

# Full Biological Resources Report Over Golf Green Estates, TM 5498 RPL3 County of San Diego, California [County ER06-02-016]

**Prepared for:**

The County of San Diego  
Department of Planning and Land Use  
5201 Ruffin Road, Suite B  
San Diego, CA 92123

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Job Number 1517.50C

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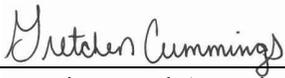
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#### Technical Appendices/Attachments:

Table 1 — Vascular Plant Species Observed on the Golf Green Estates Property

Table 2 — Wildlife Species Observed on the Golf Green Estates Property

Table 3 — Sensitive Plant Species Known from the Region

Table 4 — Sensitive Wildlife Species Known from the Region

Appendix A — Wetland Delineation Report Prepared by Cummings and Associates

Appendix B — Grading Plan for County of San Diego L-5727

Appendix C — Stephens' Kangaroo Rat Report Prepared by Stephen J. Montgomery

## **Glossary of Terms and Acronyms**

ACOE	Army Corps of Engineers
CDFG	California Department of Fish and Game
CEQA	California Environmental Quality Act
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CWA	Clean Water Act
EPA	Environmental Protection Agency
FWS	United States Fish and Wildlife Service
MBTA	Migratory Bird Treaty Act
MSCP	Multiple Species Conservation Program
NCCP	Natural Community Conservation Planning
RPO	The County of San Diego's Resource Protection Act
TM	Tentative Map

## SUMMARY

The Golf Green Estates Project is the proposed development of an eccentric, U-shaped property composed of several Assessor’s parcels, which collectively surround the Bonsall Elementary School and District Offices, and which in turn is surrounded by the San Luis Rey Downs Country Club golf course (see Figures 1, 2, 3 and 4). The site is located east of State Route (SR) 76, and it is located east of the alignment of the San Luis Rey River. In addition to the encompassing golf course and the embedded school, there are a number of residential tracts in the immediate vicinity (see Figure 4).

Implementation of the proposed Golf Green Estates Tentative Map would result in the grading of the site to create 94 single-family residential pads and the associated local street system (see Figures 6 and 6a). Roughly half of the new homes would back directly onto the existing golf course. In that the proposed homes would be located neither adjacent to, nor in the vicinity of, native vegetation (such as a sage scrub or a chaparral) no fuel modification zones are required and none are discussed in this analysis. The majority of the property is occupied by Disturbed Lands resulting from the previous County grading permit, L-5727, and other development-related activities, such as disturbance from the adjacent golf course and school. The remainder of the property is occupied by Non-Native Grassland, Urban/Developed areas, and Eucalyptus Woodlands.

Particular attention was directed to the potential for any wetlands on or adjacent to the property (see Appendix A). None were found on-site, but Moosa Creek and a pond associated with the golf course were identified off-site to the south of the property. Given the degraded nature of Moosa Creek in this area, and the fact that the pond is manmade, a minimum of 50-feet from the edge of the proposed project is deemed a sufficient wetland buffer.

The following table summarizes the extent of the various vegetation types within the bounds of the project site and summarizes the anticipated effects of the project as proposed.

### Vegetation Impact and Mitigation Summary<sup>1</sup>

Vegetative Community	Acreage On-Site	Acres Impacted On-Site	Acres Impacted Off-Site <sup>2</sup>	Mitigation Ratio <sup>3</sup>	Off-site Mitigation Required (acres)
Disturbed Lands	18.3	18.3	0.0	None	None
Non-Native Grassland	5.6	5.6	0.0	1:1	5.6
Urban/Developed	3.5	3.5	6.5	None	None
Eucalyptus Woodlands	2.0	2.0	0.0	None	None
Totals:	29.4-acres	29.4-acres	6.5-acres		5.6-acres

<sup>1</sup> Calculated impacts are those resulting from grading.

<sup>2</sup> The acres impacted off-site were calculated from the impacts associated with grading, construction of bio-swales and a water quality basin, realignment of Camino del Rey and Old River Road, connection to the sewer system, and fuel modification along Calle de las Estrellas..

<sup>3</sup> The mitigation ratio for impacts to Non-Native Grassland was the ratio recommended by the wildlife agencies during a meeting at the County of San Diego on 16 October 2008.

Implementation of the project as proposed will have the following effects on existing biological resources. These anticipated effects are:

1. The loss of approximately 5.6-acres of Non-Native Grassland (NNG);
2. The loss of 5.6-acres of *potential* raptor foraging habitat (i.e. loss of NNG).

Both of these effects can be considered potentially significant. However, through implementation of the following mitigation measures, both can be reduced to a level of insignificance.

1. At a 1:1 mitigation ratio, the mitigation requirements for the loss of 5.6-acres of Non-Native Grassland totals 5.6-acres. These impacts will be mitigated off-site through the purchase of Non-Native Grassland or comparable habitat from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.
2. The loss of 5.6-acres of *potential* raptor foraging habitat is presumed to be mitigated through the off-site purchase of Non-Native Grassland or comparable habitat from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.
3. During both phases, grading, clearing and grubbing shall occur outside of the avian breeding season of February 15 to August 31. However, please note that the breeding season for some raptors can start as early as December or January.
4. During construction of both phases, no activity shall occur within 500-feet of active raptor nesting territories, unless measures are implemented to minimize the noise and disturbance to those adjacent habitat. Exceptions to the latter measure include cases where surveys confirm that adjacent habitat is not occupied or where noise measurements confirm that construction noise levels are below 60 dBA hourly  $L_{eq}$  along the edge of the adjacent habitat. If noise levels exceed this threshold, noise barriers shall be erected to reduce noise to below 60 dBA hourly  $L_{eq}$  or the noise-generating activities should be suspended.

## **1.0 INTRODUCTION**

### **1.1 Purpose of the Report**

This biological assessment and associated field surveys were focused specifically on determining the potential for the occurrence of endangered or otherwise sensitive plant and wildlife species, as well as, any sensitive habitats. The purpose of this report is to document the biological resources on the project site; identify potential biological resource impacts resulting from the

proposed subdivision; and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with federal, state and local rules and regulations, including the California Environmental Quality Act (CEQA), and the County of San Diego's Resource Protection Ordinance (RPO).

## **1.2 Project Location and Description**

The Golf Green Estates property is located west of Interstate 15, east of SR-76, and east of the alignment of the San Luis Rey River in Bonsall, an unincorporated area of San Diego County (see Figures 1 and 2). The 29.4-acre property surrounds the Bonsall Elementary School and District Offices, and is, in turn, surrounded by the San Luis Rey Downs Country Club golf course (see Figures 3 and 4). Old River Road runs through the middle of the site, and the extreme northeast part of the site is bounded by Camino Del Rey (see Figures 1 through 4).

The proposed residential subdivision would create 94 single-family detached lots. The project is broken into two phases with Phase I including construction of the residences on lots 35 through 94 on the east side of Old River Road. Phase II would involve the construction of the residences on lots 1 through 34 on the west side of Old River Road. Vehicular access to the proposed project is via SR 76 from either the west or east, to Old River Road and its bridge crossing of the San Luis Rey River (see Figure 3). Once on the east side of the river, the project is accessed either immediately to the north on Camino Del Rey or immediately to the south on Old River Road (see Figure 6 for the street layout; a reduced copy of Figure 6 is found on page 9 of this report).

There are some off-site impacts associated with construction of the project including, grading, construction of bio-swales and a water quality basin, realignment of Camino del Rey and Old River Road, connection to the sewer system, and fuel modification along Camino de las Estrellas. All of these off-site impacts are to Urban/Developed Lands associated with existing development at the golf course, at the school, or along the existing roads. These off-site impacts have been included in the biological impact analysis. Please note that there are no required road improvements or widening of the bridge crossing at Moosa Creek on Old River Road that would impact Moosa Creek. Also, there will be no dredging or filling of material in Moosa Creek.

## **1.3 Survey Methods**

Prior to the initiation of the field surveys over the Golf Green Estates property, a search of the California Native Plant Society's on-line database was conducted. A "hit list" of possible sensitive plant species was generated so that the observers could focus the survey efforts to identify if those potential species occurred on-site. The generation of this list required an analysis of the underlying soils as mapped on the Geological Map for the 7½-minute Bonsall Quadrangle (Tan, 2000 — see Figure 5) and on the Soil Survey of the San Diego Area (Bowman, 1973).

During every visit, all sign (including track, scat, and others), direct observation, and auditory

inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are cited in Section 9.0 of this report. Plant species were generally identified in the field with some material being collected for laboratory identification.

The general survey of the site was investigated by a series of stratified random pedestrian transects. The “transects” were placed so that all parts of the site could be visually inspected as could all habitat types. The Golf Green Estates project was visited by the undersigned and the deceased Mr. Royce B. Riggan, Jr. on 5 March 2004, and 27 September 2006. Additional visits were made by the undersigned only on 7 November 2007, 7 March 2008, 6 November 2008, and 3 March 2009. The details of all six biological site visits to the Golf Green Estates property are summarized as follows:

29.4-Acre Golf Green Estates Property									
Date	Purpose of Visit	Survey Times	Observer(s)	Beginning of Observational Period			End of Observational Period		
				Wind	Air Temp	Humidity	Wind	Air Temp	Humidity
5 Mar 2004	Environmental constraints analysis/ General Bio	1100 to 1430	G. Cummings and R. Riggan Jr.	None recorded	None recorded	None recorded	None recorded	None recorded	None recorded
27 Sept 2006	Wetland Delineation	1245 to 1600	G. Cummings and R. Riggan Jr.	None recorded	None recorded	None recorded	None recorded	None recorded	None recorded
11 Nov 2007	General Bio	1030 to 1115	G. Cummings	< 1 mph	73.2°F	57.5%	< 3.1 mph	75.7°F	51.3%
7 Mar 2008	General Bio	1400 to 1615	G. Cummings	< 5 mph	70's	None recorded	< 5mph	70's	None recorded
6 Nov 2008	USFWS Meeting re: Arroyo Toad	1000 to 1100	G. Cummings and M. Moreno	None recorded	None recorded	None recorded	None recorded	None recorded	None recorded
3 Mar 2009	SKR Habitat Assessment	1000 to 1200	G. Cummings and S. Montgomery	None recorded	None recorded	None recorded	None recorded	None recorded	None recorded

## 1.4 Environmental Setting

The geological environment of the site is illustrated in Figure 5 on a portion of the Geologic Map of the Bonsall 7.5' Quadrangle. As can be seen in an examination of the Figure, the western parts of the property are underlain ultimately by recent alluviums associated with the flood plain of the San Luis Rey River, while the eastern parts of the property are underlain by Couser Canyon Tonalite, a member (pluton) of the Southern California Batholith. The geological map does not, however, paint an entirely accurate picture. When the Elementary School and associated District

offices were constructed in what is effectively in the middle of the property, excess earth from the leveling of the school property was used to fill the western part of the Golf Green Estates site to a depth of several feet. The entire western part of the property is an artificial surface created by a legal grading operation. This artificial soil (fill) has no biological properties and cannot be classified in any way as a hydric soil. The eastern part of the property has also been disturbed by grading activities related to the adjacent school (i.e. staging areas, and a drain pipe). However, there are some portions of the eastern part of the property that are essentially intact.

There are no springs, seeps or streams found within the bounds of the subject property. No portion of the property can be identified as a wetland using any currently available criteria. No portion of the property appears to qualify as a “tributary” to waters of the United States (see 33 CFR 238.3). Runoff from the site occurs solely as sheet flow. No portion of the property has an identifiable Ordinary High Water Mark. Development of the site will require neither a section 1602-Agreement nor will it require a Section 404-Permit.

The Golf Green Estates project does, however, closely approach the channelized alignment of Moosa Creek and a manmade pond within the golf course. No alteration of the creek or the pond is anticipated with the construction of the residential development (see the wetland delineation in Appendix A for more details).

#### **1.4.1 Regional Context**

In California, there is a state-wide effort known as the Natural Community Conservation Planning (NCCP) program established to preserve ecosystems, while at the same time allowing for planned development. Locally, there are several jurisdictions that have established plans as part of the NCCP program. The County of San Diego is a participant in the local Multiple Species Conservation Program (MSCP) with an approved Subarea Plan for portions of the County. Other portions, known as North County, are currently being reviewed for inclusion in the North County MSCP Subarea Plan. There are a few draft documents associated with this North County MSCP Subarea Plan. The Golf Green Estates property is currently mapped as being outside of the Pre-Approved Mitigation Areas (PAMA) on those draft documents. All this means is that, at this time, the subject property is not part of any future preserve.

#### **1.4.2 Habitat Types/Vegetation Communities**

The following discussion is specifically keyed to Holland (1986) as modified by Oberbauer (1996), and as further clarified in the County of San Diego’s Report Format and Content Requirements for Biological Resources (2007). The vegetation classification scheme developed by Holland is widely used in the state at this time and is the one utilized by the California Department of Fish and Game in the NCCP programs. A vegetation map for the project is included as Figures 6 and 6a. Like all classification schemes, there is always room for interpretation and there are always situations in nature that do not exactly match what is conjured up by well intentioned biologists. All community labels, therefore, should be taken as being fairly subjective (both in their definition and their application). A complete listing of all plant species

observed has been included as Table 1. The plant listings in Table 1 have been annotated as to the occurrence of the individual species. The reader's attention is direct to that table for additional information on individual plants.

**Disturbed Lands.** The majority of the Golf Green Estates property (approximately 18.3-acres) contains areas best classified as Disturbed Lands (Holland Element Code 11300). These Disturbed Lands include the previously graded areas associated with grading permit L-5727 located west of Old River Road (see Appendix B), construction staging areas for the Bonsall Elementary School, and an area in the eastern part of the property formerly utilized as a grounds work area for the golf course (see Figure 6). The vegetation composition in these areas was analyzed based upon the guidance provided in the County of San Diego's Report Format and Content Requirements for Biological Resources (2007). Per those guidelines, the vegetation did have a predominance of non-native and/or weedy species that are indicators of soil compaction, such as Telegraph Weed (*Heterotheca grandiflora*), Horehound (*Marrubium vulgare*), Russian Thistle (*Salsola tragus*), and Common Sow Thistle (*Sonchus oleraceus*).

**Non-Native Grassland.** Approximately 5.6-acres of Non-Native Grasslands occur on the Golf Green Estates property (Holland Element Code 42200). This classification was difficult to differentiate from the previous category, but was done so based upon the presence of relatively intact soils and the presence of a higher density of Bromes.

**Urban/Developed.** The Urban/Developed classification (Holland Element Code 12000) on-site is occupied by horticultural plants associated with adjacent development, areas utilized by the golf course, and existing roads. Collectively, these areas cover approximately 3.5-acres.

**Eucalyptus Woodlands.** Approximately 2.0-acres of Eucalyptus Woodlands (Holland Element Code 11100) are located on the Golf Green Estates property (see Figures 4 and 6). Made up of fairly dense Eucalyptus trees, the ground beneath the Woodland was covered in deep Eucalyptus leaf litter. As such, not too many other plant species were observed within this habitat.

### 1.4.3 Flora

Seventy-eight plant species were identified on the Golf Green Estates property (please see the attached Table 1 for further information). Of the seventy-eight species, thirty-seven of them were non-native species (forty-seven percent). This high percentage of non-natives reflects the disturbed nature of the site.

### 1.4.4 Fauna

Given the degree of human utilization of the surrounding properties (namely the school and the golf course), and the degree to which the property has been disturbed, it is not surprising that the number of wildlife species present was minimal. Birds were the most obvious part of the fauna, followed by mammals and lizards. During the course of the field surveys, an effort was made to assess all available sign (tracks, burrows, trails, scat, and the like) as a means of ascertaining the wildlife species present on the property (please refer to Table 2 for a complete list of animals

observed on the Golf Green Estates property).

