



**BONGIOVANNI – MONTAÑA SERENA  
MINOR SUBDIVISION, TPM 21080  
UNINCORPORATED COMMUNITY OF CREST  
COUNTY OF SAN DIEGO, CALIFORNIA  
APNs: 399-130-45  
ER # 07-14-008**

**BIOLOGICAL LETTER REPORT**  
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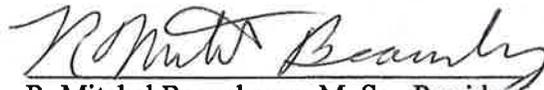
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February 12, 2013

  
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**TPM21080**

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**Summary**

Pacific Southwest Biological Services, Inc., (Pacific Southwest) conducted a biological assessment of the Montaña Serena site proposed for a four-parcel minor subdivision in the unincorporated community of Crest in southeastern San Diego County, California (Figure 1). The assessment of the 16.84-acre site was performed to identify biological resources and sensitive species that are present and potentially impacted by development or preserved by conservation of portions of the site as biological open space.

The property is situated in an area of sparse residential development in the hills east of the City of El Cajon in the unincorporated community of Crest (Figure 2).

The survey identified three vegetation communities within the study area: Disturbed Habitat, Urban/Developed, and Mafic Southern Mixed Chaparral. Implementation of the proposed project would directly impact 17.2 acres of Disturbed Habitat, 0.05 ac of Emergent Wetland, 0.05 acre of Southern Willow Scrub, 0.11 acre of open Engelmann Oak Woodland, 0.31 acre of dense Engelmann Oak Woodland, 1.3 acre of Coastal Sage Scrub, 0.17 acre of Scrub Oak Chaparral, 0.4 acre of Non-native Grassland, 0.95 acre of Eucalyptus Woodland, 13.78 acres of Mafic Southern Mixed Chaparral, and 4.6 acres of Southern Mixed Chaparral. Mafic Chaparral is a rare habitat type in San Diego County and represents the most extensive impact from the project. Mitigation for the loss of this habitat is required by the County Biological Ordinance (BMO) at a ratio of 1:1. The property does not include any jurisdictional wetlands but construction of an associated secondary access road (which would serve the project to the east) would result in impacts to Southern Willow Scrub and Emergent Wetlands. Impacts and the associated mitigation requirements for this off-site feature are detailed below (Table 3). This report has been modified in response to comments from County staff dated 30 May 2012.

No narrow endemic or special status plant species were discovered during the thorough botanical survey, in spite of the presence of Las Posas soils, which often support narrow endemic plants. No sensitive animals were detected on the property during the survey. However, several relatively common and low-sensitivity animal species could occur on the site but would have been inactive during the winter survey.

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## Introduction

Pacific Southwest, at the request of Mr. and Mrs. Frank Bongiovanni, conducted a general biological assessment for the proposed 16.84-acre subdivision in the community of Crest, San Diego County, California. The purpose of the survey was to document biological resources and/or any sensitive species occurring on the project site. This report summarizes the current biological conditions of the property, the results of the survey, and includes an analysis of on-site impacts from the proposed project. This report provides the project applicant, the resource agencies and the public with current biological data to satisfy the review of the project under the California Environmental Quality Act (CEQA). It is anticipated that the information herein will be available for public review.

Prior to the field investigation, Pacific Southwest searched the California Department of Fish and Game's (CDFG) Natural Diversity Data Base (CNDDDB) for the USGS 7.5' Alpine, California topographic quadrangle. This search revealed several federally- and state-listed species, or MSCP covered species, that may occur in the vicinity of the property. Pacific Southwest reviewed a recent aerial photograph (via Google Earth-no image date) for potential drainage patterns and vegetation types. Pacific Southwest also reviewed a soil survey map (Bowman 1973) of the project site and vicinity for soil types, including hydric soils. Also reviewed was the Fire Protection Plan/Fuel Modification Plan for the project (Landis 2009).

Botanical and zoological resources were searched for on the site. Senior Botanist R. Mitchel Beauchamp conducted a botanical investigation on 21 November 2006. Vegetation communities consisting of different associations of plants were mapped and a list of flora was compiled in the field. Biologist Geoffrey L. Rogers conducted a zoological investigation on 8 December 2006. Plant and wildlife species on-site were also identified and recorded during a habitat assessment for the federally endangered Quino Checkerspot Butterfly (*Euphydryas editha quino*), on 30 August 2007, by biologist Claude G. Edwards. No times or weather conditions for these many visits are presently available. The area of the eastern, secondary access road was surveyed by consultants involved with the Davison project (REC Consultants, Inc., 2011). Data from that assessment is included in this assessment. Implementation of that access to the required road and fuel management width will be done by either this project or the Davison project, so both projects include an assessment of impacts to that feature.

