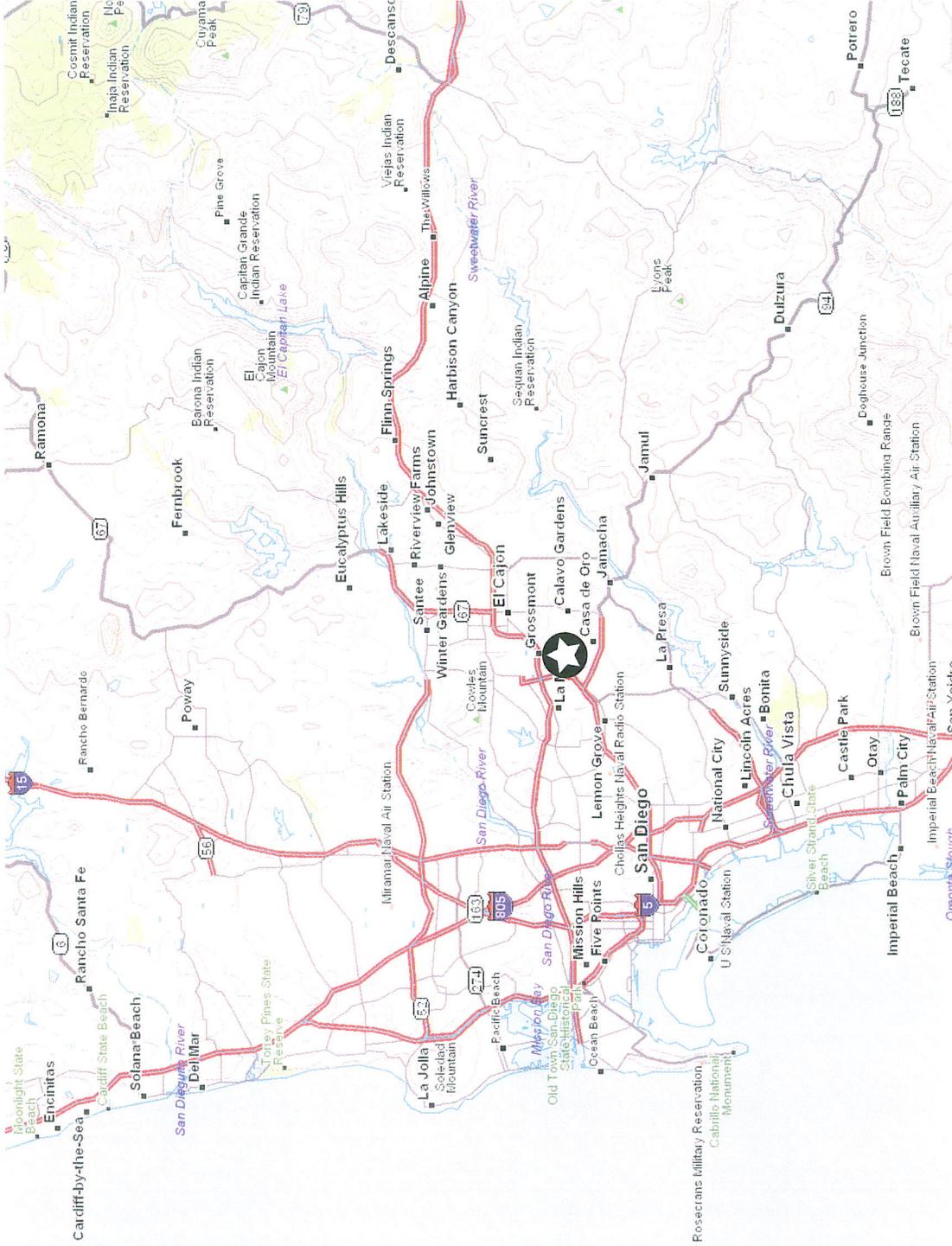


Figure 1. Project Vicinity, TPM 21013, French Minor Subdivision (9420 LaVell Street),  
 County of San Diego, CA - ★