#### **1.4.5 Sensitive Plant Species**

One principal goal of the biological survey was the determination of the presence or absence of sensitive plant species. Prior to initiation of the field work, therefore, a search was made of the latest version of the California Native Plant Society Electronic Database (CNPS, 2008) to determine those plant species considered sensitive and known to occur within an approximately 10-mile radius of the subject property. This search produced a list of forty-eight species. This list is presented as Table 3 and the reader's attention is directed to that Table for additional information. Each entry in the Table has been annotated as to whether or not the species would be expected on the property given the unique habitats present within the site. Of the forty-eight species that are listed, all forty-eight are unlikely to be observed on-site due to the fact that the specific soil requirements or habitat associations for those species do not occur on the property.

#### **1.4.6 Sensitive Wildlife Species**

Another goal of the biological survey effort was to identify any sensitive wildlife species that occur on, or in the immediate vicinity of, the Golf Green Estates property. Of the fifty-two sensitive species known to occur within a ten-mile radius of the subject property (see the attached Table 4), three sensitive birds were observed during the survey efforts. The three sensitive bird species included, Red-shouldered Hawk, White-faced Ibis, and Western Bluebird (see Figure 4 for specific locations).

**Red-shouldered Hawk.** The Red-shouldered Hawk (*Buteo lineatus*) holds no federal or state status. However, it is listed in Group 1 of the County of San Diego's Sensitive Animal List. The only observation of the species was made during the 2008 site visit. A single individual was observed in the Eucalyptus Woodlands in the southern part of the property. A scan of the trees was made to see if there were any nests, but none were found.

**White-faced Ibis.** The White-faced Ibis (*Plegadis chihi*) is on the California Department of Fish and Game's Watch List. It is also considered a Group 1 species on the County of San Diego's Sensitive Animal List. A group of nineteen Ibis were observed during the 2004 survey off-site to the south along Moosa Creek on the golf green.

**Western Bluebird.** The Western Bluebird (*Sialia mexicana*) holds no federal or state status. However, it is listed in Group 2 of the County of San Diego's Sensitive Animal List. Three individuals of this species were observed during the 2004 site visit. They were seen off-site on the golf course in the Western Cottonwood and California Sycamore trees foraging within patches of Mistletoe.

Although not observed on-site, there are two other sensitive bird species, one with a "medium" occurrence potential, and one with a "high" occurrence potential, that could occur on the Golf Green Estates property. The species with the "high" occurrence potential is the Cooper's Hawk (*Accipiter cooperi*). Its potential is high due to the large number of Eucalyptus trees on-site given

their utilization of this tree species for nesting (Unitt, 2004). The species with the “medium” occurrence potential is the White-tailed Kite (*Elanus caeruleus*). Its potential is medium due to the availability of trees for nest sites and the presence of its preferred prey species, the California Vole (*Microtus californicus*).

It should be noted that habitat assessments for two sensitive wildlife species, the Arroyo Southwestern Toad (*Bufo californicus*) and the Stephens’ Kangaroo Rat (*Dipodomys stephensi*), were conducted on-site with negative results. Ms. Michelle Moreno of the USFWS accompanied the undersigned to the site on 6 November 2008 and confirmed that the subject property does not contain suitable habitat for the Arroyo Toad. Mr. Stephen Montgomery, accompanied by the undersigned, conducted the focused habitat assessment for the Stephens’ Kangaroo Rat on 3 March 2009. Mr. Montgomery’s report concludes that, “No signs of kangaroo rats were observed anywhere on the site”.

#### **1.4.7 Wetlands/Jurisdictional Waters**

For the purposes of federal regulatory programs, wetlands are defined as areas meeting all three of the following criteria:

- A. A predominance of hydrophytic vegetation (such “water loving” plant species are defined as either obligate hydrophytes or facultative hydrophytes and lists of such plants have been developed for each of the major regions of the country).
- B. Sufficient hydrology (or water flow) such that there is an anaerobic growing condition in the soil for at least one week during the growing season.
- C. A predominance of hydric soils (such soils are also defined and include “entisols.” Entisols are poorly developed “sands” that are typical of fast moving or highly erosive environments, such as those found in the steep drainages on the subject property).

The CDFG also uses the same three criteria to define wetlands, however, for CDFG, the presence of one or more of the indicators is sufficient to define an area as a “wetland.”

The County of San Diego amended the Resource Protection Ordinance (RPO) in March 2007. The ordinance redefines what is a wetland to the County of San Diego:

“(1) Lands having one or more of the following attributes are ‘wetlands’:

- (aa). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- (bb). The substratum is predominantly undrained hydric soil; or
- (cc). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of

wetlands in the drainage system.

According to the results of the Wetland Delineation report prepared by Cummings and Associates in June 2007, there were four “features” investigated as possible wetlands (see Appendix A). Three of the areas were off-site within the golf course and were analyzed for the purposes of determining the applicable wetland buffer. The fourth area was a ponding area beneath the Eucalyptus trees located in the northwestern part of the site. It was created as a result of the uneven leveling of the compacted fill, and it did not contain any hydric soils or hydrophytic vegetation. As such, it was determined that this ponding area is not a wetland. The wetlands off-site to the south of the property include two areas of the highly manicured Moosa Creek, and a pond used as a forebay for the golf course. Both Moosa Creek and the pond are located at least 50-feet or more from the edge of the proposed Golf Green Estates development. Due to the poor quality of this stretch of Moosa Creek, and the fact that the pond is a manmade feature, it was determined that 50-feet was an acceptable wetland buffer.

#### **1.4.8 Habitat Connectivity and Wildlife Corridors**

The Golf Green Estates property is located between the existing San Luis Rey Downs golf course and the Bonsall Elementary School and District Offices (see Figures 1 through 4). The configuration of the property is such that the school grounds sit in the middle, the Golf Green Estates occur around those grounds in the rough shape of a half-eaten doughnut, and then the golf course wraps around both. Any birds utilizing the site would move through the Eucalyptus trees both on- and off-site. However, terrestrial wildlife would seem to “skirt” around the site either along the highly manicured Moosa Creek to the south, or along the San Luis Rey to the northwest/west where there is horizontal vegetative cover.

### **1.5 Applicable Regulations**

There are several regulations that apply to the Golf Green Estates project in terms of biological resources. These regulations include the Migratory Bird Treaty Act (federal), the California Environmental Quality Act (state), the California Fish and Game Code (state), the Natural Community Conservation Planning Act (state), and the Resource Protection Ordinance (County).

## **2.0 Project Effects**

Implementation of the project as proposed will have the following effects on the existing biological resources:

1. The loss of approximately 5.6-acres of Non-Native Grassland (NNG);
2. The loss of 5.6-acres of *potential* raptor foraging habitat (i.e. loss of NNG).

The areas of vegetation by type within the Golf Green Estates property along with the areas of anticipated effect are summarized in the following table:

## Vegetation Impact Summary<sup>1</sup>

Vegetative Community	Acreage On-Site	Acres Impacted On-Site	Acres Impacted Off-Site <sup>2</sup>	Required Off-site Mitigation (acres) <sup>3</sup>
Disturbed Lands	18.3	18.3	0.0	None
Non-Native Grassland	5.6	5.6	0.0	5.6
Urban/Developed	3.5	3.5	6.5	None
Eucalyptus Woodlands	2.0	2.0	0.0	None
Totals:	29.4-acres	29.4-acres	6.5-acres	5.6-acres of Non-Native Grassland or comparable habitat

<sup>1</sup> Calculated impacts are those resulting from grading.

<sup>2</sup> The acres impacted off-site were calculated from the impacts associated with grading, construction of bio-swales and a water quality basin, realignment of Camino del Rey and Old River Road, connection to the sewer system, and fuel modification along Calle de las Estrellas..

<sup>3</sup> The mitigation ratio for impacts to Non-Native Grassland was the ratio recommended by the wildlife agencies during a meeting at the County of San Diego on 16 October 2008.

### 3.0 Special Status Species

This section pertains to the determination of significant impacts, as a result of the project, to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or the U.S. Fish and Wildlife Service.

#### 3.1 Guidelines for the Determination of Significance

Any of the following conditions would be considered significant:

- 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 regional long-term survival of a 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 increase noise and/or nighttime lighting to a level above ambient proven to adversely affect sensitive species.
- H. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area)

that supports a viable population of a sensitive wildlife species or an area that supports multiple wildlife species.

- I. The project would increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species.

### **3.2 Analysis of Project Effects**

There is only one potentially significant effect to sensitive species per the Guidelines in Section 3.1 above. Under Section 3.1.F, the proposed project will result in the loss of 5.6-acres of *potential* functional foraging habitat for raptors (no raptors were directly observed foraging, but there was one observation of a Red-shouldered Hawk on the property in 2008). A portion of the property contains Non-Native Grassland that is occupied by small mammals, such as Botta's Pocket Gopher (*Thomomys bottae*), the California Vole (*Microtus californicus*), and the California Ground Squirrel (*Spermophilus beecheyi*) which could serve as prey for raptors. In that one raptor, a single Red-shouldered Hawk, was observed on the property, and that the property contains suitable prey, the site *could* be functioning as raptor foraging habitat.

The proposed project will not result in significant impacts to sensitive species under the remaining Guidelines in Section 3.1 for the Determination of Significance for the following reasons:

- 3.2.A No federally or state listed species were found on-site, nor are any anticipated due to the lack of appropriate habitats.
- 3.2.B No County Group A or B plant species were identified on the property. There were two sensitive wildlife species observed that are County of San Diego Group 1 species, the White-faced Ibis, and the Red-shouldered Hawk. The White-faced Ibis were observed foraging off-site on the golf course. They were seen in 2004 and not seen again on any subsequent visits. As such, the construction of the subdivision will not effect the long-term survival of this species. A single Red-shouldered Hawk was observed during the 2008 site visit. It was seen perched in a Eucalyptus tree in the southern part of the property. Although the Eucalyptus trees on-site will be removed, there are numerous other Eucalyptus trees, Western Cottonwoods and California Sycamores in the vicinity that could be used for perching. As such, the construction of the subdivision will not effect the long-term survival of this species.
- 3.2.C No County Group C or D plant species were identified on the property. Three individual Western Bluebirds (a County Group 2 animal species) were observed off-site foraging in Mistletoe clumps within the Western Cottonwoods and California Sycamores associated with the golf course. A handful of trees with Mistletoe may be lost as a result of the development, but that loss will not impact the long-term survival of the Western Bluebird.
- 3.2.D The site contains no habitat suitable for the arroyo toad. The Arroyo Southwestern Toad is known from the San Luis Rey River just to the west of the proposed project. However, the golf course occupies the land between the San Luis Rey and the project site. In

addition, the closest reach of the project site to the San Luis Rey is a compacted fill (L-5727). Even if a Toad could cross the fairway safely, the soil in the western part of the site closest to the San Luis Rey is compacted and would not be a suitable aestivation site. The reaches of Moosa Creek that are off-site and adjacent to the proposed project are heavily manicured by the golf course. There are not any sandy banks suitable for Toad aestivation.

- 3.2.E No Golden Eagles are on-site or within 4,000-feet of the site.
- 3.2.G There is a wetland buffer between the southern property boundary and Moosa Creek and the western property boundary and the San Luis Rey River that will prevent indirect impacts, such as noise and lighting, from impacting sensitive species in these areas.
- 3.2.H The Golf Green Estates property is surrounded by development and is not considered a core wildlife area.
- 3.2.I The Golf Green Estates property is already surrounded by development.

### **3.3 Cumulative Impact Analysis**

The only potentially significant impact to sensitive species is the loss of *potential* raptor foraging habitat (i.e. the loss of 5.6-acres of Non-Native Grassland). In that, the Non-Native Grassland on-site is *potential* raptor foraging habitat and not *confirmed* foraging habitat, combined with the facts that the loss of the Non-Native Grassland on-site will be mitigated at a 1:1 ratio, and that other past, present, and future projects within a one-mile radius of the property that contain Non-Native Grassland have been or will be mitigated at a ratio of at least 0.5:1, then there are no cumulative effects.

### **3.4 Mitigation Measures and Design Considerations**

The following mitigation measures will be implemented to mitigate the potentially significant impacts identified in Section 3.3 to a level of insignificance.

1. At a 1:1 mitigation ratio, the mitigation requirements for the loss of 5.6-acres of Non-Native Grassland totals 5.6-acres. These impacts will be mitigated off-site through the purchase of Non-Native Grassland or comparable habitat from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.
2. Grading, clearing and grubbing shall occur outside of the avian breeding season of February 15 to August 31 (the breeding season for some raptors can start as early as December or January).
3. During construction, no activity shall occur within 500-feet of active raptor nesting territories, unless measures are implemented to minimize the noise and disturbance to those adjacent habitat. Exceptions to the latter measure include cases where surveys confirm that adjacent habitat is not occupied or where noise measurements

confirm that construction noise levels are below 60 dBA hourly  $L_{eq}$  along the edge of the adjacent habitat. If noise levels exceed this threshold, noise barriers shall be erected to reduce noise to below 60 dBA hourly  $L_{eq}$  or the noise-generating activities should be suspended.

### **3.5 Conclusions**

By implementing the three mitigation measures outlined in Section 3.4 above, the potentially significant impacts will be mitigated to a level of insignificance.

## **4.0 Riparian Habitat or Sensitive Natural Community**

This section pertains to the determination of significant impacts, as a result of project implementation, to riparian habitat or other sensitive natural community. Jurisdictional wetlands are discussed in Section 5.0 below.

### **4.1 Guidelines for the Determination of Significance**

Any of the following conditions would be considered significant:

- A. Project-related construction, grading, clearing, or other activities would temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 of the County Guidelines for Determining Significance) 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 ACOE, CDFG and the County of San Diego: 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 only potentially significant effect to riparian or other sensitive habitat per the Guidelines in Section 4.1 above is under Section 4.1.A. The proposed project will impact 5.6-acres of Non-Native Grassland habitat.

The Golf Green Estates project will not result in significant impacts to sensitive habitats under the remaining Guidelines in Section 4.1 for the Determination of Significance for the following reasons:

- 4.2.B No direct or indirect impacts will occur to or within jurisdictional wetlands and/or riparian habitats as defined by ACOE, CDFG, or the County. The off-site water quality basin will drain into Moosa Creek. It is anticipated that rip rap will be placed at the outfall of the pipe draining the water quality basin in order to dissipate any heavy water flows and prevent erosion issues.
- 4.2.C The project is not anticipated to draw down the groundwater table of 3 feet or more from historical low groundwater levels.
- 4.2.D The project is already surrounded by development.
- 4.2.E. The proposed development is at least 50-feet from the Moosa Creek to the south of the site, and is at least 50-feet from a manmade pond in the golf course southeast of the property. Given the facts that this stretch of Moosa Creek is maintained by the golf course, and that the pond is manmade, a wetland buffer of 50-feet was deemed appropriate.

### 4.3 Cumulative Impact Analysis

The cumulative analysis included a records search (using the County of San Diego’s Kiva database) of the projects within a one mile radius that contained Non-Native Grasslands. Of the 990 parcels searched, only five projects were identified that contained Non-Native Grassland.

#### **Summary of Projects With Impacts to Non-Native Grassland Within a One Mile Radius of the Golf Green Estates Project**

Project Reference Number/ Project Name or Owner	Associated Assessor’s Parcel Numbers	Summary of Non-Native Grassland (NNG) Impacts Associated with Project
GPA 03-01; R03-013; TM 4976RP <sup>4</sup> ; ER91-2-32a/ Olive Hill	126-310-03-00; 126-050-54-00	Per the Mitigated Negative Declaration, mitigation in the amounts of 7.22-acres of NNG or Diegan Coastal Sage Scrub (DCSS) was required for NNG impacts, and 0.70-acres of DCSS was required for DCSS impacts. Nine acres of DCSS mitigation credits were purchased from Daley Ranch.
TM 4694-1/ The Groves	Numerous	Per the EIR and the EIR Addendum, overall project impacts were 29.6-acres of DCSS, 2 Coast Live Oak trees and 116.5-acres of NNG. Impacts were mitigated by preserving 89.35-acres of DCSS and 6.4-acres of Southern Coast Live Oak Riparian Forest on-site. There was also a DCSS revegetation component presumably to mitigate for the remaining impacts to NNG, although the language in the documents were not real clear.