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

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

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## **Project Description**

The proposed project is a Tentative Parcel Map to subdivide 16.84 acres into four parcels. Parcel 2 has an existing residence. The project includes fuel/brush management zones around the proposed structures as required in the Fire Protection Plan.

The Bongiovanni project is located in the Gibson Highlands area of the community of Crest. Primary access to the Tentative Parcel Map project site is via Montaña Serena (here referred to as Road), through a controlled gate access, then to Gibson Highlands Road then onto Rios Canyon Road and then onto Mountain View Road which has east access to Harbison Canyon and a western access to the Greenfield area of El Cajon.

The County has required that the project obtain secondary access in case of a wild fire. Secondary access to proposed development sites has been made a requirement of recently proposed development projects due to experiences with recent large-scale fires in the region.

The secondary access route would be via Montana Serena Road northeast of the site. Currently, the road extends from the northerly edge of the project area, approximately 2.5 miles to the northeast, to Viewside Lane, which is a public frontage road along the south side of U. S. Interstate 8. Somewhere in the 2.5 miles, the road name changes to Bullard Lane. The road system that would serve as a secondary access for the Bongiovanni project includes that portion of Montaña Serena Road passing through the developed Montana Serena site and the adjacent Davison project (TPM 21172). East of the Davison project, the improved route of Montaña Serena Road, also known as Bullard Lane, continues to the western edge of the Crestlake Estates proposed project improvements, then to Viewside Lane and Dunbar Lane to access Interstate 8. Crestlake Estates is where associated impacts from improvements are anticipated and addressed below. The roadway system presently exists but has not been improved through the Crestlake Estates project area to County-standards. The standard is a 24-foot wide paved roadway on a 28-foot wide graded width and an additional clearing of 30 feet for fuel reduction on each side of the route.

The southwesterly 1.2 miles (+/-) has a paved width of at least 24 feet and a graded width of approximately 28 feet. The next 1.3 miles (+/-) is a dirt road varying in width between roughly 15 feet and 24 feet. The northeasterly 160 feet (+/-) is an existing paved driveway. All three sections of road have varying cut and fill slopes adjacent to them.

The County of San Diego has stated that the Bongiovanni project will be conditioned to provide a 24 foot paved road section all the way to Viewside Lane, prior to the recordation of the final Parcel Map. The southwesterly 1.2 miles of the road is already improved. There are at least two scenarios by which the northeasterly portion could be improved:

1. The road could be improved by the applicant along some alignment of approximately 1.3 miles (see discussion below regarding alignment).
2. The road could be improved by the Davison project (TPM 21172) which has an approved Tentative Parcel Map or Crestlake Estates project (TM 5082RPL), which has an approved Tentative Map. The roadway within the Crestlake Estates project

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improvements would begin approximately 1.2 miles north of the Bongiovanni project and continue from there to the end of pavement near Viewside Lane.

### **Location and Setting**

The project site is located in the northeast portion of the unincorporated community of Crest, San Diego County, California (Figures 1 and 2). The map location of the area surveyed is within Section 26, Township 15 South, Range 1 East, of the San Bernardino Base and Meridian, USGS 7.5' Alpine, California quadrangle UTM (NAD 83): 11-S: 514,731mE; 3,632,995mN. The project site is accessed north from Mountain View Road via Rios Canyon Road and Gibson Highlands Road to Montaña Serena. Mountain View Road is accessed from La Cresta Road east from Greenfield Drive and U. S. Interstate Highway 8.

The proposed project area is roughly rectangular, extending from west to east, with a low point at the southwest corner of approximately 1,400 feet above mean sea level (amsl). The project area rises to a north-central high point of approximately 1,650 feet before descending to approximately 1,522 feet (amsl) at the southeast corner.

A steep-sided drainage bisects the site in a southwesterly direction from near its northeast corner to its southwestern corner. Another southwest oriented drainage is in its southeast portion. Soils for the project area are mapped as Las Posas stony fine sandy loam (Bowman 1973). Geologic strata are mapped as Mesozoic granitic rocks (Strand 1962).