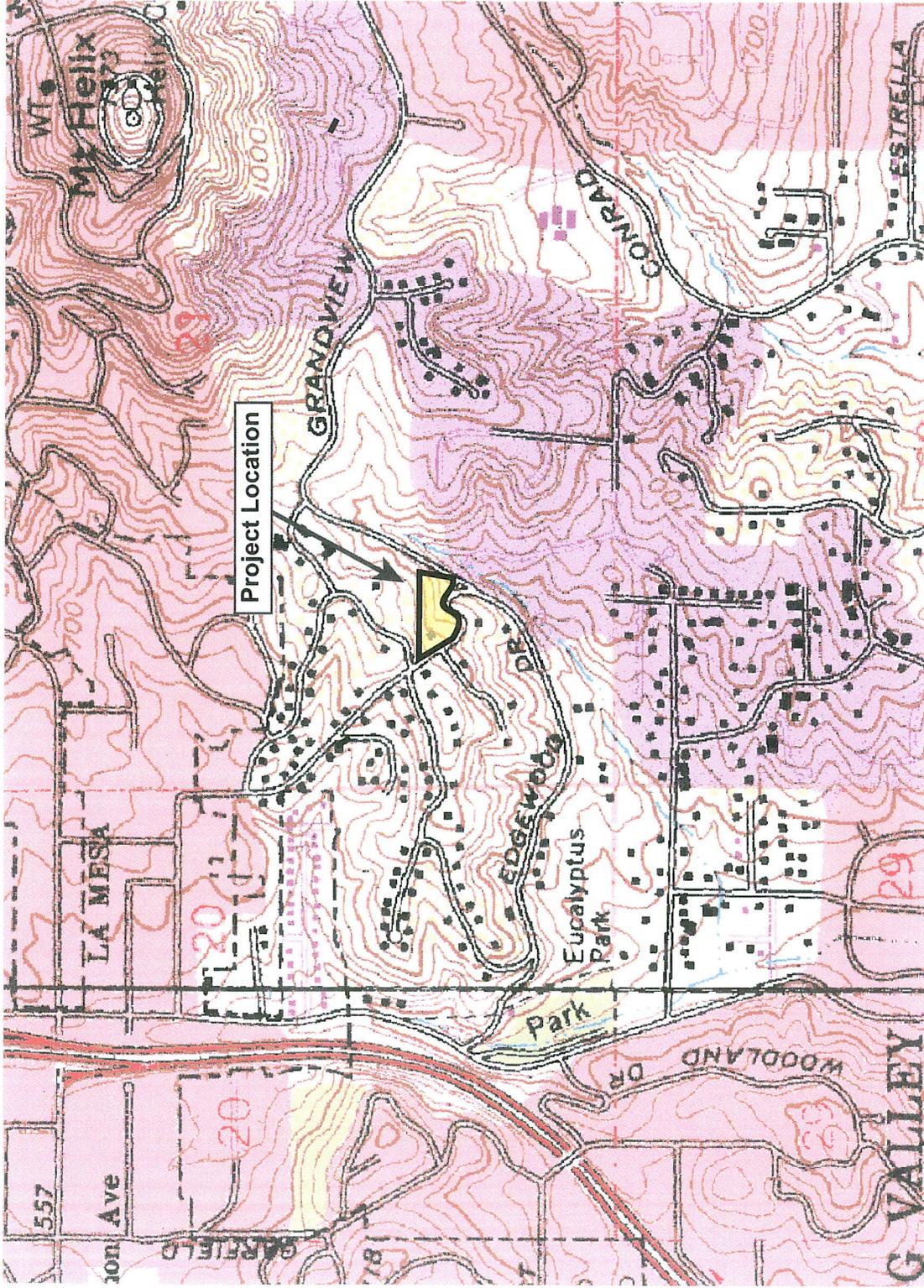
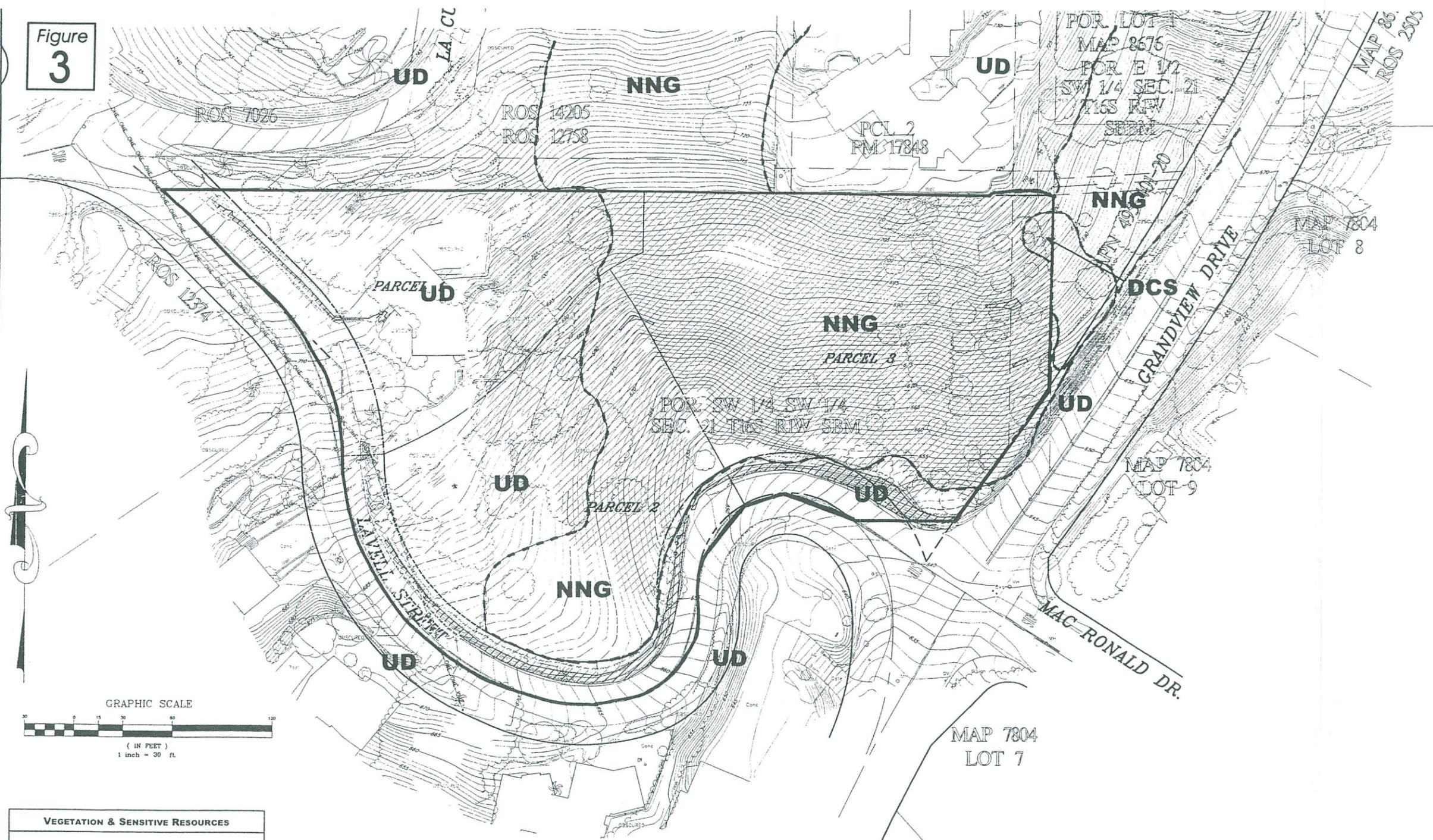


Figure 2. Project Location, TPM 21013, French Minor Subdivision (9420 Lavell Street),  
County of San Diego  
USGS 7.5' El Cajon, CA Quadrangle



Not to Scale

**Figure 3**

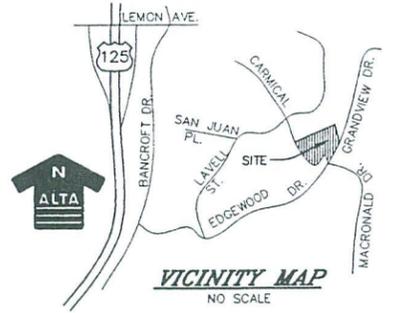


- JOB NO. 12447, FLOWN ON 1/14/05.
- TOTAL NUMBER OF LOTS PROPOSED: 3.
  - MINIMUM LOT SIZE BEING CREATED: 0.50 ACRE
  - ACTUAL GROSS AREA PER THIS TENTATIVE MAP IS 2.47 ACRES GROSS.
  - ALL EXISTING IMPROVEMENTS ARE TO REMAIN.