Project Reference Number/ Project Name or Owner	Associated Assessor's Parcel Numbers	Summary of Non-Native Grassland (NNG) Impacts Associated with Project
TM 5427 RPL <sup>2</sup> ; Log No. 05-02-013/ Topmark Communities	APN 126-430-01-00; APN 126-060-77-00	This subdivision impacted 6.25-acres of DCSS and 1.7-acres of NNG. These impacts were mitigated through the on-site preservation of 28.1-acres of DCSS and 2.63-acres of NNG. The NNG mitigation ratio was roughly 1.5:1.
TPM 20729; ER03-02-01/ Tabata	APN 126-230-27-00	A draft EIR was prepared in September 2005, but the County determined that it did not address certain biological issues adequately, and they requested changes. One of the changes requested was that NNG be mitigated at a 0.5:1 ratio. A revised draft EIR has yet to be submitted. While this project is still in progress, it seems certain that the County will insure that any impacts to NNG will be mitigated for with at least a 0.5:1 ratio.
Sycamore Downs Office Park	APN 126-230-22-00	This is another project that is still in progress. There are anticipated impacts to NNG, although the exact amount of impacts is yet to be determined. However, during a meeting with the County staff, the wildlife agencies, the CEQA consultant (the undersigned), and the civil engineer, impacts to NNG were discussed and that a mitigation ratio of 0.5:1 would be required.

The past, present and future projects, within the cumulative analysis area, that have or will have impacts to Non-Native Grassland will be or have been mitigated for at a minimum of a 0.5:1 mitigation ratio. As such, there are no cumulative effects associated with the loss of Non-Native Grassland.

#### 4.4 Mitigation Measures and Design Considerations

In order to mitigate the loss of Non-Native Grassland to a level of insignificance, 5.6-acres of Non-Native Grassland or comparable habitat credits will be purchased off-site from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.

As an additional protective measure for the off-site Moosa Creek, temporary construction fencing will be placed along the southern part of the project boundary between the proposed development and Moosa Creek. This fencing will delineate the construction limits of the project and prevent inadvertent disturbances to Moosa Creek off-site.

#### 4.5 Conclusions

The potentially significant impacts resulting from the loss of 5.6-acres of Non-Native Grassland will be mitigated to a level of insignificance by purchasing 5.6-acres of Non-Native Grassland or

comparable habitat credits from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego. The 5.6-acres of mitigation represents a 1:1 mitigation ratio as per the recommendations received from the wildlife agencies during a meeting at the County of San Diego on 16 October 2008.

## **5.0 Jurisdictional Wetland and Waterways**

There are no federal wetlands within the bounds of Golf Green Estates (see the Wetland Delineation report in Appendix A).

### **5.1 Guidelines for the Determination of Significance**

The project will not 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, and coastal) through direct removal, filling, hydrological interruption or other means.

### **5.2 Analysis of Project Effects**

There are no federal wetlands within the bounds of Golf Green Estates (see the Wetland Delineation report in Appendix A).

### **5.3 Cumulative Impact Analysis**

Absent any effects, there are no cumulative impacts.

### **5.4 Mitigation Measures and Design Considerations**

Absent any effects, no mitigation measures or design considerations are necessary.

### **5.5 Conclusions**

Since there are no federal wetlands within the bounds of Golf Green Estates, there are no impacts and therefore, no cumulative effects or recommended mitigation measures or design considerations.

## **6.0 Wildlife Movement and Nursery Sites**

This section pertains to the determination of significant impacts, as a result of project implementation, to wildlife movement and nursery sites.

### **6.1 Guidelines for the Determination of Significance**

Any of the following conditions would be considered significant:

- 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 linkages.

## **6.2 Analysis of Project Effects**

The Golf Green Estates project will not result in significant impacts to wildlife movement or nursery sites under the Guidelines in Section 6.1 for the Determination of Significance for the following reasons:

- 6.2.A The property is already surrounded by development. The oddly-shaped Golf Green Estates property (sort of a U-shape), wraps around the buildings associated with the Bonsall Elementary School and District Offices. The lack of horizontal vegetative cover (except for the Eucalyptus trees and sparse Pepper Trees) discourages wildlife movement on-site. Any wildlife movement in the area is already presumed to occur off-site along Moosa Creek and the San Luis Rey River. The addition of residences around the periphery of the school buildings will not alter that pattern.
- 6.2.B See answer to 6.2.A above.
- 6.2.C See answer to 6.2.A above.
- 6.2.D See answer to 6.2.A above.
- 6.2.E See answer to 6.2.A above.
- 6.2.F See answer to 6.2.A above.

## **6.3 Cumulative Impact Analysis**

Absent any effects, there are no cumulative impacts.

## **6.4 Mitigation Measures and Design Considerations**

Absent any effects, no mitigation measures or design considerations are necessary.

## **6.5 Conclusions**

Given the facts that the property is already surrounded by development, and that there is limited horizontal vegetative cover, wildlife is not believed to move through the area, but rather off-site along Moosa Creek and the San Luis Rey River.

## **7.0 Local Policies, Ordinances, Adopted Plans**

This section pertains to the determination of significant impacts, as a result of project implementation, with respect to local policies, ordinances and adopted plans.

### **7.1 Guidelines for the Determination of Significance**

Any of the following conditions would be considered significant:

- A. For lands outside of the MSCP, the project would impact coastal sage scrub (CSS) vegetation in excess of the County's 5% habitat loss threshold as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.
- B. The project would preclude or prevent the preparation of the subregional Natural Communities Conservation Planning Process (NCCP). For example, the project proposed development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.
- C. The project will impact any amount of sensitive habitat lands as outlined in the Resource Protection Ordinance (RPO).
- D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Communities Conservation Planning Process (NCCP) Guidelines.
- E. The project does not conform to the goals and requirements as outlined in any applicable Habitat Conservation Plan (HCP), Habitat Management Plan (HMP), Special Area Management Plan (SAMP), Watershed Plan, or similar regional planning effort.
- F. For lands within the Multiple Species Conservation program (MSCP), the project would not minimize impacts to Biological Resource Core Areas (BRCAs), as defined in the Biological Mitigation Ordinance (BMO).
- G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub Natural Communities Conservation Planning Process (NCCP) Guidelines.
- H. The project does not maintain existing movement corridors and/or habitat linkages as defined by the Biological Mitigation Ordinance (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 (Migratory Bird Treaty Act).
- 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 only potentially significant effect on local policies, ordinances or adopted plans per the Guidelines in Section 7.1 above is under Section 7.1.K. The proposed project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs if the grading for the project occurred during the breeding bird season (February 15 through August 31, or as early as December for some raptors).

The Golf Green Estates project will not result in significant impacts to local policies, ordinances or adopted plans under the remaining Guidelines in Section 7.1 above for the Determination of Significance for the following reasons:

- 7.2.A The property does not contain Coastal Sage Scrub.
- 7.2.B Per the County of San Diego draft North County MSCP, the property appears to fall outside of the Pre-Approved Mitigation Area. Therefore, it is not slated to be a future preserve.
- 7.2.C There are no RPO wetlands, or otherwise sensitive habitat lands, on the Golf Green Estates property as outlined in the RPO.
- 7.2.D The property does not contain Coastal Sage Scrub.
- 7.2.E The project conforms to the goals and requirements of the draft North County MSCP plan.
- 7.2.F The project is located outside of the MSCP.
- 7.2.G See response for 7.2.F above.
- 7.2.H See response for 7.2.F above.
- 7.2.I There were no narrow endemic species identified on the Golf Green Estates property.
- 7.2.J There were no federal or state listed species identified on the Golf Green Estates property.
- 7.2.L There were no eagles identified on the property or within 4,000 feet of the property.

## **7.3 Cumulative Impact Analysis**

Any projects that go through the County that could impact migratory birds are conditioned such that any grading, clearing or grubbing activity shall occur outside of the avian breeding season. With this condition, there are no cumulative effects because there are no impacts to migratory birds.

## **7.4 Mitigation Measures and Design Considerations**

The following mitigation measures will be implemented to mitigate the potentially significant effects on migratory birds to a level of insignificance:

1. Grading, clearing and grubbing shall occur outside of the avian breeding season of February 15 to August 31 (the breeding season for some raptors can start as early as December or January).
2. During construction, no activity shall occur within 500-feet of active raptor nesting territories, unless measures are implemented to minimize the noise and disturbance to those adjacent habitat. Exceptions to the latter measure include cases where surveys confirm that adjacent habitat is not occupied or where noise measurements confirm that construction noise levels are below 60 dBA hourly  $L_{eq}$  along the edge of the adjacent habitat. If noise levels exceed this threshold, noise barriers shall be erected to reduce noise to below 60 dBA hourly  $L_{eq}$  or the noise-generating activities should be suspended.

## 7.5 Conclusions

By implementing the two mitigation measures outlined in Section 7.4 above, the potentially significant impact to migratory birds will be mitigated to a level of insignificance.

## 8.0 Summary of Project Impacts and Mitigation

The areas of vegetation by type within the Golf Green Estates property along with the areas of anticipated effect and mitigation requirements are summarized in the following table:

**Vegetation Impact and Mitigation Summary<sup>1</sup>**

Vegetative Community	Acreage On-Site	Acres Impacted On-Site	Acres Impacted Off-Site <sup>2</sup>	Mitigation Ratio <sup>3</sup>	Mitigation Required (acres)	Required Off-Site Mitigation	Total Mitigation (Actual Ratio)
Disturbed Lands	18.3	18.3	0.0	None	None	None	None
Non-Native Grassland	5.6	5.6	0.0	1:1	5.6	5.6	5.6 (1:1)
Urban/Developed	3.5	3.5	6.5	None	None	None	None
Eucalyptus Woodlands	2.0	2.0	0.0	None	None	None	None
Totals:	29.4-acres	29.4-acres	6.5-acres		5.6-acres	5.6-acres	5.6-acres

<sup>1</sup> Calculated impacts are those resulting from grading.

<sup>2</sup> The acres impacted off-site were calculated from the impacts associated with grading, construction of bio-swales and a water quality basin, realignment of Camino del Rey and Old River Road, connection to the sewer system, and fuel modification along Calle de las Estrellas..

<sup>3</sup> The mitigation ratio for impacts to Non-Native Grassland was the ratio recommended by the wildlife agencies during a meeting at the County of San Diego on 16 October 2008.

Implementation of the project as proposed will have the following effects on existing biological resources. These anticipated effects are:

1. The loss of approximately 5.6-acres of Non-Native Grassland (NNG);
2. The loss of 5.6-acres of *potential* raptor foraging habitat (loss of NNG).

Both of these effects can be considered potentially significant. However, through implementation of the following mitigation measures, both can be reduced to a level of insignificance.

1. At a 1:1 mitigation ratio, the mitigation requirements for the loss of 5.6-acres of Non-Native Grassland totals 5.6-acres. These impacts will be mitigated off-site through the purchase of Non-Native Grassland or comparable habitat from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.
2. The loss of 5.6-acres of *potential* raptor foraging habitat is presumed to be mitigated through the off-site purchase of Non-Native Grassland or comparable habitat from the County of San Diego Department of Parks and Recreation or from another mitigation site acceptable to the County of San Diego.
3. During both phases, grading, clearing and grubbing shall occur outside of the avian breeding season of February 15 to August 3. However, please note that the breeding season for some raptors can start as early as December or January.
4. During construction of both phases, no activity shall occur within 500-feet of active raptor nesting territories, unless measures are implemented to minimize the noise and disturbance to those adjacent habitat. Exceptions to the latter measure include cases where surveys confirm that adjacent habitat is not occupied or where noise measurements confirm that construction noise levels are below 60 dBA hourly  $L_{eq}$  along the edge of the adjacent habitat. If noise levels exceed this threshold, noise barriers shall be erected to reduce noise to below 60 dBA hourly  $L_{eq}$  or the noise-generating activities should be suspended.

In addition to the above mitigation measures, one additional preventative measure is proposed. This preventative measure is the temporary fencing of the construction limits along the southern property boundary in order to prevent any inadvertent disturbances to the off-site Moosa Creek.

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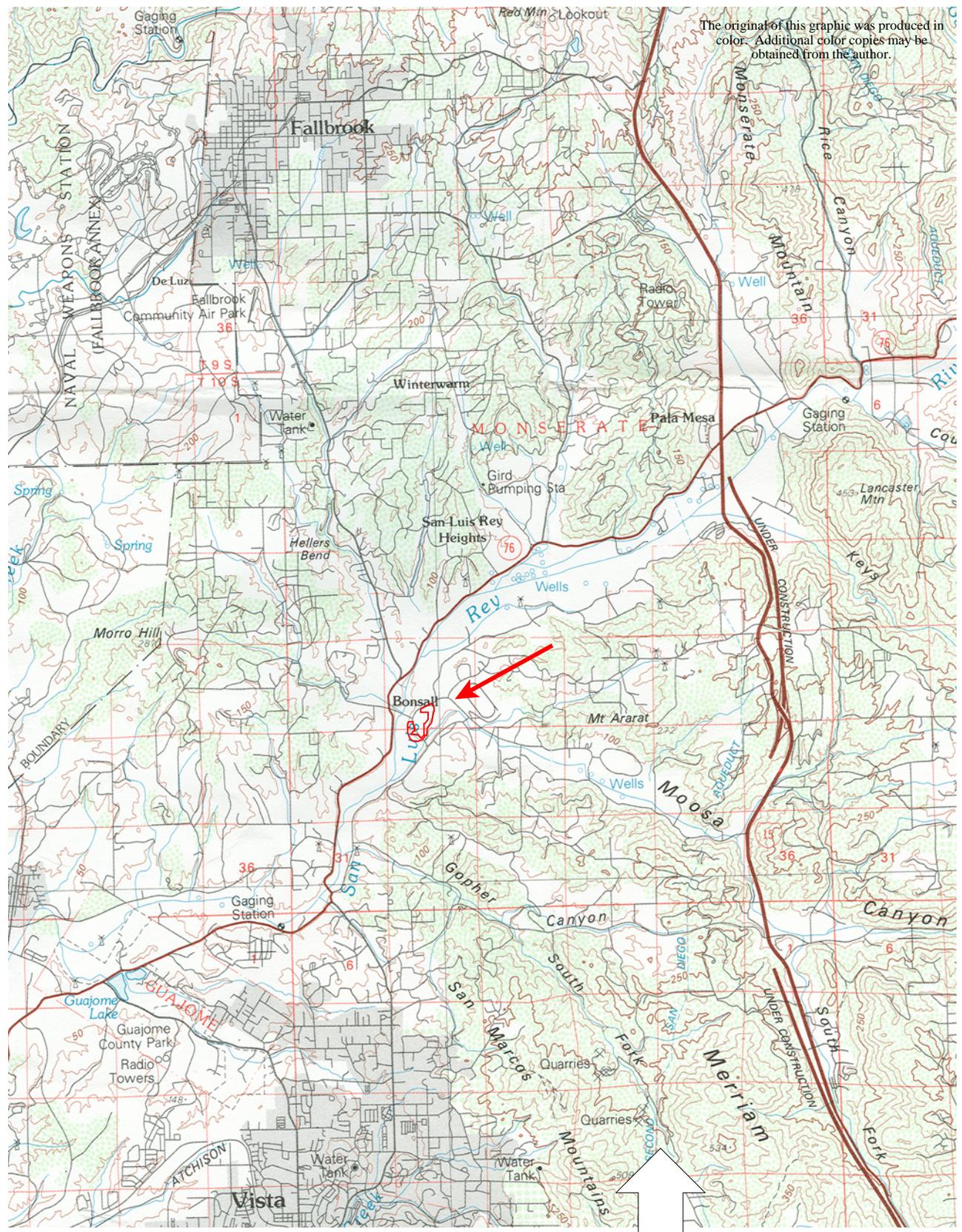
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Scale: 1-centimeter = 1-kilometer