The project area is bounded to the west and northwest by the street, Montaña Serena. Two single-family homes are located to the west of the road and site. Lands further to the west are completely developed and consist of residences with associated landscaping. An improved dirt access road extends southeast from Montaña Serena and borders the project area on its northeast boundary. A single family home borders the northwest portion of the site and three other single-family homes are north of the dirt access road and the site. Further to the north the terrain rises steeply and becomes rockier. Lands to the east and south comprise a mix of undeveloped areas and residences with associated landscaping. Landscaping here refers to the establishment of defensible space against wildfire and includes widely-spaced plantings, frequently of succulents, with extensive areas of maintained bare ground. The Crestridge Ecological Reserve is situated generally a short distance further to the west and northwest.

### **Habitats/Vegetation Communities (on-site)**

The survey identified three vegetation/habitat types within the project area and the 100-foot study area beyond the project area boundary: Disturbed Habitat, Urban/Developed, and Mafic Southern Mixed Chaparral (Figure 3). The vegetation / habitat type and acreage occurring within the project footprint are discussed below with appropriate Holland (1986) element codes.

#### Disturbed Habitat (11300) (0.63 acre)

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

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### Urban/Developed (12000) (2.43 acres)

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

### Mafic Southern Mixed Chaparral (37122) (13.78 acres)

This community dominates the project area and is well along in recovery from the 2003 Cedar Fire. Blackened limbs and crown-sprouting shrubs are widely evident. Chamise (*Adenostoma fasciculatum*), Mission Manzanita (*Xylococcus bicolor*), Bushrue (*Cneoridium dumosum*), Ramona Ceanothus (*Ceanothus tomentosus*), and San Diego Mountain-Mahogany (*Cercocarpus minutiflorus*) occur frequently on the western and eastern portions of the site. It is particularly tall and dense on the north-facing slope in the center of the site, below the existing on-site residence.

The native vegetation is shorter and less dense in the northwest and northeast portions, in part due to exposure to the sun and slower recovery from dry conditions. In these areas the plant cover includes California Sagebrush (*Artemisia californica*), California Buckwheat (*Eriogonum fasciculatum*), Deerweed (*Lotus scoparius*), Black Sage (*Salvia mellifera*) and Cleveland Sage (*Salvia clevelandii*). These elements indicate a transition from sage scrub to chaparral.

Limited amounts of previous disturbance in the northwest and east-boundary portions of the site provide conditions where native and non-native weedy plant species have become established, such as Tocalote (*Centaurea melitensis*), Horseweed (*Conyza canadensis*), Short-pod Mustard (*Hirschfeldia incana*), Russian-Thistle (*Salsola tragus*) and Tree Tobacco (*Nicotiana glauca*). Landscape irrigation from existing residences around the boundaries of the site has contributed to runoff related erosion on-site.

Reddish coloration in the soil indicates the “mafic” conditions typical of the Las Posas soil series (Oberbauer 1996). The term refers to soils rich in ferro-magnesium minerals. Mafic forms of Chaparral are uncommon in San Diego County; preliminary data supplied by the County regional vegetation mapping project indicate that only about 1,730 acres of this vegetation type have been identified in the unincorporated area (Buegge, pers. comm. 2005). It is likely that this figure is somewhat less than the actual total for the County, because of the absence of detailed vegetation mapping coupled with accurate soils maps.

### **Special Status Species**

A total of 82 plant species has been recorded on-site (Appendix 1). Of this total, 25 (30%) are non-native. The site retains a fairly high level of ecological function in terms of native species, but during post-fire recovery and subsequent landscaping, non-native plants from a variety of sources have become established on the northwestern and eastern portions of the site.

A total of 26 animal species was recorded within the study area (Appendix 2), consisting of 3 invertebrate species, 1 reptile, 16 species of birds and 6 mammals. The birds were seen and/or heard, as was the cottontail, and the other mammals were identified from their scat, nests, and other sign. All of the species identified within the study area are generally considered common and widespread in remaining shrubland vegetation in the coastal foothills of San Diego

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County. The occurrence of San Diego Desert Woodrat (*Neotoma lepida intermedia*) is important because it suggests an intact ecosystem; note that this species is a County "Group 2 Species." Group 2 Species include "those species that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types" (San Diego County 2009).