LOT	GROSS AREA	NET AREA	ACCESS EASE. AREA
BOUNDARY	2.467 AC	2.085	
PARCEL 1	0.607 AC	0.500 AC	
PARCEL 2	0.877 AC	0.658 AC	0.111 AC
PARCEL 3	0.983 AC	0.927 AC	

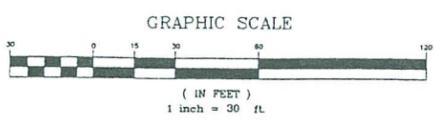
**LEGEND:**

BOUNDARY	---
EXISTING CURB & GUTTER	---
EXISTING BERM	---
EXISTING EDGE OF PAVING	---
EXISTING OVERHEAD UTILITIES	---
EXISTING WATER	---
EXISTING SEWER	---
EXISTING WALL	---
EXISTING WATER METER	□ WM
EXISTING WATER GATE VALVE	○ GV
EXISTING SEWER MANHOLE	○ MH
EXISTING TRANSFORMER	⊗
EXISTING SIGN	+
SLOPES 0% TO 15%	---
SLOPES 15% TO 25%	---
SLOPES 25% TO 50%	---
SLOPES 50% OR MORE	---



BARTOLOME J. PASTOR, RCE 38606  
 DATED: \_\_\_\_\_, 2006

**ALTA CONSULTANTS**  
 PLANNING ENGINEERING SURVEYING  
 4901 Marana Blvd., Ste. 409 San Diego, CA 92117 (656) 581-6101 Fax (656) 581-6116  
 JOB NO. 346-01, DATED MARCH 22, 2006



**VEGETATION & SENSITIVE RESOURCES**

	Holland Code
UD - Urban Developed	(12000)
DCS - Diegan Coastal Sage Scrub	(32500)
NNG - Non-native Grassland	(42200)

French Minor Subdivision - Grandview Dr.  
*R.M. [Signature]* 2/5/07  
 Signature Date

PSBS #0839  
 Pacific Southwest Biological Services, Inc.  
 Full Office: 184 National City, CA 91921-0955

Vegetation Community	Existing Area	Area Impacted	Habitat Tier	Mitigation Ratio	Off-site Mitigation Required
Urban/Developed	1.21	1.21	Tier IV	None	0.00
Diegan Coastal Sage Scrub	0.01	0.01	Tier II	1:1	0.01
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Total	2.47	2.47	--	--	0.63

**SLOPE DATA TABLE PRIOR TO DEVELOPEMENT**

LOT	0%-15% SLOPE	15%-25% SLOPE	25%-50% SLOPE	50%+ SLOPE	LOT AREA
BOUNDARY	0.41 AC, 16.60%	0.51 AC, 20.65%	1.477 AC, 59.92%	0.07 AC, 2.83%	2.467 AC
PARCEL 1	0.16 AC, 32.00%	0.11 AC, 22.00%	0.225 AC, 45.00%	0.05 AC, 1.00%	0.500 AC
PARCEL 2	0.04 AC, 8.08%	0.25 AC, 38.00%	0.366 AC, 55.62%	0.02 AC, 0.30%	0.658 AC
PARCEL 3	0.01 AC, 1.08%	0.04 AC, 4.31%	0.867 AC, 93.53%	0.01 AC, 1.08%	0.927 AC
STREET	0.20 AC, 52.36%	0.11 AC, 28.80%	0.019 AC, 4.97%	0.053 AC, 13.87%	0.382 AC

EXISTING ZONING	USE REGULATIONS	ANIMAL REGULATIONS	DENSITY	LOT SIZE	BUILDING TYPE	MAXIMUM FLOOR AREA	FLOOR AREA RATIO	HEIGHT	LOT COVERAGE	SETBACK	OPENSACE	SPECIAL USE REGULATIONS
RB2	J	J	2	0.5 AC	C	-	-	G	-	G	-	S

**FOR TENTATIVE PARCEL MAP**

DATE: 03/22/2006 SHEET 1 OF 2

**APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED ON THE FRENCH MINOR  
SUBDIVISION SITE**

**DICOTYLEDONS**

**Aizoaceae** - Carpet-weed Family

- \* *Drosanathemum hispidum* (L.) Schwant. Bee Flower Ice Plant
- \* *Malephora crocea* (Jacq.) Schwant. Var. *purpureo-crocea* (Haw.) Jacobs & Schwant. Croceum Ice Plant

**Anacardiaceae** - Sumac Family

- Malosma laurina* (Torr. & Gray) Abrams Laurel-leaf Sumac
- \* *Schinus molle* L. Peruvian Pepper Tree
- \* *Schinus terebinthifolius* Raddi Brazilian Pepper Tree

**Annonaceae** – Annona Family

- \* *Annona cherimola* Mill. Cherimoya, Custard-Apple

**Araliaceae** – Ivy Family

- \* *Hedera canariensis* Willd. Canary Island Ivy

**Asteraceae** - Sunflower Family

- Artemisia californica* Less. California Sagebrush
- \* *Lactuca serriola* L. Wild Lettuce
- \* *Sonchus oleraceus* L. Common Sow Thistle

**Brassicaceae** - Mustard Family

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

**Chenopodiaceae** - Goosefoot Family

- \* *Chenopodium murale* L. Nettle-leaf Goosefoot
- \* *Salsola tragus* L. Russian Thistle

**Convolvulaceae** - Morning-Glory Family

- \* *Ipomoea purpurea* (L.) Roth. Purple Morning-Glory

**Crassulaceae** - Stonecrop Family

- \* *Crassula argentea* (Lam.) Thumb. Jade Plant

**Euphorbiaceae** - Spurge Family

- Chamaesyce melanadenia* (Torrey) Millsp.
- Euphorbia tirucalli* L. Pencil Tree

**Fabaceae** - Legume Family

- \* *Acacia latifolia* Benth. Golden Wattle

**Fagaceae** - Oak Family

- Quercus agrifolia* Nee var. *oxyadenia* (Torr.) J. Howell Interior Coast Live Oak

**Juglandaceae** - Walnut Family

- Juglans californica* Wats. California Black Walnut

**Malvaceae** - Mallow Family

- \* *Malva parviflora* L. Cheeseweed, Little Mallow

**APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED ON THE FRENCH MINOR  
SUBDIVISION SITE (CONTINUED)**

**Nyctaginaceae** - Four-O'Clock Family

- \* *Bougainvillea spectabilis* Willd. Bougainvillea

**Oleaceae** - Olive Family

- \* *Olea europaea* L. Mission Olive

**Polygonaceae** - Buckwheat Family

- Eriogonum fasciculatum* Benth. var. *fasciculatum* Flat-top Buckwheat

**Portulacaceae** - Purslane Family

- \* *Portulaca oleracea* L. Common Purslane

**Rosaceae** - Rose Family

- Prunus ilicifolia* (Nutt.) Walp. ssp. *lyonii* Eastwood. Catalina Island Cherry
- \* *Pyracantha coccinea* Roem. Firethorn