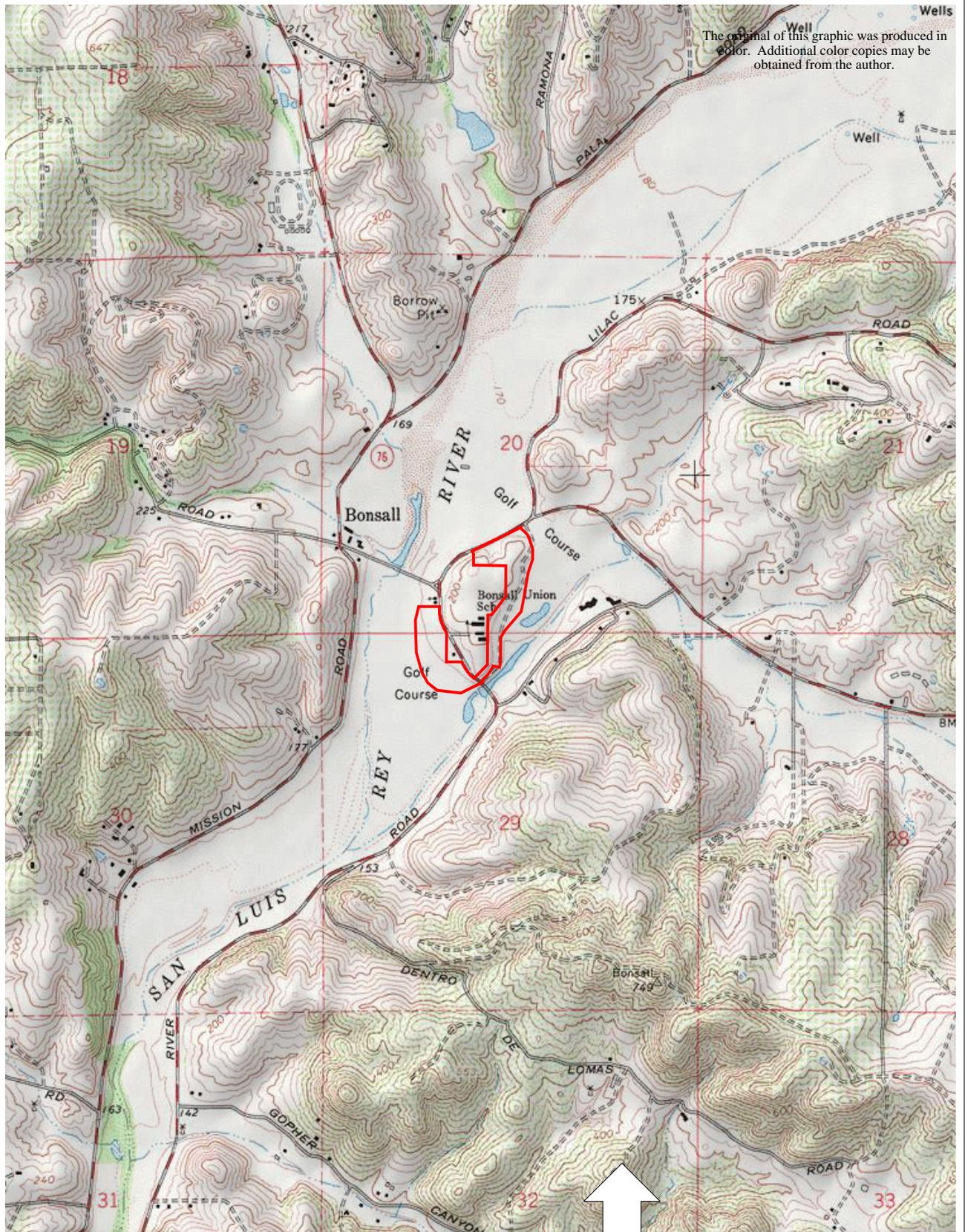
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[1517-Fig-1.wpg]

**Cummings  
and  
Associates**

**Golf Green Estates Location in a Regional  
Context [Base Map from the USGS  
Oceanside 30 x 60 Minute Quad Map]**

**Figure  
1**



Scale: 1-inch = 2,000-feet

Cummings and Associates Job Number 1517.50C 1 July 2008

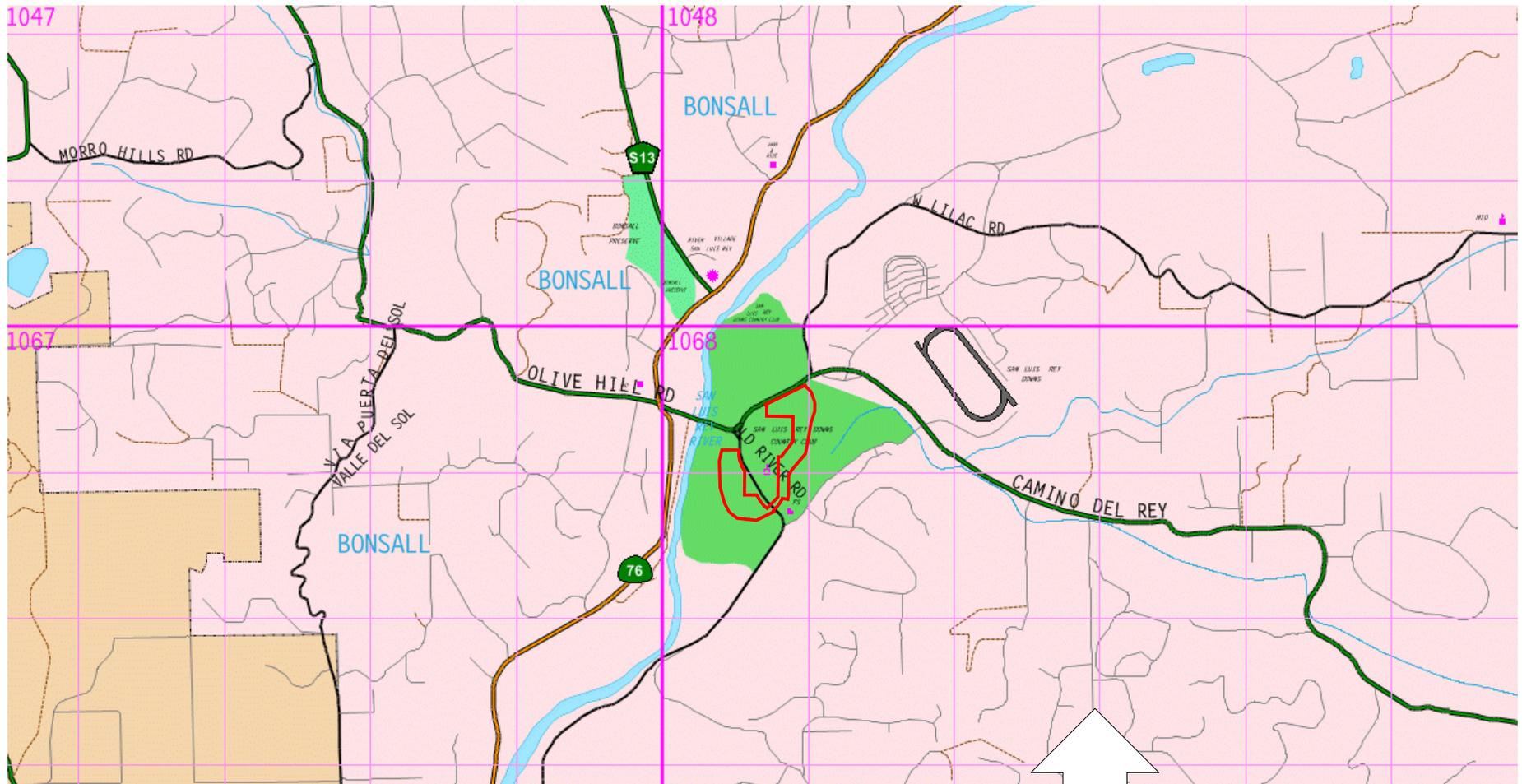
[:\1517-Fig-2.wpg]

**Cummings  
and  
Associates**

**Project Location on a Portion of the  
U.S.G.S. 7½-minute Bonsall Quadrangle  
Map [Base Map Courtesy of TOPO!]**

**Figure  
2**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



Cummings and Associates Job Number 1517.50C 1 July 2008

No Scale

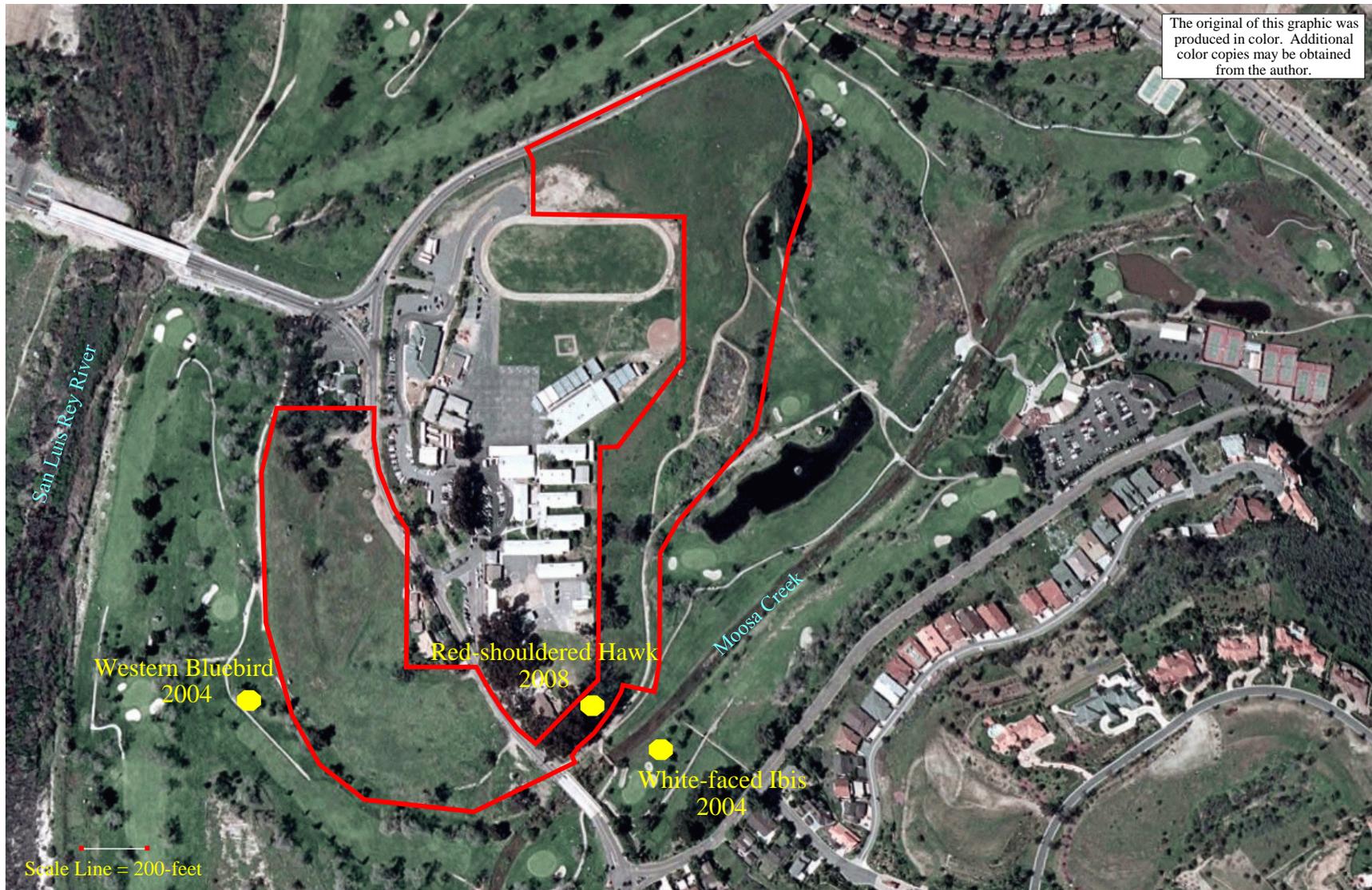
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**Cummings  
and  
Associates**

**Location of Golf Green Estates on a  
Thomas Brothers Base Map for the Bonsall Area  
[Base map © 2007 Rand McNally & Company]**

**Figure  
3**

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1 July 2008

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Associates**

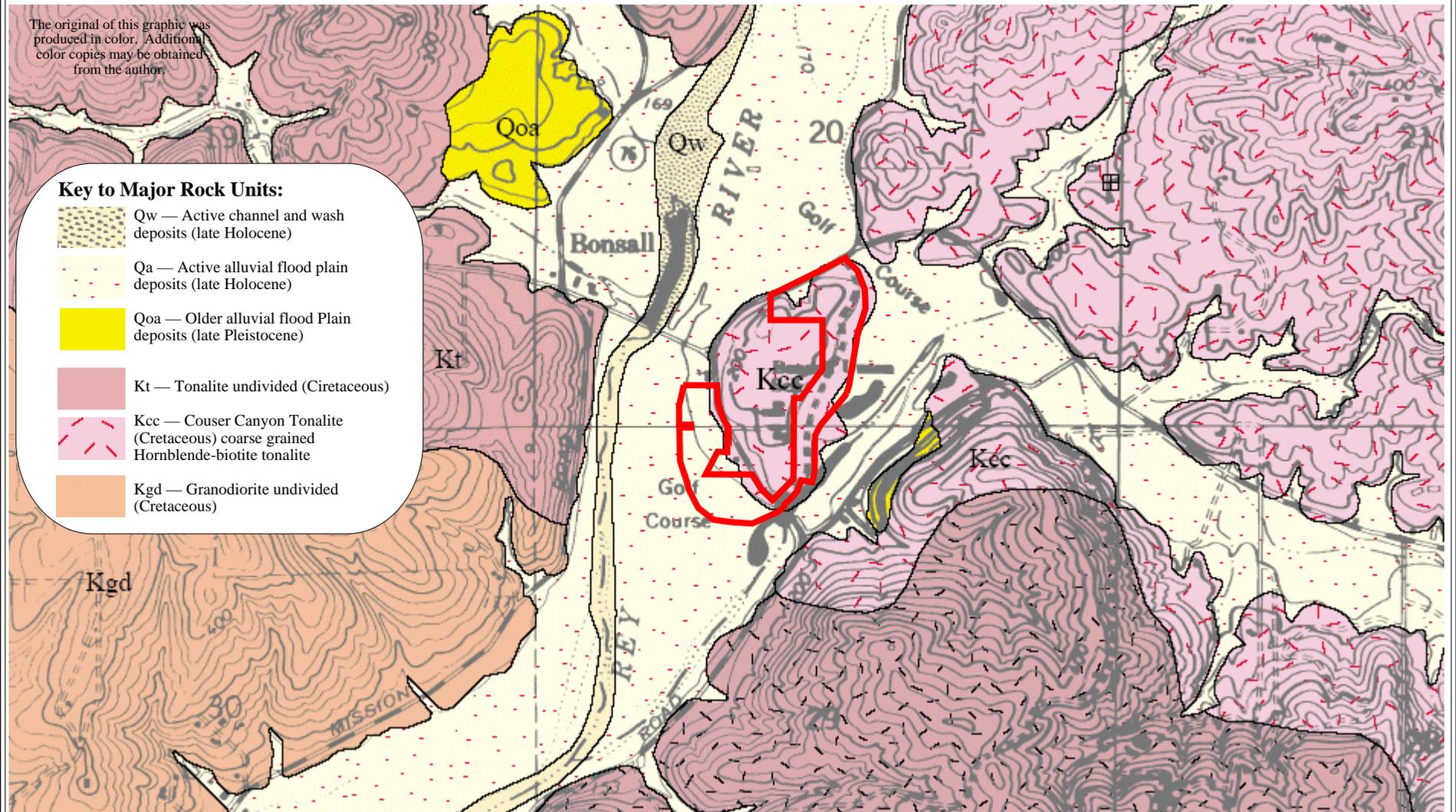
**Sensitive Animal Locations on Golf Green Estates Shown on an Aerial Image**  
[Base Map Downloaded from Google Earth © 2008 Europa Technologies]