The CNDDDB search revealed several federal- or state-listed floral species reported from the Alpine U.S.G.S. 7.5' topographic quadrangle. Appendix 3 lists these 20 species, their conservation status, their typical habitat requirements, and potential for occurrence on the property. Eighteen of the 20 species listed on Appendix 3 have a low probability of occurring on the site; two species, Gander's Ragwort and Palmer's Tetracoccus, have a moderate probability of occurrence because of the mafic soils affinity, but were not found on the site. It has been the experience of the project botanist that the Crest area mafic soils do not support as many of the mafic-endemics as are found on the nearby McGinty Mountain. No sensitive plant species or narrow endemics were detected during the survey or are expected to occur on the property.

The CNNDDB search revealed federal- or state-listed animal species reported from the Alpine quadrangle that may occur within the study area. Appendix 4 lists these species, their conservation status, their typical habitat requirements, and potential for occurrence in the study area. Eleven of the species listed in Appendix 4 have a low probability of occurrence due to lack of appropriate habitats; 5 species have a moderate probability of occurrence: San Diego Horned Lizard, Belding's Orange-throated Whiptail, Coastal Whiptail, Coastal Rosy Boa, and Northern Red Diamond Rattlesnake.

The U. S. Fish and Wildlife Service previously rejected the petition to list the Hermes Copper (*Lycaena hermes*) as Threatened or Endangered. However, in May 2010, the Service announced that a new petition presents substantial scientific or commercial information indicating that listing the Hermes copper butterfly may be warranted. Therefore, with the publication of this notice, the Service initiated a status review to determine if the petitioned action is warranted (Service 2010). Subsequently, the Service announced that it would not list the Hermes at this time. Its potential to exist on the site is best determined during the adult's May-June flight season, and several of its larvae's food plant, Spiny Redberry (*Rhamnus crocea*), were found along the deep drainage in the central and north-central portions of the site. However, based on the analysis included below, the probability of occurrence of Hermes Copper at the project site is considered low to very low.

1. The species is known to need "mature" patches of *Rhamnus crocea*, with period of re-occupation after a fire being on the order of 15-18 years at Mission Trails Regional Park, based on observations by Faulkner quoted in Faulkner and Klein (2001). The project site burned substantially in the 2003 wildfire in the area, as did the surrounding area, which would likely have removed onsite or nearby habitats for the species.
2. Adult Hermes do not appear to wander much, with limited observations of marked individuals showing maximum flights of about 85 meters (Marschalek 2004). When I measured the distance from potential habitats on site to nearby potential source points on

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Google Earth images (beyond the surrounding houses), the distances were two to three times the measured maximum flight distance quoted in Marschalek, 2010).

The other species likely to occur with moderate probability on the site are all fairly common and widespread in the coastal foothills of southern California. The Rufous-crowned Sparrow was expected to occur on the site, based on habitats and geography. Unitt (2004) indicates the species is "...widespread over the coastal lowland and foothills of San Diego County in sage scrub, broken or burned chaparral, and grassland with scattered shrubs." Unitt also quotes other studies that indicate that Rufous-crowned Sparrows are not often found in smaller habitat patches (under 100 hectares or approximately 247 acres). The site does not contain any other special status species, although the native shrubs could serve as nesting sites for birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

#### Quino Checkerspot Butterfly Assessment

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

The assessment revealed that the majority of the site is inappropriate for the Quino because of the moderate to steeply sloped terrain and generally tall and dense plant cover recovering from fire. During the assessment the vegetation cover was generally continuous and lacking in natural openings between the shrubs. Pre-fire conditions on-site were similar to the nearby Crestridge Ecological Reserve (Conservation Biology Institute, 2002; California Department of Fish and Game, 2007), consisting largely of impenetrable chaparral on rugged slopes with rock outcrops, as well as Coast Live Oak Woodland, Native and Non-Native Grassland, and Coastal Sage Scrub, not found on-site.

No evidence of Dwarf Plantain was found, but several individuals of Dark-tipped Bird's-beak (*Cordylanthus rigidus setigerus*), a secondary Quino larval host plant, were found along the main drainage in the south-central portion of the site. However, their presence does not presume the occurrence of the Quino on-site.

A low relief hill situated in the north-central portion of the site (Parcel 3) provided the only potential topographic feature that could facilitate 'hill-topping' behavior, where male and female Quino's gather and engage in courtship-related chases and mating. A north-south oriented ridge in the eastern portion of the site also does not possess appropriate conditions for the Quino. A large portion of the ridge has been graded flat and used for storage of vehicles, construction material, and dirt. Quino's are unlikely to occur on the site because the site's terrain is inappropriate for its occurrence and primary host plants are absent.