**Rutaceae** - Rue Family

- \* *Citrus limon* Lemon

**Sapindaceae** - Spondia Family

- \* *Cupaniopsis anacardiopsis* (A.Rich) Radlk. Carrotwood Tree
- \* *Koelreuteria bipinnata* Franch. Golder Rain Tree

**Solanaceae** - Nightshade Family

- \* *Nicotiana glauca* Grah. Tree Tobacco

**Ulmaceae** - Elm Family

- \* *Ulmus parvifolia* Jacq. Chinese Elm

**Verbenaceae** - Verbena Family

- Lantana camara* L. Lanata

**MONOCOTYLEDONS**

**Arecaceae** - Palm Family

- \* *Phoenix canariensis* Chaub. Canary Island Date Palm
- \* *Washingtonia robusta* Wendle. Mexican Fan Palm, Thread Palm

**Poaceae** - Grass Family

- \* *Avena barbata* Link Slender Wild Oat
- \* *Bromus diandrus* Roth Ripgut Grass
- Melica imperfecta* Trin. Coast Range Melic
- \* *Pennisetum setaceum* Forsk. Fountain Grass
- \* *Rhynchelytrum repens* (Willd.) Hubb. Natal Grass

\* - Denotes non-native plant taxa

**APPENDIX 2. ANIMALS OBSERVED OR DETECTED ON THE FRENCH MINOR SUBDIVISION SITE**

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
<b>REPTILES</b>	
<b>Phrynosomatidae</b> Western Fence Lizard	<i>Sceloporus occidentalis</i>
<b>BIRDS</b>	
<b>Columbidae</b> (Pigeons and Doves) Mourning Dove	<i>Zenaida macroura</i>
<b>Fringillidae</b> (Finches) House Finch Lesser Goldfinch	<i>Carpodacus mexicanus</i> <i>Carduelis psaltria</i>
<b>MAMMALS</b>	
<b>Geomyidae</b> (Pocket Gophers) Botta's Pocket Gopher	<i>Thomomys bottae</i>

**Appendix 3. Sensitive Plants reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CNPS	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Acanthomintha ilicifolia</i> San Diego Thorn-mint	FT/CE/1B (2-3-2)	Covered, Group A	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, endemic to active vertisol clay soils of mesas & valleys, usu on clay lenses within grassland or chaparral communities, 10-935 m.	None. Habitat does not occur on-site.
<i>Adophia californica</i> California Adolphia	None/None/2 (1-3-1)	Group B	Chaparral, coastal sage scrub, valley & foothill grassland, from sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures, 15-300 m.	None. Habitat does not occur on-site.
<i>Ambrosia pumila</i> San Diego Ambrosia	FE/None/1B (3-3-2)	Covered, Group A	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, esp in sandy loam or clay soil, in valleys; persists where disturbance has been superficial, 20-415 m.	None. Habitat does not occur on-site.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar Manzanita	FE/None/1B (3-3-2)	Covered, Group A	Chaparral, closed-cone coniferous forest, esp sandy coastal mesas & ocean bluffs, in chaparral or Torrey Pine forest, 0-365 m..	None. Habitat does not occur on-site.
<i>Arctostaphylos otayensis</i> Otay Manzanita	None/None/1B (3-2-3)	Covered, Group A	Chaparral, cismontane woodland/metavolcanic; 275-1700 m.	None. Habitat does not occur on-site.
<i>Astragalus deanei</i> Dean's Milk-vetch	FSC/None/1B (3-3-3)	Group A	Chaparral, coastal scrub, riparian forest, endemic to SD Co., esp open brushy s-facing slopes in Diegan coastal sage, occ on recently burned hillsides, 75-670 m.	None. Habitat does not occur on-site.
<i>Atriplex coulteri</i> Coulter's Saltbush	None/None/1B(2-2-2)	Group A	Coastal bluff scrub, coastal dunes, coastal scrub, valley & foothill grassland, esp. on ocean bluffs, ridge tops, alkaline low places, 10-440 m.	None. Habitat does not occur on-site.
<i>Atriplex pacifica</i> Smooth Coast Saltscale	FSC/None/1B (3-2-2)	Group A	Coastal scrub, coastal bluff scrub, playas, chenopod scrub, esp. in alkali soils, 1-500 m.	None. Habitat does not occur on-site.
<i>Bergerocactus emoryi</i> Golden-spined Cereus	None/None/2 (2-2-1)	Group B	Coastal sage scrub & grassland, near the immediate coast, s SD Co.	None. Habitat does not occur on-site.
<i>Brodiaea orcuttii</i> Orcutt's Brodiaea	FSC/None/1B (1-3-2)	Covered, Group A	Vernal pools, valley & foothill grassland, closed-cone conif forest, cismontane woodland, chaparral, meadows, esp mesic, clay habitats, occ serpentine, in vernal pools & small drainages, 30-1615 m.	None. Habitat does not occur on-site.
<i>Calochortus dunnii</i> Dunn's Mariposa Lily	None/Rare/1B (2-2-2)	Covered, Narrow Endemic, Group A	Closed-cone conif forest, chaparral, esp. on gabbro or metavolcanic soils; also known from sandstone, oft assoc w/chaparral, 375-1830 m.	None. Habitat does not occur on-site.
<i>Ceanothus cyaneus</i> Lakeside Ceanothus	FSC/None/1B (3-2-2)	Covered, Narrow Endemic, Group A	Closed-cone conif forest, chaparral. In CA, known only fr RIV & SD Cos., 100-1515 m.	None. Habitat does not occur on-site.