**Figure  
4**

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**Key to Major Rock Units:**

-  Qw — Active channel and wash deposits (late Holocene)
-  Qa — Active alluvial flood plain deposits (late Holocene)
-  Qoa — Older alluvial flood plain deposits (late Pleistocene)
-  Kt — Tonalite undivided (Cretaceous)
-  Kcc — Couser Canyon Tonalite (Cretaceous) coarse grained Hornblende-biotite tonalite
-  Kgd — Granodiorite undivided (Cretaceous)



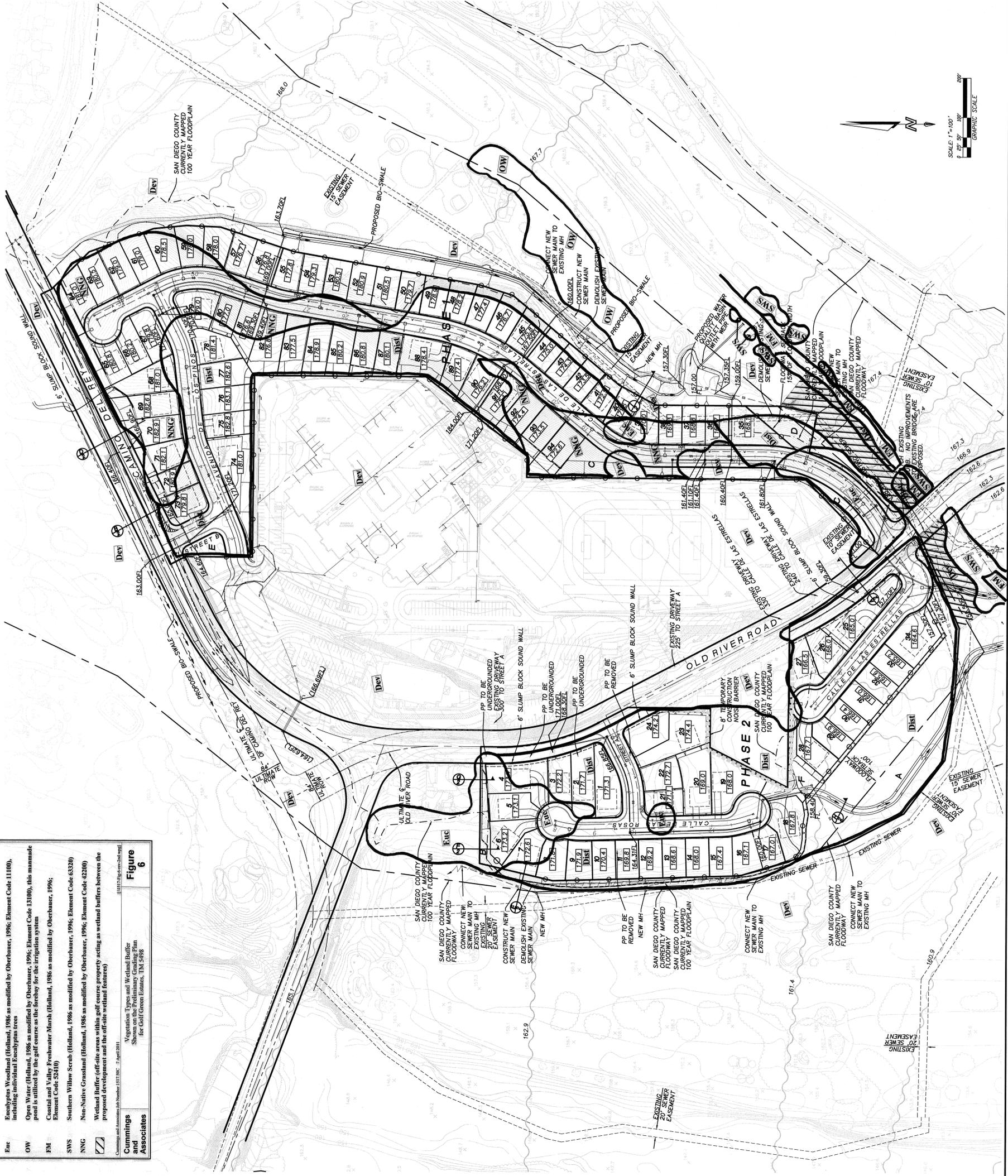
# COUNTY OF SAN DIEGO TRACT TM 5498 RPL3 PRELIMINARY GRADING PLAN GOLF GREENS ESTATES

**KEY**

- Dev Urban/Developed (Holland, 1986 as modified by Oberbauer, 1996; Element Code 12000), including the golf course, the school, a residential lot along Old River Road, and horticultural plants associated with development
- Dist Disturbed Land (Holland, 1986 as modified by Oberbauer, 1996; Element Code 11300), including the previously graded fill pad (L-5227) west of Old River Road, the construction staging areas for the adjacent school, and an area previously utilized as a golf course ground work area
- Enc Eucalyptus Woodland (Holland, 1986 as modified by Oberbauer, 1996; Element Code 11100), including individual Eucalyptus trees
- OW Open Water (Holland, 1986 as modified by Oberbauer, 1996; Element Code 13100), this manmade pond is utilized by the golf course as the forebay for the irrigation system
- FM Coastal and Valley Freshwater Marsh (Holland, 1986 as modified by Oberbauer, 1996; Element Code 52410)
- SWS Southern Willow Scrub (Holland, 1986 as modified by Oberbauer, 1996; Element Code 63320)
- NG Non-Native Grassland (Holland, 1986 as modified by Oberbauer, 1996; Element Code 42200)
- Wetland Buffer (off-site areas within golf course property acting as wetland buffers between the proposed development and the off-site wetland features)

**Cummings and Associates**  
Vegetation Types and Wetland Buffer  
Shading for Golf Green Estates, TM 5498  
01/17/2011

**Figure 6**



STREET B (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
N26°47'39"W	---	185.36'	1+00.00

AVENIDA DE LOS PINOS (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 111°29'23"	43.00'	83.62'	0+67.23
Δ 20°34'08"	200.00'	71.80'	1+50.85
Δ 87°11'49"E	---	213.19'	2+22.85
Δ 16°18'27"	250.00'	71.15'	4+35.84
Δ 83°30'16"E	---	162.86'	5+06.99
Δ 20°17'55"	200.00'	70.86'	6+69.85
Δ 83°12'21"E	---	127.35'	7+40.71

CALLE DE LAS ESTRELLAS (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 11°49'40"	200.00'	41.23'	1+00.00
Δ 85°47'57"E	---	110.27'	1+41.23
Δ 45°28'28"	350.00'	277.58'	2+51.50
Δ 80°21'29"E	---	277.01'	5+29.08
Δ 39°24'14"	220.00'	151.30'	8+06.09
Δ 39°45'43"E	---	255.92'	9+57.39
Δ 29°46'14"	900.00'	259.80'	12+13.31
Δ 89°59'29"E	---	384.91'	14+73.11
Δ 06°08'42"	200.00'	28.43'	18+58.02
Δ 18°08'11"E	---	56.18'	19+86.45
Δ 42°24'42"	200.00'	148.04'	20+27.37
Δ 28°47'39"W	---	196.32'	21+75.41

CALLE DE LAS ROSAS (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 13°01'17"E	66.70'	87.70'	8+74.38
Δ 14°38'14"	250.00'	63.67'	9+41.05
Δ 01°36'57"W	---	341.39'	10+04.92
Δ 15°00'02"	250.00'	65.45'	13+46.32
Δ 16°36'59"W	---	124.89'	14+11.77
Δ 39°15'43"	200.00'	137.05'	15+36.66
Δ 55°52'42"W	---	30.29'	16+73.71
Δ 13°37'44"	200.00'	47.57'	17+04.00
Δ 42°14'56"W	---	96.98'	17+51.57
Δ 44°17'17"	200.00'	154.59'	18+48.55
Δ 86°32'45"W	---	13.25'	20+03.15
Δ 32°18'21"	200.00'	112.77'	20+16.40

STREET A (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 88°22'59"E	---	88.56'	3+44.31
Δ 16°28'53"	200.00'	57.53'	2+55.75
Δ 17°54'06"E	---	96.22'	1+96.22

AVENIDA DE ROSAS (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 88°23'03"E	---	124.02'	1+00.00
Δ 05°08'33"	200.00'	17.95'	2+24.02
Δ 83°14'30"E	---	99.55'	2+41.98

AVENIDA TOLEDO (PUBLIC)			
DELTA BRG	RADIUS	LENGTH	BEGINNING STA
Δ 77°45'02"E	---	112.00'	1+00.00
Δ 24°58'08"	200.00'	87.16'	2+12.00
Δ 72°43'08"E	---	164.87'	2+99.16



**ENGINEER OF WORK**  
FUSCOE ENGINEERING - SAN DIEGO, INC.  
6390 GREENWICH DRIVE, STE. 170  
SAN DIEGO, CALIFORNIA 92122  
(619) 584-1500  
ERIC K. ARMSTRONG RCE 36683 DATE



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**KEY**

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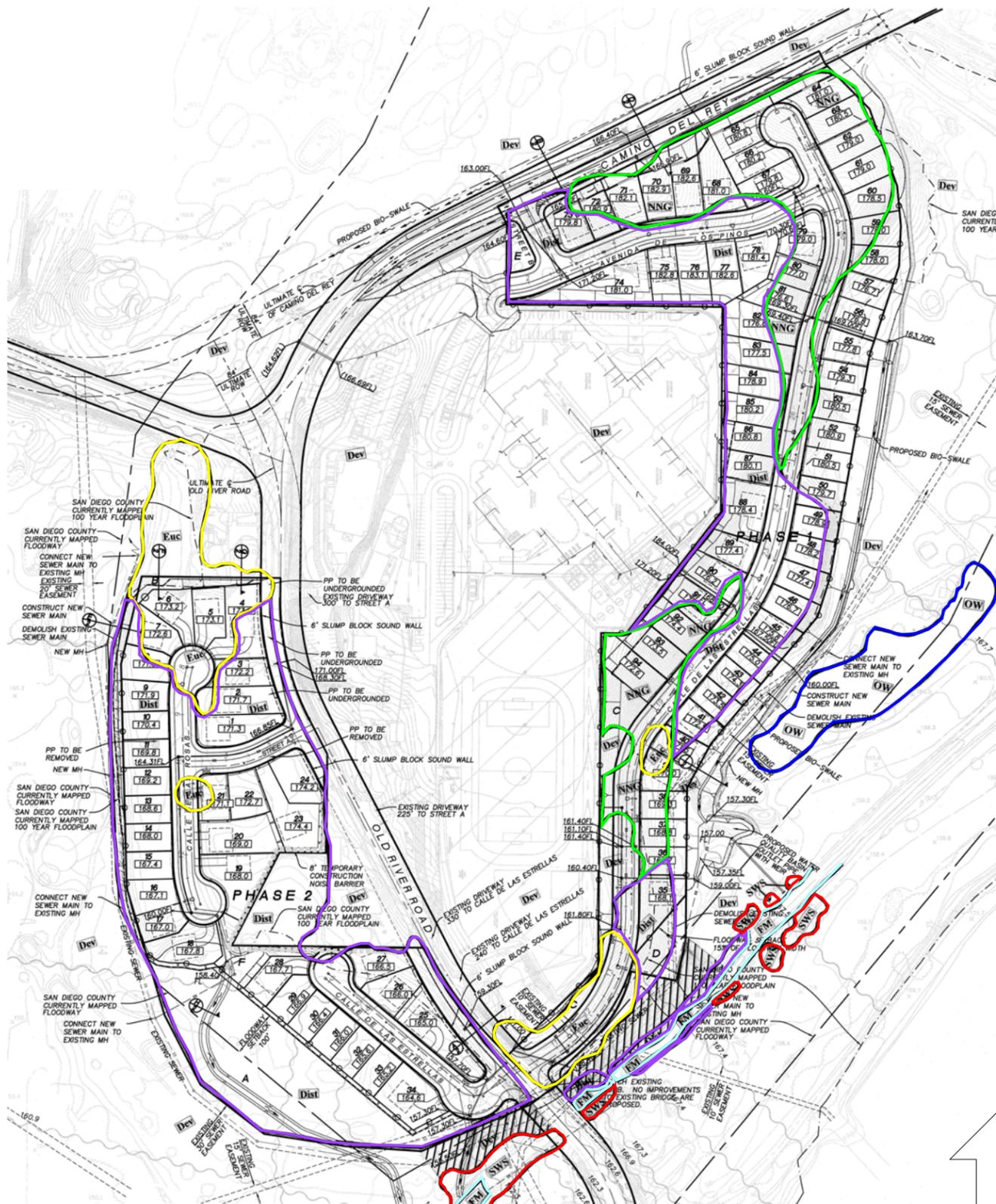
Cummings and Associates Job Number 1517.50C 7 April 2011

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**Cummings and Associates**

Vegetation Types and Wetland Buffer Shown on the Preliminary Grading Plan for Golf Green Estates, TM 5498

**Figure 6a**



Scale: 1-inch = 300-feet

Cummings and Associates Job Number 1517.50C

12 April 2011

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**Cummings and Associates**

**Vegetation Types and Wetland Buffer Shown on the Preliminary Grading Plan for Golf Green Estates, TM 5498**

**Figure 6a**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.



The top photo was taken along the southern property boundary looking generally south at the sparse Southern Willow Scrub off-site along Moosa Creek, just west of the Old River Road bridge. The bottom photo was taken in the eastern part of the property depicting the Non-Native Grassland.



**Table 1**  
**VASCULAR PLANTS OBSERVED**  
**ON THE PROPOSED GOLF GREEN ESTATES, TM5498/ER 06-02-0216**  
**COUNTY OF SAN DIEGO, CALIFORNIA**

<i>Scientific Name</i> Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Ambrosia psilostachya</i> Western Ragweed	N	Disturbed Lands	Infrequent, seen on the western half of the site along the northern portion of the property at the edge of the Eucalyptus trees.
<i>Amsinckia</i> cf. <i>menziesii</i> var. <i>intermedia</i> Rancher's Fireweed	N	Disturbed Lands	Infrequent, seen scattered within the Disturbed Lands in the western part of the site.
<i>Artemisia californica</i> Coastal Sagebrush	N	Eucalyptus Woodlands and Disturbed Lands	Rare on-site, a dozen of this typically Coastal Sage Scrub habitat plant were observed underneath the Eucalyptus trees and as scattered individuals within the Disturbed Lands in the eastern half of the site.
<i>Artemisia douglasiana</i> Douglas Mugwort	N	Southern Willow Scrub	Rare on-site, a few individuals were noted under the sparse canopy of riparian habitat along Moosa Creek off-site.