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### **Jurisdictional Wetlands and Waterways**

The site does not contain any wetlands or jurisdictional waters. The minor canyons on the site originate on-site or immediately off-site and have limited watersheds. Improvements to provide for secondary access would result in impacts to Southern Willow Scrub (0.05 acre) and Emergent Wetlands (0.05 acre). These impacts would involve execution of a California Department of Fish and Game Streambed Alteration Agreement.

### **Other Unique Biological Features/Resources**

Wildlife movement through the area would not be constrained by this project due to its small size and development of residential lots of similar size already surrounding the site.

#### Raptor Foraging and Nesting

Raptors likely to use the site in its present condition would include the Cooper's Hawk (*Accipiter cooperii*), Red-shouldered Hawk (*Buteo lineatus*), Red-tailed Hawk (*Buteo jamaicensis*), and American Kestrel (*Falco sparverius*). Although undetected during the surveys, all four species are moderately adapted to human presence and may occasionally forage on or near the site. However, there are no fallow or large open areas with any evidence of foraging potential. Furthermore, there are no large trees in the area that could be used for nesting. The Golden Eagle (*Aquila chrysaetos*) occurs in the area but is unlikely to occur in areas supporting human residential uses and would more likely frequent rocky elevated areas to the north and east. Thus, no habitat of this species would be impacted.

Elimination of natural vegetation (sparse to dense chaparral) in an area the size of the project site would not adversely impact these species. It is likely that the small animal prey base of these raptors was minimal on the site before the Cedar fire in 2003, due to the dense nature of the chaparral on the site prior to the burn.

Large areas of oak woodland lie to the east in Harbison Canyon, while largely uninhabited chaparral and rocky elevated areas lie to the east and north. These areas provide an extensive territory for raptor foraging and opportunities for cliff nesting. Tree-nesting raptors would not do well in the proposed project area and would search further for nesting resources. Additional County Sensitive Animal List Group 1 (e.g., Ferruginous Hawk (*Buteo regalis*) and Group 2 (Short-eared Owl (*Asio flammeus*) raptors, not nesting in southern California but migrating and wintering here, would be similarly unaffected.

#### Large Mammal Use, Regional Wildlife Corridors and Native Nursery Sites

The project site may be, or have been prior to the fire, traversed at least occasionally by Mule Deer (*Odocoileus hemionus*). Foraging opportunities that would have been limited due to the presence of dense chaparral may now be greater with post-fire succession. Due to proximity of humans, it is unlikely that the species' chief predator, the Mountain Lion (*Felis concolor*), would frequent the area. The project would not impact the regional long-term survival of either species.

A tenuous habitat linkage may occur between a wedge of largely undeveloped land running southeast toward Harbison Canyon and currently undeveloped lands comprising the Crestridge Ecological Reserve to the north and west across scattered residences on Montaña

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Serena. The project site lies roughly between these two features. The extent of wildlife movement across the site is unknown but is not expected to be substantial. A residence now exists near the center of the site. Additionally, a broad area of chaparral and rocky upland occurs to the north and east of the site and extends for over a mile in these directions. The area available for wildlife movement over this expanse is quite large.

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

#### Evaluation as Biological Resource Core Area

The site does not qualify as a Biological Resource Core Area (BRCA) as defined in the County Biological Mitigation Ordinance, Article VI (County 2004). Although the site contains gabbroic (mafic) soil, it lies within an area with existing low-density residential development. The site is near a wildlife agency Preapproved Mitigation Area (Crestridge Ecological Reserve), but is not within a wildlife agency Preapproved Mitigation Area; it is also not within an area of habitat containing biological resources that support or contribute to the long-term survival of any sensitive species. The site may serve as a tenuous linkage for wildlife movement but it does not contain adequate vegetation cover to provide visual continuity so as to encourage use by wildlife, including any sensitive species such as the Coastal California Gnatcatcher (*Poliophtila californica californica*). The site does not consist of, nor is it located in, a block of habitat greater than 500 acres.

#### **Significance of On-site Project Impacts and Proposed Mitigation**

##### Vegetation Community/Habitat Impacts

Implementation of the project would result in on-site impacts to 0.63 acre of Disturbed Habitat, 2.43 acres of Urban/Developed habitat, and 13.78 acres of Mafic Southern Mixed Chaparral habitats. Table 3 summarizes the impacts to the vegetation communities from the proposed project (Figure 3).