**Appendix 3. Sensitive Plants reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CNPS	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Ceanothus otayensis</i> Otay Mountain Ceanothus	None/None/1B (3-2-2)		Chaparral (metavolcanic or gabbroic), known in CA only fr San Miguel & Otay Mtns., 600-1100 m.	None. Habitat does not occur on-site.
<i>Ceanothus verrucosus</i> Wart-stemmed Ceanothus	FSC/None/2 (2-2-1)	Covered, Group B	Chaparral. In CA, known only fr SD Co., 1-380 m.	None. Habitat does not occur on-site.
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth Tarplant	FSC/None/1B (2-3-2)	Group A	Valley & foothill grassland, chenopod scrub, meadows, playas, riparian woodland, esp. alkali meadow, alkali scrub; disturbed 0-480 m.	None. Habitat does not occur on-site.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined Spineflower	FSC/None/1B (2-2-2)	Group A	Chaparral, coastal scrub, meadows, valley & foothill grassland, esp. gabbroic clay, 30-1450 m.	None. Habitat does not occur on-site.
<i>Clarkia delicata</i> Delicate Clarkia	None/None/2 (1-2-1)	Group B	Cismontane woodland, chaparral, only in SD Co., 235-1,000 m.	None. Habitat does not occur on-site.
<i>Comarostaphylos diversifolia</i> ssp. <i>diversifolia</i> Summer-Holly	FSC/None/1B (2-2-2)	Group A	Chaparral, oft in mixed chaparral in CA, sometimes post-burn, 30-550 m.	None. Habitat does not occur on-site.
<i>Cordylanthus maritimus</i> ssp. <i>maritimus</i> Salt Marsh Bird's-beak	FE/CE/1B (2-2-2)	Covered, Group A	Coastal dunes, marshes, & swamps (coastal salt), 0-30 m.	None. Habitat does not occur on-site.
<i>Cordylanthus orcuttianus</i> Orcutt's Bird's-beak	None/None/2 (3-3-1)	Covered, Group B	Coastal scrub. In CA, known only fr SD Co.; also in Baja. Found in coastal scrub assoc on slopes, also reported fr intermittent moist swales, & in washes, 100-200 m.	None. Habitat does not occur on-site.
<i>Cupressus forbesii</i> Tecate Cypress	FSC/None/1B (3-3-2)	Covered, Group A	Closed-cone conif forest, chaparral, esp. on north-facing slopes, groves oft assoc w/chaparral, 250-1500 m.	None. Habitat does not occur on-site.
<i>Deinandra conjugens</i> Otay Tarplant	FT/CE/1B (3-3-2)	Covered, Narrow Endemic, Group A	Coastal scrub, valley & foothill grassland. In CA, known only fr SD Co. Coastal plains, mesas, river bottoms, oft in open dist areas, clay soils, 25-300 m.	None. Habitat does not occur on-site.
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> Palmer's Goldenbush	None/None/1B (3-2-1)	Covered, Narrow Endemic, Group B	Coastal scrub, chaparral, granitic soils, steep hillsides, mesic areas; 100-600 m.	None. Habitat does not occur on-site.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-celery	FE/CE/1B (2-3-2)	Covered, Group A	Vernal pools, coastal scrub, valley & foothill grassland, esp in SD mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools; usu surr by scrub, 15-620 m	None. Habitat does not occur on-site.
<i>Ferocactus viridescens</i> San Diego Barrel Cactus	FSC/None/2 (1-3-1)	Covered, Group B	Chaparral, Diegan coastal scrub, valley & foothill grassland, oft on exposed, level or s-facing sloping areas; oft in coastal scrub near crest of slopes, 3-485 m.	None. Habitat does not occur on-site.
<i>Frankenia palmeri</i> Palmer's Frankenia	None/None/2 (3-3-1)	Group B	Coastal dunes, marshes, swamps (coastal salt), playas, 0-10 m.	None. Habitat does not occur on-site.

**Appendix 3. Sensitive Plants reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CNPS	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Horkelia truncata</i> Ramona Horkelia	None/None/1B (3-1-2)	Group A	Chaparral, cismontane wdland, esp in habitats mixed chaparral, vernal streams, & disturbed areas near roads, clay soil, 400-1300 m.	None. Habitat does not occur on-site.
<i>Isocoma menziesii</i> var. <i>decumbens</i> Decumbent Goldenbush	None/None/1B (2-2-2)	Group A	Coastal sage, sandy soil, often in disturbed sites, 10-910 m.	None. Habitat does not occur on-site.
<i>Iva hayesiana</i> San Diego Marsh-elder	FSC/None/2 (2-2-1)	Group B	Marshes & swamps, playas, esp in riverwashes, 10-500 m.	None. Habitat does not occur on-site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	FSC/None/1B (2-3-2)	Group A	Coastal salt marshes, playas, valley & foothill grassland, vernal pools, usu in alkaline soils in playas, sinks, grassland, 1-1400 m.	None. Habitat does not occur on-site.
<i>Lepechinia ganderi</i> Gander's Pitcher Sage	None/None/1B (3-1-2)	Covered, Narrow Endemic, Group A	Closed-cone conif forest, chaparral, coastal scrub, valley & foothill grassland/gabbroic or metavolcanic. SD Co., Baja. Known in CA fr fewer than 10 occurs, 305-1005 m.	None. Habitat does not occur on-site.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's Pepper-grass	None/None/1B (3-2-2)	Group A	Chaparral, coastal scrub. Dry soils, shrubland. 1-945 m.	None. Habitat does not occur on-site.
<i>Lotus nuttallianus</i> Nuttall's Lotus	FSC/None/1B (3-3-2)	Covered, Group A	Coastal dunes, coastal scrub, only from SD Co. & Baja; on sand dunes, 0-10 m.	None. Habitat does not occur on-site.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-leaved Monardella	None/None/1B (2-2-2)	Covered, Group A	Chaparral, cismontane woodland, esp. in understory in mixed chaparral, chamise chaparral & so. oak woodland; esp. sandy soil, 300-1190 m.	None. Habitat does not occur on-site.
<i>Monardella linoides</i> ssp. <i>viminea</i> Willowy Monardella	FE/CE/1B (2-2-2)	Covered, Narrow Endemic, Group A	Riparian scrub, riparian woodland, riparian forest, closed-cone conif forest, chaparral, esp. in canyons, in rocky & sandy places, occ washes or floodplains; w/ <i>Baccharis</i> , <i>Iva</i> , etc., 50-400 m. Ephemeral drainages w/natural flooding regimes, coarse, rocky sandy alluvium on terraced floodplains, benches, stabilized sandbars, channel banks and sandy washes along & within ephemeral drainages, or among boulders, stones, and in cracks in the bedrock of ephemeral drainages.	None. Habitat does not occur on-site.
<i>Muilla clevelandii</i> San Diego Goldenstar	FSC/None/1B (2-2-2)	Covered, Group A	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, esp. mesa grasslands, scrub edges; under 50 m.	None. Habitat does not occur on-site.
<i>Myosurus minimus</i> ssp. <i>apus</i> Little Mousetail	FSC/None/3 (2-3-2)	Group A	Vernal pools. This ssp. has taxonomic probs. Distinguishing betw this and <i>M. sessilis</i> is difficult. Hybrid? Alkaline soils, 20-640 m.	None. Habitat does not occur on-site.