<i>Scientific Name</i> Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Arundo donax</i> Arundo	I	Southern Willow Scrub	Rare on-site, most of these invasive plants were sprayed with a herbicide in 2006 with not more than one or two individuals surviving along Moosa Creek.
<i>Atriplex semibaccata</i> Australian Saltbush	I	Eucalyptus Woodlands	Infrequent, but localized underneath the Eucalyptus trees on the east half of the site.
<i>Avena barbata</i> Slender Oat	I	Disturbed Lands	Infrequent, a small component of the Disturbed Lands on the west half of the site.
<i>Baccharis salicifolia</i> Mulefat	N	Southern Willow Scrub	Infrequent, but localized within the narrow, small strip of riparian habitat adjacent to Moosa Creek.
<i>Baccharis pilularis</i> Coyote Brush	N	Disturbed Lands	Infrequent, but localized in the eastern half of the site in the area previously utilized as a golf course grounds work area.
<i>Bromus diandrus</i> Ripgut Grass	I	Disturbed Lands and Non-Native Grasslands	Frequent, observed at scattered locations.
<i>Bromus madritensis</i> ssp. <i>rubens</i> Foxtail Chess	I	Disturbed Lands and Non-Native Grasslands	Frequent, observed at scattered locations.
<i>Calandrinia ciliata</i> Red Maids	N	Disturbed Lands	Frequent, and localized in the Disturbed Lands on the western half of the site.
<i>Carpobrotus</i> cf. <i>edulis</i> Hottentot Fig	I	Disturbed Habitat	Rare on-site, near the “rock debris” pile adjacent to Moosa Creek.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Centaurea melitensis</i> Tocalote	I	Non-Native Grassland and Disturbed Lands	Frequent, scattered throughout the site.
<i>Chenopodium cf. album</i> Lamb's Quarters	I	Southern Willow Scrub	Rare on-site, observed in the understory of the sparse riparian habitat along Moosa Creek.
<i>Chrysanthemum coronarium</i> Crown Daisy	I	Disturbed Lands	Infrequent, but seen in clumps within the Disturbed Lands on the western portion of the site.
<i>Cirsium vulgare</i> Bull Thistle	I	Disturbed Lands	Infrequent, observed within the Disturbed Lands on the western portion of the site.
<i>Conium maculatum</i> Poison Hemlock	I	Mulefat Scrub	Infrequent, observed within the Moosa Creek riparian vegetation.
<i>Conyza canadensis</i> Horseweed	N	Disturbed Habitat	Infrequent, scattered throughout the site.
<i>Corethrogyne filaginifolia</i> California Aster	N	Non-Native Grassland	Rare on-site, one or two individuals were noted within the Non-Native Grassland.
<i>Crassula connata</i> Pygmy Weed	N	Non-Native Grassland	Frequent, but clustered within the Non- Native Grassland.
<i>Cynodon dactylon</i> Bermuda Grass	I	Disturbed Lands	Frequent, scattered over the Disturbed Lands.
<i>Cyperus esculentus</i> Yellow Nutsedge	N	Coastal and Valley Freshwater Marsh	Frequent, within Moosa Creek off-site to the south.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Datura wrightii</i> Jimsonweed	N	Disturbed Lands	Infrequent, observed in the Disturbed Lands on the western portion of the site near the residence in the south.
<i>Epilobium cf. ciliatum ssp. ciliatum</i> Willow Herb	N	Southern Willow Scrub	Rare on-site, observed in the understory of the sparse riparian habitat along Moosa Creek.
<i>Eremocarpus setigerus</i> Doveweed	N	Disturbed Lands and Non-Native Grassland	Commons, seen throughout the site.
<i>Ericameria pinifolia</i> Pine Bush	N	Non-Native Grassland	Rare on-site, a handful of individuals were observed within the Non-Native Grassland in the eastern half of the site.
<i>Eriogonum fasciculatum</i> California Buckwheat	N	Eucalyptus Woodlands and Disturbed Lands	Rare on-site, a dozen individuals were observed beneath the Eucalyptus trees along Old River Road.
<i>Erodium cicutarium</i> Red-stem Filaree	I	Disturbed Lands and Non-Native Grasslands	Common, seen throughout the site.
<i>Erodium moschatum</i> White-stem Filaree	I	Disturbed Lands and Non-Native Grasslands	Frequent, seen throughout the site.
<i>Eucalyptus sp.</i> Eucalyptus	I	Eucalyptus Woodlands	Dominant tree within the Eucalyptus Woodlands in the northwestern part of the site and in the southeastern portion of the property. Also noted as a few scattered individual trees.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Foeniculum vulgare</i> Sweet Fennel	I	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.
<i>Galium aparine</i> Common Bedstraw	I	Disturbed Lands	Infrequent, but concentrated in the Disturbed Lands on the eastern part of the site that used to be a golf course grounds work area.
<i>Gilia cf. angelensis</i> Grassland Gilia	N	Non-Native Grassland	Rare on-site, a few individuals were observed within the Non-Native Grassland.
<i>Gnaphalium cf. californicum</i> California Everlasting	N	Disturbed Lands	Infrequent, observed in the eastern part of the site.
<i>Heliotropium curassavicum</i> Heliotrope	N	Disturbed Lands	Infrequent, observed in the western part of the site.
<i>Heteromeles arbutifolia</i> Toyon	N	Eucalyptus Woodlands	Rare on-site, a few individuals were noted along the northern property boundary in the northwest corner beneath the Eucalyptus trees.
<i>Heterotheca grandiflora</i> Telegraph Weed	N	Disturbed Lands and Non-Native Grasslands	Frequent, seen throughout the site.
<i>Hirschfeldia incana</i> Short-pod Mustard	I	Disturbed Lands and Non-Native Grassland	Common, seen throughout the site.
<i>Hordeum leporinum</i> Hare Barley	I	Disturbed Lands	Infrequent, observed in the western half of the site.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Isocoma menziesii</i> Coastal Goldenbush	N	Disturbed Lands and Non-Native Grassland	Rare on-site, a handful of individuals were noted in the eastern part of the site.
<i>Juncus</i> sp. Rush	N	Coastal and Valley Freshwater Marsh	Common, observed in Moosa Creek off-site to the south of the property.
<i>Lamarckia aurea</i> Golden Top	I	Disturbed Lands	Infrequent, but localized at the periphery of the Eucalyptus Woodlands in the western part of the site.
<i>Lamium amplexicaule</i> Henbit	I	Disturbed Lands	Infrequent, seen at scattered locations.
<i>Lepidium nitidum</i> var. <i>nitidum</i> Shining Peppergrass	N	Non-Native Grassland	Rare on-site, a dozen or so individuals were noted in the eastern part of the site.
<i>Lupinus bicolor</i> Miniature Lupine	N	Disturbed Lands	Infrequent, but localized on the fill material in the western part of the site.
<i>Malva parviflora</i> Cheeseweed	I	Disturbed Lands	Infrequent, observed in the southwestern part of the site.
<i>Malvella leprosa</i> Alkali Mallow	N	Disturbed Lands	Infrequent, observed in the southwestern part of the site.
<i>Marrubium vulgare</i> Horehound	I	Disturbed Lands	Infrequent, seen at scattered locations.
<i>Medicago polymorpha</i> Bur-Clover	I	Disturbed Lands and Non-Native Grassland	Common, seen throughout the site.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Melilotus albus</i> White Sweet Clover	I	Disturbed Lands	Infrequent, observed in the southwestern part of the site.
<i>Nicotiana glauca</i> Tree Tobacco	I	Disturbed Lands	Infrequent, observed in the southwestern part of the site.
<i>Oenothera elata</i> ssp. <i>hookeri</i> Great Marsh Evening Primrose	N	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.
<i>Olea europaea</i> Olive	I	Urban/Developed	Infrequent, but localized along the periphery of the residences on the western part of the site.
<i>Phoradendron macrophyllum</i> Big Leaf Mistletoe	N	Disturbed Lands	Frequent, seen in the remnant (?) or planted (?) Cottonwoods and Sycamores associated with the Golf Course, mostly off-site.
<i>Picris echioides</i> Bristly Ox-Tongue	I	Southern Willow Scrub	Rare on-site, observed in the understory of the sparse riparian habitat along Moosa Creek.
<i>Plagiobothrys</i> sp. Popcorn Flower	N	Disturbed Lands	Infrequent, observed in the western part of the site.
<i>Platanus racemosa</i> California Sycamore	N	Disturbed Lands	Infrequent, along the periphery of the property boundary shared with the Golf Course.
<i>Pluchea sericea</i> Arrow Weed	N	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.

<i>Scientific Name</i> Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Populus fremontii</i> Western Cottonwood	N	Disturbed Lands	Infrequent, along the periphery of the property boundary shared with the Golf Course.
<i>Raphanus sativus</i> Wild Radish	I	Disturbed Lands	Frequent, but localized in the Disturbed Lands adjacent to the residence in the western part of the site.
<i>Ricinus communis</i> Castor Bean	I	Disturbed Lands	Rare on-site, seen in the Disturbed Lands adjacent to the residence in the western part of the site.
<i>Rorippa nasturtium-aquaticum</i> Water Cress	N	Coastal and Valley Freshwater Marsh	Infrequent, seen within Moosa Creek off-site to the south.
<i>Rumex crispus</i> Curly Dock	I	Southern Willow Scrub	Infrequent, observed at the periphery of the sparse riparian habitat along Moosa Creek.
<i>Salix exigua</i> Sandbar Willow	N	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.
<i>Salix gooddingii</i> Black Willow	N	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.
<i>Salix lasiolepis</i> Arroyo Willow	N	Southern Willow Scrub	Infrequent, a component of the sparse riparian habitat along Moosa Creek.
<i>Salsola tragus</i> Russian Thistle	I	Disturbed Lands	Infrequent, seen at scattered locations.
<i>Sambucus mexicana</i> Elderberry	N	Disturbed Lands	Rare on-site, localized in the area in the eastern part of the property that used to be utilized as a golf course grounds work area.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup>	Occurrence On-site
<i>Schinus molle</i> Peruvian Pepper Tree	I	Urban/Developed	Infrequent, but clustered in the eastern part of the site along the property boundary shared with the school (appeared to be expanding landscaping from the school).
<i>Silybum marianum</i> Milk Thistle	I	Southern Willow Scrub	Rare on-site, observed in the understory of the sparse riparian habitat along Moosa Creek.
<i>Sisymbrium irio</i> London Rocket	I	Disturbed Lands and Non-Native Grassland	Infrequent, seen at widely scattered locations.
<i>Sonchus oleraceus</i> Common Sow-Thistle	I	Disturbed Lands	Infrequent, seen at scattered locations.
<i>Typha cf. latifolia</i> Broad-leaved Cattail	N	Coastal and Valley Freshwater Marsh	Dominant in Moosa Creek off-site to the south.
<i>Urtica dioica</i> ssp. <i>holosericea</i> Hoary Nettle	N	Southern Willow Scrub	Rare on-site, observed in the understory of the sparse riparian habitat along Moosa Creek.
<i>Urtica urens</i> Dwarf Nettle	I	Disturbed Lands	Infrequent, seen at scattered locations.
<i>Washingtonia filifera</i> California Fan Palm	N	Disturbed Lands	Infrequent, along the periphery of the property boundary shared with the Golf Course.
<i>Xanthium strumarium</i> Cocklebur	N	Southern Willow Scrub	Rare on-site, observed at the periphery of Moosa Creek off-site to the south.

<sup>1</sup> Holland Element Codes (1986) as modified by Oberbauer (1996) are as follows: Non-Native Grassland (Element Code 42200); Eucalyptus Woodland (Element Code 11100); Coastal and Valley Freshwater Marsh (Element Code 52410); Southern Willow Scrub (Element Code 63320); Urban/Developed (Element Code 12000); Disturbed Lands (Element Code 11300).

## 78 Species

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**Table 2**

**WILDLIFE SPECIES OBSERVED  
ON THE GOLF GREEN ESTATES PROPERTY, TM 5498  
COUNTY OF SAN DIEGO, CALIFORNIA**

Common Name <i>Scientific Name</i>	Vegetative Community in which the Species was Observed	Observations
<b>Reptiles</b>		
Western Fence Lizard <i>Sceloporus occidentalis</i>	Disturbed Lands	This species was noted at the periphery of the Eucalyptus Woodlands in the southern portion of the site.
<b>Mammals</b>		
California Vole <i>Microtus californicus</i>	Disturbed Lands	Royce B. Riggan Jr. observed “runways” of this species in the Disturbed Lands on the fill in the western part of the property.
Raccoon <i>Procyon lotor</i>	Urban/Developed	Tracks of this species were found on the bank above Moosa Creek.
California Ground Squirrel <i>Spermophilus beecheyi</i>	Disturbed Lands	Heard and seen throughout the site.
Audubon’s Cottontail <i>Sylvilagus audubonii</i>	Disturbed Lands and Non-Native Grassland	Two individual rabbits were observed during the field effort. Also, pellets and tracks assignable to this species were seen scattered throughout the property.

Common Name <i>Scientific Name</i>	Vegetative Community in which the Species was Observed	Observations
Valley Pocket Gopher <i>Thomomys bottae</i>	Disturbed Lands	Burrows assignable to this species were noted on the western portion of the project on the fill.
<b>Birds</b>		
White-faced Ibis <i>Plegadis chihi</i>	Urban/Developed	A group of 19 Ibis were observed on the golf course just southeast of Moosa Creek.
Red-shouldered Hawk <i>Buteo lineatus</i>	Eucalyptus Woodlands	Observed in the Eucalyptus in the southern part of the property.
Red-tailed Hawk <i>Buteo jamaicensis</i>	Urban/Developed	Observed soaring over the portion of the golf course that is west of the property.
American Kestrel <i>Falco sparverius</i>	Urban/Developed	Observed hovering over the portion of the golf course that is west of the property.
Killdeer <i>Charadrius vociferus</i>	Urban/Developed	Heard on the golf course.
Mourning Dove <i>Zenaida macroura</i>	Disturbed Lands and Urban/Developed	A large flock was observed west of Old River Road.
Anna's Hummingbird <i>Calypte anna</i>	Disturbed Lands and Urban/Developed	Heard and seen in the vicinity of the residence west of Old River Road.
Nuttall's Woodpecker <i>Picoides nuttallii</i>	Urban/Developed	Heard in the Cottonwoods on the Golf Course near Moosa Creek.
Northern Flicker <i>Colaptes auratus</i>	Eucalyptus Woodlands	Seen in the Eucalyptus trees in the northern part of the site, west of Old River Road.

Common Name <i>Scientific Name</i>	Vegetative Community in which the Species was Observed	Observations
Say's Phoebe <i>Sayornis saya</i>	Urban/Developed	Seen on the golf course, west of Old River Road.
Cassin's Kingbird <i>Tyrannus vociferans</i>	Eucalyptus Woodlands	Seen in the Eucalyptus trees along the northern property boundary, west of Old River Road.
American Crow <i>Corvus brachyrhynchos</i>	Disturbed Lands and Urban/Developed	Many overflights. One was observed carrying nesting material in its bill.
Tree Swallow <i>Tachycineta bicolor</i>	Disturbed Lands and Urban/Developed	A group of four swallows were observed speeding in circles on the edge of the golf green on the western part of the property.
Bushtit <i>Psaltriparus minimus</i>	Disturbed Habitat	A nest was observed in the center of a clump of Mistletoe in an isolated Willow west of Old River Road and north of Moosa Creek.
Western Bluebird <i>Sialia mexicana</i>	Urban/Developed	Observed eating the berries off of Mistletoe.
Northern Mockingbird <i>Mimus polyglottos</i>	Disturbed Lands and Urban/Developed	Heard and seen in the vicinity of the residence west of Old River Road.
European Starling <i>Sturnus vulgaris</i>	Disturbed Lands and Urban/Developed	Heard and seen in the vicinity of the residence west of Old River Road.
Phainopepla <i>Phainopepla nitens</i>	Urban/Developed	Seen in Cottonwood tree on the golf course near Moosa Creek.
Yellow-rumped Warbler <i>Dendroica coronata</i>	Eucalyptus Woodlands	Seen in the Eucalyptus trees in the southern part of the property.

Common Name <i>Scientific Name</i>	Vegetative Community in which the Species was Observed	Observations
Common Yellowthroat <i>Geothlypis trichas</i>	Southern Willow Scrub	Seen and heard off-site in the Southern Willow Scrub along Moosa Creek.
California Towhee <i>Pipilo crissalis</i>	Urban/Developed	Seen in Pepper Trees along the property boundary with the school on the eastern portion of the property.
Song Sparrow <i>Melospiza melodia</i>	Southern Willow Scrub	Seen and heard off-site in the Southern Willow Scrub along Moosa Creek.
White-crowned Sparrow <i>Zonotrichia leucophrys</i>	Eucalyptus Woodlands and Urban/Developed	Observed along the northern property boundary, west of Old River Road.
House Finch <i>Carpodacus mexicanus</i>	Disturbed Lands and Urban/Developed	Seen as overflights.
Lesser Goldfinch <i>Carduelis psaltria</i>	Southern Willow Scrub	Seen off-site in the Southern Willow Scrub along Moosa Creek.

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**Table 3**

**Sensitive Plant Species Known to Occur Within an  
Approximate 10-mile Radius<sup>1</sup> of the Golf Green Estates Property**

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Abronia villosa</i> var. <i>aurita</i> Chaparral Sand Verbena	List 1B.1/S2.1/-/-	Found in sandy substrates within Chaparral, Coastal Scrub and Desert Dune habitats at elevations ranging from 260 - 5,270-feet.	N	U	Although the majority of the site is underlain by a “sandy” loam, the sandy substrates upon which this plant is found, are finer than those on-site.
<i>Acanthomintha ilicifolia</i> San Diego Thorn Mint	List 1B.1/S1.1/CE/FT	Occurs on heavy clay soils in a variety of habitats. Known elevations are 30 - 3,000 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Adolphia californica</i> California Adolphia	List 2.1/S3.1/-/-	Typically found on metavolcanic and/ or clay soils in Sage Scrub habitats. Known elevations are 300 - 1,000 feet.	N	U	There are no metavolcanic or clay soils mapped on the property (Bowman, 1973).
<i>Ambrosia pumila</i> San Diego Ambrosia	List 1B.1/S1.1/-/FE	Found in mesic open areas, often adjacent to drainages.	N	U	There are no drainages on-site. The closest drainage off-site is Moosa Creek at 50-feet from the south and southeaster edges of the property.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar Manzanita	List 1B.1/S1.1/-/FE	Found on sandy soils derived from marine sandstones within Chaparral habitats.	N	U	There are no soils derived from marine sandstones, nor is there Chaparral on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Arctostaphylos rainbowensis</i> Rainbow Manzanita	List 1B.1/S2.1/-/- CA-Endemic	Known from Chaparral at elevations ranging from 740 - 2,100 feet.	N	U	There is no Chaparral habitat on-site.
<i>Astragalus pachypus</i> var. <i>jaegeri</i> Jaeger's Milk Vetch	List 1B.1/S1.1/-/- CA-Endemic	Known from a variety of habitats including Chaparral and Sage Scrub at elevations ranging from 1,200 - 3,000 feet.	N	U	There are no Sage Scrub or Chaparral habitats on-site.
<i>Atriplex pacifica</i> South Coast Saltscale	List 1B.2/S2.2/-/-	Although most populations occur immediately along the coast or on salt pans, one or two populations do occur within inland Sage Scrub habitats.	N	U	There is no Sage Scrub habitat on-site.
<i>Atriplex serenana</i> var. <i> davidsonii</i> Davidson's Saltscale	List 1B.2/S2?/-/-	Known from Coastal Scrub and Coastal Bluff Scrub at elevations ranging from 32 - 658 feet. It is found in only 2 quads in San Diego County; La Jolla and San Luis Rey.	N	U	There are no scrub habitats of any kind on the property.
<i>Berberis nevini</i> Nevin's Barberry	List 1B.1/S2.2/CE/FE CA-Endemic	Known from a variety of habitats including Chaparral, Riparian Scrub, and Sage Scrub at elevations ranging from 970 - 2,700 feet.	N	U	There are no suitable habitats on-site.
<i>Brodiaea filifolia</i> Thread-leaved Brodiaea	List 1B.1/S2.1/CE/FT CA-Endemic	Found on clay soils in a variety of habitats.	N	U	There are no clay soils on the property (Bowman, 1973).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Brodiaea orcuttii</i> Orcutt's Brodiaea	List 1B.1/S3.1/-/-	Found on heavy clay soils.	N	U	There are no clay soils on the property (Bowman, 1973).
<i>Camissonia lewisii</i> Lewis's Evening Primrose	List 3/S?/-/-	Found in fine sandy soils along the beach.	N	U	The site is located in Bonsall (i.e. not along the beach).
<i>Ceanothus cyaneus</i> Lakeside Ceanothus	List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 775 - 2,500 feet.	N	U	There are no occurrences of Chaparral or Cismontane Woodland habitats on-site.
<i>Ceanothus ophiochilus</i> Vail Lake Ceanothus	List 1B.1/S1.1/CE/FT CA-Endemic	Found on gabbroic soils in Chaparral habitat.	N	U	There are no gabbroic soils on the property, nor is there any Chaparral habitat.
<i>Ceanothus verrucosus</i> Wart-stemmed Ceanothus	List 2.2/S2.2/-/-	Associated with Chaparral habitats, it is frequently an indicator of Southern Maritime Chaparral. Known elevations range from 3 - 1,250 feet.	N	U	There is no Chaparral habitat on the property.
<i>Centromadia parryi</i> ssp. <i>australis</i> Southern Tarplant	List 1B.1/S2.1/-/-	Found in mesic areas, such as adjacent to marshes, in vernal pools, and in vernal mesic grasslands. Known elevations range from 0 - 1,400 feet.	N	U	There are no mesic areas on-site.
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth Tarplant	List 1B.1/S2.1/-/- CA-Endemic	Found on alkaline soils in mesic habitats, such as Meadows and Seeps, Playas, and Riparian Woodlands.	N	U	There are no alkaline soils found on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> Orcutt's Pincushion	List 1B.1/S2.1/-/-	Found on sandy soils associated with Coastal Bluff Scrub and Coastal Dune habitats below 500-feet in elevation.	N	U	This is a coastal species. The Golf Green Estates project is located in Bonsall.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i> Long-spined Spineflower	List 1B.2/S2.2/-/-	Found on clay soils in a variety of habitats.	N	U	There are no clay soils found on-site (Bowman, 1973).
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer Holly	List 1B.2/S2.2/-/-	Found in coastal and inland Chaparral habitats, as well as Cismontane Woodlands. Known elevations range from 98 - 1,809 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on-site.
<i>Coreopsis maritima</i> Sea Dahlia	List 2.2/S2.2/-/-	Found on sandstone cliffs near the ocean.	N	U	The Golf Green Estates project is located in Bonsall.
<i>Dodecahema leptoceras</i> Slender-horned Spineflower	List 1B.1/S1.1/CE/FE CA-Endemic	Found on sandy soils within Chaparral, Cismontane Woodland and Sage Scrub habitats.	N	U	There are no Chaparral, Cismontane Woodland, or Sage Scrub habitats on the property.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i> Blochman's Dudleya	List 1B.1/S2.1/-/-	Found in sandy openings within Diegan Coastal Scrub near the coast. Known elevations range from 16 - 1,480 feet.	N	U	There is no Sage Scrub on the property which is located in Bonsall.
<i>Dudleya multicaulis</i> Many-stemmed Dudleya	List 1B.2/S2.1/-/- CA-Endemic	Found on clay soils in a variety of habitats.	N	U	There are no clay soils found on-site (Bowman, 1973).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Dudleya variegata</i> Variegated Dudleya	List 1B.2/S2.2/-/-	Found on clay soils and clay lenses in sunny openings in a variety of habitats. It also occurs on sandy soils in Sage Scrub habitats.	N	U	There are no clay soils found on-site (Bowman, 1973).
<i>Dudleya viscida</i> Sticky Dudleya	List 1B.2/S2.2/-/- CA-Endemic	Found on rocky substrates within Chaparral, Coastal Scrub and Coastal Bluff Scrub habitats.	N	U	There are no Chaparral, Coastal Scrub, or Coastal Bluff Scrub habitats on-site.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-Celery	List 1B.1/S2.1/CE/FE	Typically found in Vernal Pools, but this species is also tolerant of some of the habitats adjacent to Vernal Pools, such as Coastal Scrub and Valley and Foothill Grassland habitats.	N	U	There are no vernal pools on or adjacent to the project site.
<i>Erysimum ammophilum</i> Coast Wallflower	List 1B.2/S2.2/-/- CA-Endemic	Found in sandy openings within Chaparral, Coastal Dunes and Coastal Scrub habitats along the immediate coast. Known elevations range from 0 - 198 feet.	N	U	The Golf Green Estates project is located in Bonsall. In addition, there are no Chaparral, Coastal Dune or Coastal Scrub habitats on-site.
<i>Euphorbia misera</i> Cliff Spurge	List 2.2/S3.2/-/-	In San Diego County, this species is found in Coastal Scrub habitat associated with an abundance of cacti.	N	U	There is no Sage Scrub habitat on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Horkelia cuneata</i> ssp. <i>puberula</i> Mesa Horkelia	List 1B.1/S2.1/-/- CA-Endemic	Associated with Chaparral, Cismontane Woodland and Sage Scrub habitats.	N	U	The one known occurrence of this species in San Diego County at Magee Ranch in Pala is believed to be extirpated. Also, there are no Chaparral or Cismontane Woodland habitats on-site.
<i>Horkelia truncata</i> Ramona Horkelia	List 1B.3/S2.3/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,300 - 4,270 feet.	N	U	There are no Chaparral or Cismontane habitats on-site.
<i>Isocoma menziesii</i> var. <i>decumbens</i> Decumbent Goldenbush	List 1B.2/S2.2/-/-	Associated with Chaparral and Sage Scrub habitats at elevations ranging from 30 - 440 feet.	N	U	There are no Chaparral or Sage Scrub habitats on-site.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	List 1B.2/S2.1/-/-	A species of Marshes, Playas and Vernal Pools.	N	U	There are no Marshes, Playas or Vernal Pools on the property.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's Peppergrass	List 1B.2/S2.2/-/-	Found in Coastal Scrub and Chaparral habitats.	N	U	There are no Chaparral or Sage Scrub habitats on-site.
<i>Lotus nuttallianus</i> Nuttall's Lotus	List 1B.1/S1.1/-/-	A species found in Coastal Dunes and Coastal Scrub along the immediate coast at elevations of 0 - 30 feet.	N	U	The Golf Green Estates project is located in Bonsall. In addition, there are no Coastal Dune or Coastal Scrub habitats on-site.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-Leaved Monardella	List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 980 - 3,900 feet.	N	U	There are no Chaparral or Cismontane habitats on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Nama stenocarpum</i> Mud Nama	List 2.2/S1S2/-/-	This species is found on the muddy embankments of ponds, lakes, and occasionally rivers. In San Diego County, this species is found only at Sweetwater Reservoir.	N	U	The project is not located near the Sweetwater River.
<i>Navarretia fossalis</i> Spreading Navarretia	List 1B.1/S2.1/-/FT	In San Diego County, the preferred habitat of this species is Vernal Pools.	N	U	There are no Vernal Pools on or adjacent to the project site.
<i>Nemacaulis denudata</i> var. <i>denudata</i> Coast Woolly-heads	List 1B.2/S2.2/-/-	A species found in Coastal Dunes along the immediate coast at elevation ranging from 0 - 330 feet.	N	U	The Golf Green Estates project is located in Bonsall. In addition, there are no Coastal Dunes on-site.
<i>Nolina cismontana</i> Chaparral Nolina	List 1B.1/S1.1/-/- CA-Endemic	Found in Chaparral and Coastal Scrub habitats on gabbroic or sandstone soils.	N	U	There are no gabbroic or sandstone soils on-site.
<i>Packera ganderi</i> Gander's Ragwort	List 1B.2/S2.2/CR/- CA-Endemic	A species found in Chaparral habitat on gabbroic soils.	N	U	There are no gabbroic soils on-site.
<i>Pseudognaphalium leucocephalum</i> White Rabbit-Tobacco	List 2.2/S3.2/-/-	Found in Chaparral, Coastal Scrub, Riparian Woodland and Cismontane Woodland habitats at elevations ranging from 0 - 6,900-feet.	N	U	There are no Chaparral, Riparian Woodland, Cismontane Woodland, or Sage Scrub habitats on the property.
<i>Quercus dumosa</i> Nuttall's Scrub Oak	List 1B.1/S1.1/-/-	A coastal form of the Scrub Oak typically found in Chaparral habitats.	N	U	There is no Chaparral habitat on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Satureja chandleri</i> San Miguel Savory	List 1B.2/S3.2/-/-	Found on gabbroic or metavolcanic soils in a variety of habitats.	N	U	There are no underlying gabbroic or metavolcanic soils on-site.
<i>Schizymenium shevockii</i> Shevock's Copper-Moss	List 1B.2/S1.2/-/- CA-Endemic	Found in Cismontane Woodland on rocks along roadsides.	N	U	There is no Cismontane Woodland habitat on-site. Also, there are no known occurrences in San Diego and only one is known from Riverside County along the Riverside/San Diego border.
<i>Tetracoccus dioicus</i> Parry's Tetracoccus	List 1B.2/S2.2/-/-	Found on gabbroic soils, typically in Chaparral habitats.	N	U	There are no gabbroic soils underlying the property, nor are there Chaparral habitats on-site.
<i>Tortula californica</i> California Screw-Moss	List 1B.2/S2.2/-/- CA-Endemic	Found in Chenopod Scrub and Valley and Foothill Grasslands.	N	U	There are no Chenopod Scrub or Valley and Foothill Grasslands on-site.

<sup>1</sup> This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory.

<sup>2</sup> The first line in the "Sensitivity Code and Status" column shows the CNPS List with threat code extensions/the state ranking of the California Natural Diversity Database (CNDDB) with the threat rank extension/the California state threatened and endangered status code/the federal threatened and endangered status code. The second line in the "Sensitivity Code and Status" column identifies whether the species is a California Endemic as identified by the CNPS or not (blank second line). Following is a key to the codes in the table.

#### Key to the CNPS Lists

- List 1A — Presumed extinct in California
- List 1B — Plants threatened or endangered in California and elsewhere
- List 2 — Plants rare, threatened or endangered in California but more common elsewhere
- List 3 — Plants about which more information is needed; a watch list
- List 4 — Limited distribution (a watch list)

### **Key to the CNPS List Threat Code Extensions**

- .1 — Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
- .2 — Fairly endangered in California (20-80% occurrences threatened)
- .3 — Not very endangered in California (<20% of occurrences threatened or no current threats known)

### **Key to the State Ranking of the CNDDDB**

- S1 — Less than 6 element occurrences OR less than 1,000 individuals OR less than 2,000 acres\*
- S2 — 6 - 20 element occurrences OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres\*
- S3 — 21 - 80 element occurrences OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres\*
- S4 — Apparently secure within California, but factors do exist to cause some concern
- S5 — Demonstrably secure in California
- S? OR S2? OR S2S3 — Uncertainty about the rank of an element

### **Key to the Threat Rank Extensions of S1, S2 or S3 (if assigned)**

- .1 — very threatened
- .2 — threatened
- .3 — that no current threats are known

### **State and Federal Threatened and Endangered Species Status Codes**

- CR — State of California listed as rare
- CE — State of California listed as endangered
- CT — State of California listed as threatened
- PT — Proposed for Listing as Threatened under the Federal Endangered Species Act
- PE — Proposed for Listing as Endangered under the Federal Endangered Species Act
- FC — Candidate for Listing under the Federal Endangered Species Act
- FE — Designated Endangered under Federal Endangered Species Act
- FT — Designated as Threatened under the Federal Endangered Species Act

<sup>3</sup> The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

- Observed — Individuals of this species were found within the bounds of the site
- H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.
- M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.
- L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.
- U — The potential for occurrence is “unlikely”. The habitat requirements of the species are not present on the subject property.