**Appendix 3. Sensitive Plants reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CNPS	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Nama stenocarpum</i> Mud Nama	None/None/2 (3-2-1)	Group B	Marshes & swamps. Lake shores, river banks, intermitt. wet areas, 5-500 m.	None. Habitat does not occur on-site.
<i>Navarretia fossalis</i> Spreading Navarretia	FT/None/1B (2-3-2)	Covered, Group A	Vernal pools, chenopod scrub, marshes & swamps, playas, esp in SD hardpan & SD claypan vernal pools, in swales & vernal pools, often surr . by other habitat types, 30-1300 m.	None. Habitat does not occur on-site.
<i>Navarretia prostrata</i> Prostrate Navarretia	FSC/None/1B (2-3-3)		Coastal scrub, valley & foothill grassland, vernal pools. Alkaline soils in grassland, or in vernal pools, 15-700 m.	None. Habitat does not occur on-site.
<i>Nemacaulis denudata</i> var. <i>denudata</i> Coast Woolly-heads	None/None/1B (2-2-2)	Group B	Coastal dunes, 0-100 m.	None. Habitat does not occur on-site.
<i>Opuntia californica</i> var. <i>californica</i> Snake Cholla	None/None/1B (3-3-2)	Covered, Narrow Endemic, Group A	Chaparral, coastal scrub, 30-150 m.	None. Habitat does not occur on-site.
<i>Pogogyne abramsii</i> San Diego Mesa Mint	FE/CE/1B (2-3-3)	Covered, Group A	Vernal pools, 90-200 m.	None. Habitat does not occur on-site.
<i>Pogogyne nudiuscula</i> Otay Mesa Mint	FE/CE/1B (3-3-2)	Covered, Group A	Vernal pools, 90-250 m.	None. Habitat does not occur on-site.
<i>Quercus dumosa</i> Nuttall's Scrub Oak	FSC/None/1B (2-3-2)	Group A	Closed-cone conif. forest, chaparral, coastal scrub, gen. On sandy soils near coast, occ. on clay loam, 15-400 m.	None. Habitat does not occur on-site.
<i>Salvia munzii</i> Munz' Sage	None/None/2 (2-2-1)	Group B	Chaparral, coastal sage scrub. Known only fr SD Co. & Baja. Rolling hills & slopes, 120-1065 m.	None. Habitat does not occur on-site.
<i>Satureja chandleri</i> San Miguel Savory	None/None/4 (1-2-2)	Covered, Group D	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley & foothill grassland, esp gabbroic or metavolcanic substrate, 120-1005 m.	None. Habitat does not occur on-site.
<i>Senecio aphanactis</i> Rayless Ragwort	None/None/2 (3-2-1)	Group B	Chaparral, cismontane woodland, coastal scrub/alkaline, 15-800 m. Rare in LA, OR, & RIV Cos.	None. Habitat does not occur on-site.
<i>Stylocline citroleum</i> Oil Nestraw	None/None/1B (3-3-3)	Group A	Chenopod scrub, coastal scrub?, valley & foothill grassland/clay, 50-400 m. Known fr/approx 10 occurs in the area of East Elk Hills.	None. Habitat does not occur on-site.
<i>Suaeda esteroa</i> Estuary Seablite	None/None/1B (2-2-2)	Group D	Marshes & swamps (coastal salt), 0-5 m.	None. Habitat does not occur on-site.
<i>Tetracoccus dioicus</i> Parry's Tetracoccus	FSC/None/1B (3-2-2)	Covered, Group A	Chaparral, coastal scrub, esp stony fine sandy decomposed gabbro soil, 165-1000 m.	None. Habitat does not occur on-site.
<i>Texosporium sancti-jacobi</i> Woven-spored Lichen	None/None/None		Chaparral. Open sites; in CA, w/ <i>Adenostoma fasciculatum</i> , <i>Eriogonum</i> , <i>Selaginella</i> . At Pinnacles, on small mammal pellets. 290-660 m.	None. Habitat does not occur on-site.

**Appendix 4. Sensitive Animals reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CDFG	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
San Diego Fairy Shrimp <i>Branchinecta sandiegonensis</i>	FE/None/None	Covered, Narrow Endemic	Vernal pools	None. Habitat does not occur on-site or in vicinity.
Tiger Beetle <i>Cicindela gabbii</i>	None/None/None		Estuaries & mudflats along so CA coast. Gen found on dark-colored mud in lower zone, occ on dry saline flats of estuaries	None. Habitat does not occur on-site or in vicinity.
Monarch Butterfly <i>Danaus plexippus</i>	None/None/None		Winter roost sites extend along coast from N. Mendocino to Baja Calif.; roosts located in wind-protected tree groves (eucalyptus, Monterey Pine, Cypress), with nectar and water source nearby	Very low. Optimal habitat does not occur on-site.
Quino Checkerspot Butterfly <i>Euphydryas editha quino</i>	FE/None/None	Narrow Endemic	Sunny openings in chaparral & coastal sage shrublands in parts of RIV & SD Cos; esp on hills & mesas near coast, w/high densities of host plants <i>Plantago erecta</i> , <i>P. insularis</i> , <i>Orthocarpus purpurescens</i> .	None. Habitat does not occur on-site.
Thorne's Hairstreak Butterfly <i>Mitoura thornei</i>	FSC/None/None	Covered, Narrow Endemic	Endemic to San Diego County, where host plant, Tecate Cypress occurs, including Otay Mountain (Little Cedar Canyon)	None. Preferred habitat does not occur on-site.
Hermes Copper <i>Hermelycaena hermes</i>	FSC/None/CSC		Endemic to SD Co. Continuous stands of southern mixed chaparral/coastal sage scrub with both host plant <i>Rhamnus crocea</i> and primary nectaring plant <i>Eriogonum fasciculatum</i> in very close proximity. Species usually found along fairly open dirt roads/trails. Fallbrook is most northern record. Flight season: late May-early July	Very low. Optimal habitat does not occur on-site or in vicinity.
Western Spadefoot <i>Spea hammondi</i>	FSC/None/CSC		Grassland habitats, valley & foothill woodlands, requires vernal pools for breeding	None. Habitat does not occur on-site or in vicinity.
Arroyo Toad <i>Bufo californicus</i>	FE/None/CSC	Covered, Narrow Endemic	Semi-arid regions near washes or intermittent streams, incl. valley-foothill & desert riparian, desert wash, etc., esp rivers w/sandy banks, willows, cottonwoods, sycamores w/loose, gravelly areas	None. Habitat does not occur on-site or in vicinity.
Coronado Skink <i>Eumeces skiltonianus interparietalis</i>	FSC/None/CSC/None		Grassland, chaparral, piñon-juniper sage woodland, pine-oak & pine forests in coastal ranges in so. CA, esp prefers early successional stages or open areas, found in rocky areas close to streams & on dry hillsides	Low. May occur in denser vegetation around existing residence.
Belding's Orange-throated Whiptail <i>Aspidoscelis [Cnemidophorus] hyperythrus beldingi</i>	FSC/None/CSC	Covered	Coastal scrub (low elev.), chaparral, valley & foothill hardwood, esp washes & sandy areas w/patches of brush & rocks	Very low. Optimal habitat does not occur on-site.
Coastal Whiptail <i>Aspidoscelis [Cnemidophorus] tigris stejnegeri</i>	FSC/None/None/None		Deserts & semiarid areas w. sparse vegetation & open areas, also in woodland & riparian areas, esp. where ground may be firm soil, sandy, or rocky	Very low. Optimal habitat does not occur on-site.

**Appendix 4. Sensitive Animals reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CDFG	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Silvery Legless Lizard <i>Anniella pulchra pulchra</i>	FSC/None/CSC		Sparse vegetation of chaparral and riparian, loose soil for burrowing.	Very low. Optimal habitat does not occur on-site.
Coastal Rosy Boa <i>Charina trivirgata</i>	FSC/None/Protected		Desert & chaparral from coast to Mojave & Colorado Deserts, esp in moderate to dense vegetation & rocky cover; habitats w/mix of brushy cover & rocky soil like coastal canyons & hillsides, desert canyons, washes & mountains	Very low. Optimal habitat does not occur on-site or in vicinity.
Coast Patch-nosed Snake <i>Salvadora hexalepis virgulata</i>	FSC/None/CSC		Brushy or shrubby vegetation in coastal so. CA, esp. uses small mammal burrows for refuge	Very low. Optimal habitat does not occur on-site or in vicinity.
Two-striped Gartersnake <i>Thamnophis hammondi</i>	FSC/None/CSC		Coastal CA., fr/ Salinas to NW Baja, fr/sea level to approx. 7000 ft ; esp. highly aquatic, found in or near permanent fresh water, often along streams w/rocky beds & riparian growths	None. Habitat does not occur on-site or in vicinity.
Northern Red Diamond Rattlesnake <i>Crotalus [exsul] ruber ruber</i>	FSC/None/CSC		Chaparral, woodland, grassland & desert areas, esp in rocky areas & dense vegetation	Very low. Optimal habitat does not occur on-site.
Cooper's Hawk <i>Accipiter cooperi</i>	None/None/CSC	Covered	Woodland, usu. open, interrupted or marginal type, nests mainly in riparian areas	Low. Some large trees occur on-site.
Prairie Falcon <i>Falco mexicanus</i> (nesting)	None/None/CSC		Dry, open terrain, level or hilly, breeding sites on cliffs	None. Habitat does not occur on-site or in vicinity.
California Black Rail <i>Laterallus jamaicensis coturniculus</i>	None/CT/CFP	Covered, Narrow Endemic	Mainly inhabits salt marshes bordering larger bays. Occurs in tidal salt marsh heavily grown to <i>Salicornia</i> , also in freshwater & brackish marshes, all at low elevation	None. Habitat does not occur on-site or in vicinity.
Light-footed Clapper Rail <i>Rallus longirostris levipes</i>	FE/SE/CFP	Covered, Narrow Endemic	Salt marshes w/tidal sloughs where cordgrass & pickleweed are dominant	None. Habitat does not occur on-site or in vicinity.
Western Snowy Plover <i>Charadrius alexandrinus nivosus</i>	FT/None/CSC	Covered	Sandy beaches on marine & estuarine shores, also salt pond levees and alkali lake shore, esp. in sandy, gravelly for nesting	None. Habitat does not occur on-site or in vicinity.
Western Yellow-billed Cuckoo <i>Coccyzus americanus occidentalis</i>	None/CE/None	Narrow Endemic	Riparian forest nester, along broad, lower flood-bottoms of larger river systems, esp nests in riparian jungles of willow, often w/cottonwoods	None. Habitat does not occur on-site or in vicinity.
Burrowing Owl <i>Athene [Speotyto] cunicularia</i> (burrow sites)	FSC/None/CSC	Covered, Narrow Endemic	Open dry annual or perennial grasslands, desert & scrublands w/low growing vegetation, uses ground squirrel burrows for nesting	None. Habitat does not occur on-site or in vicinity.
Southwestern Willow Flycatcher <i>Empidonax traillii extimus</i>	FE/CE/None	Covered, Narrow Endemic	Extensive thickets of low, dense willows, often near streams	None. Habitat does not occur on-site or in vicinity.
Least Bell's Vireo <i>Vireo bellii pusillus</i>	FE/CE/None	Covered, Narrow Endemic	Summer resident in So. Cal., inhabits low riparian growth in vic. of water or in dry river bottoms, below 2000 ft, usu. willow, baccharis, mesquite	None. Habitat does not occur on-site or in vicinity.

**Appendix 4. Sensitive Animals reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CDFG	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
California Horned Lark <i>Eremophila alpestris actia</i>	None/None/CSC		Barren ground with short grass or scattered bushes.	None. Habitat does not occur on-site or in vicinity.
Coastal Cactus Wren <i>Campylorhynchus brunneicapillus couesi</i>	None/None/CSC	Covered, Narrow Endemic	So. Cal. coastal sage scrub, esp w/tall <i>Opuntia</i> cactus for nesting	None. Habitat does not occur on-site or in vicinity.
Coastal California Gnatcatcher <i>Poliopitila californica californica</i>	FT/None/CSC	Covered	Coastal sage scrub, below 2,500 ft in So. Cal., esp low coastal scrub in arid washes, mesas & slopes	None. Habitat does not occur on-site or in vicinity.
Yellow Warbler <i>Dendroica petechia brewsteri</i>	None/None/SC		Riparian plant associations, prefers willows, cottonwoods, aspens, sycamores & alders for nesting & foraging, esp nests in montane shrubbery in open conifer forests.	None. Habitat does not occur on-site or in vicinity.
Yellow-breasted Chat <i>Icteria virens</i>	None/None/CSC	Covered	Summer resident in riparian thickets of willow & other brushy tangles near watercourses, nests in low, dense riparian habitat.	None. Habitat does not occur on-site or in vicinity.
Southern California Rufous-crowned Sparrow <i>Aimophila ruficeps canescens</i>	FSC/None/CSC	Covered	Coastal sage scrub, sparse chaparral, esp rel. steep, often rocky hillsides w/grass & forb patches	None. Habitat does not occur on-site or in vicinity.
Bell's Sage Sparrow <i>Amphispiza belli</i>	FSC/None/CSC	Covered	Coastal chaparral, coastal sage scrub, and sagebrush desert habitat.	None. Habitat does not occur on-site or in vicinity.
Belding's Savannah Sparrow <i>Passerculus sandwichensis beldingi</i>	FSC/CE/None	Covered, Narrow Endemic	Coastal salt marshes, nests in <i>Salicornia</i> near tidal flats	None. Habitat does not occur on-site or in vicinity.
Tricolored Blackbird <i>Agelaius tricolor</i> (colony)	FSC/None/CSC	Covered	Breeds near fresh water in emergent wetlands w/dense cattails or tules. Feeds in grassland & cropland.	None. Habitat does not occur on-site or in vicinity.
Mexican Long-tongued Bat <i>Choeronycteris mexicana</i>	None/None/None		Occasionally found in SD Co., which is on periphery of range. Feeds on nectar & pollen of night-blooming succulents. Roosts in relatively well-lit caves, & in & around bldgs.	Very low. Optimal habitat does not occur on-site.
Western Yellow Bat <i>Lasiurus xanthinus</i>	None/None/None		Valley foothill riparian, desert riparian, desert wash, & palm oasis. Roosts in trees, part. palms, forages over water & among trees	Very low. Optimal habitat does not occur on-site.
Pocketed Free-tailed Bat <i>Nyctinomops femorosaccus</i>	None/None/CSC		Small colonies in rocky cliffs or crevices. Found in desert scrub, desert riparian, scrublands, pinyon-juniper woodlands. Rocky areas with high cliffs.	None. Habitat does not occur on-site or in vicinity.
San Diego Black-tailed Jackrabbit <i>Lepus californicus bennettii</i>	FSC/None/CSC	Covered	Variety of habitats including coastal sage scrub, chaparral, & desert scrub.	None. Habitat does not occur on-site or in vicinity.
Northwestern San Diego Pocket Mouse <i>Chaetodipus fallax fallax</i>	None/None/CSC	Covered	Coastal scrub, chaparral, grasslands, sagebrush, etc. in southwestern CA, esp. sandy, herbaceous areas w/rocks or coarse gravel	None. Habitat does not occur on-site or in vicinity.