[:\1517Sensitive Plant List.wpd]

**Table 4**

**Sensitive Wildlife Species Known to Occur Within an  
Approximate 10-mile Radius<sup>1</sup> of the Golf Green Estates Property**

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Insects</b>					
<i>Euphydryas editha quino</i> Quino Checkerspot Butterfly	FE/—/—	In a variety of open canopy habitats where the primary larval food plant, Dot-seed Plantain ( <i>Plantago erecta</i> ) is found. It is precluded from closed canopy situations and is a hilltopping species.	N	U	Per the Year 2005 Quino Survey Areas Map (Fish and Wildlife Service, 2005), the Golf Green Estates property is outside of the recommended survey areas.
<i>Lycaena hermes</i> Hermes Copper Butterfly	pFE/—/—	Associated closely with the larval food plant, Redberry ( <i>Rhamnus crocea</i> ). Recent studies indicate that the butterfly prefers those Redberry that are roughly 18-years and older.	N	U	There were no Redberry shrubs found on the Golf Green Estates property.
<b>Crustaceans</b>					
<i>Branchinecta sandiegonensis</i> San Diego Fairy Shrimp	FE/—/—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on or adjacent to the subject property.
<i>Streptocephalus woottoni</i> Riverside Fairy Shrimp	FE/—/—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on or adjacent to the subject property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Amphibians</b>					
<i>Bufo californicus</i> Arroyo Southwestern Toad	FE/CSC/—	Found primarily in the foothills and mountains along stream courses that afford open, sunny sandbars.	N	U	The Arroyo Southwestern Toad is known from the San Luis Rey River just to the west of the proposed project. However, the golf course occupies the land between the San Luis Rey and the project site. In addition, the closest reach of the project site to the San Luis Rey is a compacted fill (L-5727). Even if a Toad could cross the fairway safely, the soil in the western part of the site closest to the San Luis Rey is compacted and would not be a suitable aestivation site. The reaches of Moosa Creek that are off-site and adjacent to the proposed project are heavily manicured by the golf course. There are not any sandy banks suitable for Toad aestivation.
<i>Spea hammondi</i> Western Spadefoot Toad	FE/—/—	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	U	There are no temporary wetlands on-site suitable for Spadefoot Toad breeding. As described above for the Arroyo Toad, there are no suitable areas for aestivation, either the soil is compacted, or it contains allelochemicals from Eucalyptus leaves, or it is too xeric a habitat (Non-Native Grassland).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Reptiles</b>					
<i>Emys marmorata pallida</i> Southwestern Pond Turtle	—/CSC/FS and BLM Sensitive	Formerly known on Penasquitos Creek and abundant on the San Diego River prior to Euro-American arrival. Now quite rare in the county with small numbers of individuals in permanent streams and ponds.	N	U	The San Luis Rey, Moosa Creek and the pond on the golf course (all off-site) provide the only permanent water resources in the area. All are separated from the project site by the golf course.
<i>Anniella pulchra pulchra</i> Silvery Legless Lizard	—/CSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	U	The only deep leaf litter on-site is found underneath the Eucalyptus trees. However, the allelochemicals produced by the leaves may preclude this species.
<i>Aspidoscelis hyperythrus beldingi</i> Orange-throated Whiptail	—/CSC/—	Occupies scrub habitats on the coastal plain and lower foothills where Subterranean Termites ( <i>Reticulitermes</i> sp.), the principal prey species, is found. Shrub cover with openings are required for thermoregulation.	N	U	The preferred scrub habitats do not occur on-site.
<i>Aspidoscelis tigris stejnegeri</i> Coastal Western Whiptail	— /—/—	Occupies scrub habitats on the coastal plain and lower foothills where shrub cover with openings is required for thermoregulation.	N	U	The favored scrub habitats do not occur on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Crotalus exsul ruber</i> Northern Red Diamond Rattlesnake	—/CSC/—	Positively assorted to red soils derived from gabbro, the Linda Vista Formation, and from metavolcanics. It is found throughout the County on these soils except for the low desert.	N	U	The soils on-site are not derived from gabbro, the Linda Vista Formation, or metavolcanics.
<i>Diadophis punctatus similis</i> San Diego Ringneck Snake	—/—/FS Sensitive	In a variety of habitats including riparian, Chaparral and forests, where there are sufficient hiding places and where the leaf litter retains moisture through part of the summer and fall.	N	U	The only deep leaf litter on-site is found underneath the Eucalyptus trees. However, the allelochemicals produced by the leaves may preclude this species.
<i>Eumeces skiltonianus interparietalis</i> Coronado Western Skink	—/CSC/BLM Sensitive	In a variety of habitats ranging from coastal scrub, to Chaparral and forested slopes, into the denser desert scrub and Pinyon-Juniper Woodlands.	N	U	Habitats on-site do not appear to be suitable. The only “natural” habitat left on-site is a small area of Non-native Grassland.
<i>Lichanura trivirigata</i> Rosy Boa	—/—/FS and BLM Sensitive	A cryptic species found in a variety of habitats, including sage scrubs, Chaparrals and Pinyon-Juniper Woodlands.	N	U	Habitats on-site do not appear to be suitable. The only “natural” habitat left on-site is a small area of Non-native Grassland.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Phrynosoma coronatum</i> Coast Horned Lizard	—/CSC/FS Sensitive	Found throughout the County (except the low deserts) anywhere the primary prey species, harvester ants ( <i>Pogonomyrmex</i> sp. and <i>Messor</i> sp.) are found. It requires some openings in vegetation for thermoregulation.	N	U	The preferred scrub habitats do not occur on-site.
<i>Salvadora hexalepis virgulata</i> Coast Patch-nosed Snake	—/CSC/—	Found in arid Sage Scrub and Chaparral habitats.	N	U	Habitats on-site do not appear to be suitable. The only “natural” habitat left on-site is a small area of Non-native Grassland.
<i>Thamnophis hammondi</i> Two-striped Garter Snake	—/CSC/FS and BLM Sensitive	An aquatic snake found in association with fluvial and lacustrine environments, even cattle tanks. Aestivating individuals may be found some distance from water sources.	N	U	All water features that might attract this species are located off-site. On-site, there are no suitable areas for aestivation, either the soil is compacted, or it contains allelochemicals from Eucalyptus leaves, or it is too xeric a habitat (Non-Native Grassland).
<b>Mammals</b>					
<i>Antrozous pallidus</i> Pallid Bat	—/CSC/FS and BLM Sensitive; WBWG High Priority	A bat that feeds on the ground (Jerusalem Crickets and scorpions are typical fare). This species will roost in any cavity (natural or man-made that affords a considerable modicum of darkness.	N	U	Since there are no natural caves, or man-made abandoned structures on the property or in the immediate vicinity, this bat is not anticipated on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Bassariscus astutus</i> Ring-tailed Cat	—/Fully Protected/—	This species is found in foothill environments frequently near water. It generally avoids urban areas.	N	U	The project is completely surrounded by development.
<i>Chaetodipus californicus femoralis</i> Dulzura Pocket Mouse	—/CSC/—	Frequent in arid Chaparral habitats in the foothills and lower mountain slopes of the County.	N	U	There are no Chaparral habitats on the property.
<i>Chaetodipus fallax</i> San Diego Pocket Mouse	—/CSC/—	Found in more coastal environments than the above Pocket Mouse. This is a species of Sage Scrub habitats on the coastal plain and in the lower foothills.	N	U	There are no Sage Scrub habitats on-site.
<i>Corynorhinus townsendii</i> Townsend's Western Big-eared Bat	—/CSC/FS and BLM Sensitive; WBWG High Priority	This species, more than many other bats, is tied to cave/rock crevice habitats for roosts. It is widely distributed in a variety of scrub and forested habitats.	N	U	There are no rocks or caves in the vicinity to provide roosting habitat.
<i>Dipodomys stephensi</i> Stephens' Kangaroo Rat	FE/ST/—	The SKR is a species of heavily disturbed scrub habitats with minimal vegetative cover and large areas of bare soil. Burrows are constructed in the most open habitat areas.	N	U	Once known from the immediate vicinity (Lackey, 1967), the SKR is believed to be extirpated or remaining as isolated populations in the Bonsall area. As concluded in the SKR habitat assessment report prepared by Stephen Montgomery, there is no suitable habitat for the SKR on-site (see Appendix C of this report).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Eumops perotis californicus</i> Greater Western Mastiff Bat	—/CSC/BLM Sensitive; WBWG High Priority	Frequently associated with cliffs or abandoned buildings that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no such suitable roosts on the property.
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	—/CSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	U	The property is completely surrounded by development. The small patch of Non-Native Grassland is completely isolated and in the open with nowhere to hide.
<i>Macrotus californicus</i> California Leaf-nosed Bat	—/CSC/FS Sensitive; WBWG High Priority	Roosts in caves, mines and, to a lesser extent, in buildings. Occurs in the lower coastal foothills and in the deserts.	N	U	There are no caves, mines or abandoned buildings on the subject property.
<i>Myotis thysanodes</i> Fringed Myotis	—/—/BLM Sensitive; WBWG High Priority	Apparently found at higher elevations in the County in heavy Chaparral and Oak forests, which it may prefer. Wings are adapted to flight within a vegetated canopy.	N	U	There is no Chaparral, nor are there Oak forests on-site.
<i>Myotis volans</i> Long-legged Myotis	—/—/—;WBWG High Priority	Although it may occur at lower elevations, this is primarily a species of higher terrain and coniferous forests.	N	U	There are no coniferous forests on the subject property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	—/CSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cactus. Typical nests are embedded in rock crevices and partially underground.	N	U	There are no Sage Scrub or Chaparral habitats on-site.
<i>Nyctinomops femorosaccus</i> Pocket Free-tailed Bat	—/CSC/—;WBWG Medium Priority	Roosting in a variety of situations, this is typically a species of the lower coastal foothills and of the deserts.	N	U	There are no such suitable roosts on the property.
<i>Onychomys torridus ramona</i> Southern Grasshopper Mouse	—/CSC/—	This species is found in a variety of arid scrub habitats on both the coastal slope and in the desert, but absent from Chaparral. This is a predatory species.	N	U	There are no scrub habitats on-site.
<i>Taxidea taxus</i> American Badger	—/CSC/—	A fossorial species of open deserts and grassland habitats.	N	U	The small area of Non-Native Grassland is completely surrounded by development.
<b>Birds</b>					
<i>Accipiter cooperii</i> Cooper's Hawk (nesting)	—/CSC/—	Nesting Cooper's generally use taller trees, including a number of horticultural species and native Oaks.	N	H	There are numerous Eucalyptus trees suitable for nesting for the Cooper's Hawk.
<i>Agelaius tricolor</i> Tricolored Blackbird (nesting colonies only)	BCC/CSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There are no ponds on-site. The pond on the golf course property does not have adjacent, undisturbed foraging habitat.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Aimophila ruficeps</i> ssp. <i>canescens</i> Rufous-crowned Sparrow	—/CSC/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-native Grasslands with scattered shrubs.	N	U	The small patch of Non-Native Grassland on-site is completely surrounded by development.
<i>Amphispiza belli belli</i> Bell's Sage sparrow	—/CSC/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	U	There are no Sage Scrub or Chaparral habitats on-site.
<i>Aquila chrysaetos</i> Golden Eagle	Eagle Act/CSC, Fully Protected/BLM Sensitive	The Golden Eagle formerly nested over most of the County, but their occupied territories have retreated in the face of expanding urbanization. They typically nest in on cliff ledges, but will also nest in tall trees.	N	U	While there are numerous Eucalyptus trees on-site, the property is completely surrounded by development, which is a major deterrent for the species.
<i>Athene cunicularia hypugaea</i> Western Burrowing Owl (burrow sites)	BCC/CSC/BLM Sensitive	This owl requires relatively flat terrain to enable the bird to survey its territory from the burrow hole. There are only five known nesting sites within the County. At these locations, the owl occurs in open grasslands, and open Sage Scrub habitats.	N	U	The small patch of Non-Native Grassland on-site is completely surrounded by development and is located mostly on sloped lands.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Buteo lineatus</i> Red-shouldered Hawk	—/—/—	This hawk is found in a variety of habitats, but for nesting, it requires tall trees.	Y	Observed	An individual Red-shouldered Hawk was observed in the Eucalyptus grove in the southern part of the property. No nests were seen.
<i>Campylorhynchus brunneicapillum sandiegense</i> Coastal Cactus Wren	BCC/CSC/—	Found in association with stands of <i>Opuntia</i> sp. and/or <i>Cylindropuntia</i> sp. along the coastal strip and lower foothills.	N	U	There are no suitable cactus stands on the property.
<i>Carduelis lawrencei</i> Lawrence's Goldfinch (nesting)	BCC/—/—	A nomadic species, generally associated with water (creeks and ponds) with adjacent fields that provide seed, especially plants in the family Boraginaceae. They are documented to nest in Coast Live Oaks, Engelmann Oaks, Sycamores, Pines, Deodar Cedar and Italian Cypress (Unitt, 2004).	N	U	Although there are suitable water sources off-site, there are no suitable nesting trees on-site.
<i>Circus cyaneus</i> Northern Harrier (nesting)	—/CSC/—	A species of grasslands and marshes, nesting in the County is primarily near the coast, especially in the Tijuana River Valley and on Otay Mesa.	N	U	There are no suitable nest sites as the property is occupied by disturbed lands with a small isolated patch of Non-native Grassland.
<i>Dendroica petechia brewsteri</i> Yellow Warbler	—/CSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are not any mature riparian habitats on-site.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Elanus caeruleus</i> White-tailed Kite (nesting)	—/Fully Protected/—	Oak woodlands, riparian forests, and, to a lesser extent, horticultural trees adjacent to grasslands, with the primary prey species, the California Vole, are preferred habitats for nesting.	N	M	The Eucalyptus trees may provide suitable nesting habitat for the Kite and the bird's primary prey species, the California Vole, was observed on-site.
<i>Empidonax trailii extimus</i> Southwestern Willow Flycatcher	FE/SE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no wide riparian habitats on-site. The closest suitable habitat is along the San Luis Rey 500-feet to the west of the property.
<i>Eremophila alpestris actia</i> California Horned Lark	—/CSC/—	A species of open, arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	U	The small patch of Non-Native Grassland on-site is completely surrounded by development.
<i>Falco columbarius</i> Merlin (wintering)	—/CSC/—	In San Diego County, this bird is often associated with grassland.	N	U	The small patch of Non-Native Grassland on-site is completely surrounded by development
<i>Lanius ludovicianus</i> Loggerhead Shrike (nesting)	BCC/CSC/—	Occurs in a variety of habitats, including grasslands, open Sage Scrub, Chaparral, and desert scrub. For nesting, the Shrike prefers a thorny shrub or small tree (Unitt, 2004).	N	U	There are no suitable nesting shrubs or trees on-site.
<i>Plegadis chihi</i> White-faced Ibis	—/WL/—	This species is associated with marshes and wetlands where it breeds and forages.	Y	Observed	During the March 2004 site visit, a group of 19 Ibis were observed just off-site to the south on the golf green.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Poliptila californica</i> California Gnatcatcher	FT/CSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	There are no Sage Scrub or Sage Scrub/Chaparral habitats on-site.
<i>Sialia mexicana</i> Western Bluebird	—/—/—	Found in areas with a combination of trees and open ground.	Y	Observed	During the March 2004 site visit, three individuals were observed off-site in Sycamore trees foraging in the Mistletoe clumps.
<i>Vireo bellii pusillus</i> Least Bell's Vireo	FE/SE/—	An obligate inhabitant of dense, fairly broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no wide riparian habitats on-site. The closest suitable habitat is along the San Luis Rey 500-feet to the west of the property.

<sup>1</sup> This sensitive wildlife list is based on: County of San Diego Sensitive Animal List found in the Guidelines for Determining Significance for Biological Resources. 2007 [available from the County's website at [http://www.sdcounty.ca.gov/dplu/docs/Biological\\_Guidelines.pdf](http://www.sdcounty.ca.gov/dplu/docs/Biological_Guidelines.pdf)], and Fish and Game, California Department of. 2008. California Natural Diversity Data Base: Special Animals. The Author, Sacramento, California, 60 pp. [available at <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPANimals.pdf>], edition of February 2008.

<sup>2</sup> The status codes are given in the sequence "federal/state/other." A "—" indicates no status at that level. The codes used are defined as follows:

FE — Federal Endangered

pFE — A petition for Federal Endangerment status has been submitted

FT — Federal Threatened

SE — State Endangered

ST — State Threatened

CSC — California Special Concern species

Fully Protected — A species for which special state legislation exists protecting the species

FS Sensitive — defined as a sensitive species by the USDA Forest Service

BLM Sensitive — defined as a sensitive species by the Bureau of Land Management

WBWG — priority status as defined by the multi-agency Western Bat Working Group

WL — Watch List

<sup>3</sup> The “Potential On-site” column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site.

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat and/or food requirements of the species are not present on the subject property.