**Appendix 4. Sensitive Animals reported from USGS 7.5' El Cajon, La Mesa, Jamul Mountains, and National City California quadrangles (CNDDDB)**

SPECIES NAME	STATUS Federal/State/CDFG	HCP: San Diego County MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Dulzura (California) Pocket Mouse <i>Chaetodipus californicus femoralis</i>	FSC/None/CSC		Variety of habitats incl coastal scrub, chaparral, sagebrush, & grassland. Attracted to grassland-chaparral edges	None. Habitat does not occur on-site or in vicinity.
San Diego Desert Woodrat <i>Neotoma lepida intermedia</i>	FSC/None/CSC		Mixed & chamise-redshank chaparral, sagebrush & other habitats. Prefers rocky areas to build stick nest	None. Habitat does not occur on-site or in vicinity.
American Badger <i>Taxidea taxus</i>	None/None/None	Covered	Uncommon resident throughout the state. Abundant in drier open shrub, forest, & herbaceous habitats with friable soils.	None. Habitat does not occur on-site or in vicinity.

## DEFINITIONS OF SENSITIVITY RATINGS

### California Native Plant Society (CNPS)

#### List Status

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

#### CNPS R-E-D Code

##### R (Rarity)

1	Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this
2	Distributed in a limited number of occurrences, occasionally more if each occurrence is small
3	Distributed in one to several highly restricted occurrences, or present in such small numbers that it is seldom

##### E (Endangerment)

1	Not endangered
2	Endangered in a portion of its range
3	Endangered throughout its range

##### D (Distribution)

1	More or less widespread outside California
2	Rare outside California
3	Endemic to California

#### State-Listed/Designated Plants and Animals

CE	State-listed, endangered
CT	State-listed, threatened
CR	State-listed, rare
CC	Candidate for State listing
CSC	California Special Concern Species (Department of Fish and Game)
CFP	California Fully Protected

#### Federally-Listed/Designated Plants and Animals

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

#### National Audubon Society WatchList

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

FRENCH MINOR SUBDIVISION - LAVELL, SITE PHOTOGRAPHS



Photo #1. Looking north from Lavell Street.



Photo #2. Non-native Grasslands and scattered exotic trees on property.

FRENCH MINOR SUBDIVISION - LAVELL, SITE PHOTOGRAPHS

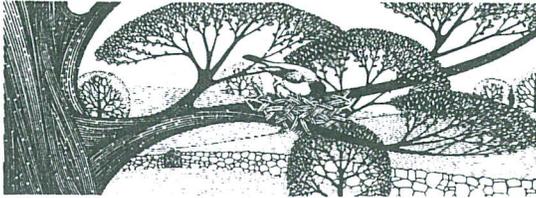


Photo #3. Looking northwest from Lavell Street.



Photo #4. Fence at lower edge of property on Lavell Street. (Note Pencil Tree between road and fence.)

**ATTACHMENT 2. LETTER FROM ENVIRONMENTAL LAND SOLUTIONS, 2 FEBRUARY 2007**



**Environmental  
Land Solutions**

2516 La Costa Avenue  
Rancho La Costa, CA 92009  
(760) 942-2397 FAX 942-5015

*Locating Environmentally Sensitive Property and  
Coordinating Land Mitigation*

February 2, 2007

Mike Evans  
PACIFIC SOUTHWEST BIOLOGICAL SERVICES  
P.O. Box 985  
National City, CA 92050

RE: Off-Site Mitigation at Crestridge Conservation Bank  
French Minor Subdivision (TPM 21013), Spring Valley

Dear Mr. Evans:

This letter is to confirm the availability and reservation of 0.63 credit of off-site mitigation for the impacts associated with the French Minor Subdivision (TPM 21013) in Spring Valley.

You are hereby authorized to submit this letter to the County of San Diego on behalf of your client to evidence the of reservation of 0.63 mitigation credits. The Environmental Credits are to consist of 0.01 credit of Tier I mitigation credits and 0.62 credit of Tier III mitigation credits from the Crestridge Conservation Bank for the project impacts.

This Preserve was established and is maintained by California Wildlife Foundation., a non-profit conservancy established to protect and preserve lands and other natural resources for scientific, educational, ecological, recreational, scenic and open space values and to ensure that these resources are preserved for future generations. The Crestridge Conservation Bank constitutes mitigation habitat within a core preserve area for the County's BMO. Title to the Conservation Bank is owned by the State of California.

As soon as we receive the City's written approval of the proposed mitigation site, we can close the escrow. Following the closing, I will deliver the Letter of Confirmation of Purchase from the California Wildlife Foundation showing the purchase of the required environmental credit.

If any additional information is needed, please feel free to call me.

Sincerely,



James B. Carter