The loss of 0.63 ac of Disturbed Habitat and 2.43 ac of Urban/Developed is not considered significant under CEQA because of the relative low-habitat value of these habitats.

The loss of 13.78 acres of Mafic Southern Mixed Chaparral, an uncommon habitat in San Diego County, is considered significant under CEQA.

##### **Off-site Road Access**

Mitigation measures for the improvements were specified by the prior CEQA action for the Crestlake Estates project but are to be implemented by the first project needing the road for access, i.e. Crestlake Estates or the Davison or Bongiovanni projects.

Since the eastern route will serve also as secondary access to the Bongiovanni project, if the Bongiovanni project is the first to be required to improve this access, the associated impacts to the road improvements in the Crestlake Estates area are addressed here. These impacts are those also associated with the approved Davison Tentative Map (REC 2011).

The following table appears in the Davison CEQA documentation, as prepared by REC Consultants, Inc. (2011).

**Table 1. Mitigation Area of Off-site, Secondary Access Road and Fuel Reduction Impacts**

<b>Habitats</b>	<b>Acreage</b>	<b>Ratio**</b>	<b>Mitigation</b>
<b>TIER I</b>			
Emergent Wetland (52440)	0.05	3:1	0.15
Southern Willow Scrub (63320)	0.05	3:1	0.15
Open Engelmann Oak Woodland (71181)	0.11	2:1	0.22
Dense Engelmann Oak Woodland (71182)	0.31	2:1	0.62
<b>TIER II</b>			
Coastal Sage Scrub (32500)	1.3	1.5:1	1.95
<b>TIER III</b>			
Southern Mixed Chaparral (37120)	2.1	1:1	2.1
Scrub Oak Chaparral (37900)	0.17	1:1	0.17
<b>TIER IV</b>			
Non-native Grassland (42200)	0.4	0.5:1	0.2
Eucalyptus Woodland (79100)	0.95	--	--
Disturbed (11000)*	17.2	--	--
<b>TOTAL</b>	<b>22.6</b>		<b>5.56</b>

\*1.0 acre of the total 17.2-acre disturbed impact occurs on the Crestlake Estates property. (See REC Consultants, Inc., Biological Technical Letter Report May 2011, Davison TPM 3200-21172, ER 10-14-001)

\*\* Mitigation ratios per TM 5082, Crestlake Estates

**Table 2. Required Mitigation Amounts Per Tier for Off-site Secondary Access Road**

<b>TIER</b>	<b>Mitigation Amount</b>
Tier I	1.14 acres
Tier II	1.95 acres
Tier III	2.27 acres
Tier IV	0.2 acre

In addition, 30 feet of fuel clearing will be required on each side of the road across the Davison project site. County staff calculated the impact as 2.5 acres of Southern Mixed

Chaparral. If the Bongiovanni project proceeds before the Davison project, that fuel clearing will be an impact of the Bongiovanni project and mitigated by the Bongiovanni project. The fuel-clearing impact of 2.5 acres has been added to Table 3.

All habitat mitigation would occur through the purchase of mitigation acreage at the Crestridge Ecological Reserve or within an approved mitigation bank (REC 2011). In the event that mitigation requirements for the off-site access road are fulfilled by another project, the applicant may provide evidence that this mitigation measure has been previously fulfilled and no additional mitigation would be required.

**Table 3. Summary of Existing Vegetation Types and Potential Impacts within Project Footprint and Secondary Access Roadway, Including Fuel Clearing Across Davison Project (area in acres)**

Vegetation Type/Ratio	Existing	Directly Impacted	Secondary Access	Mitigation
Disturbed Habitat	0.63	N.A.	17.2	
Urban/Developed	2.43	N.A.		
Mafic Southern Mixed Chaparral / 1:1	13.78	13.78		13.78
Emergent Wetland / 3:1			0.05	0.15
Southern Willow Scrub / 3:1			0.05	0.15
Open Englmn Ok WdlnD / 2:1			0.11	0.22
Dense Englmn Ok WdlnD / 2:1			0.31	0.62
Coastal Sage Scrub / 1.5:1			1.3	1.95
Southern Mxd Chaparral / 1:1			4.6	4.6
Scrub Oak Chaparral / 1:1			0.17	0.17
Non-native Grassland/ 0.5:1			0.4	0.2
Eucalyptus Woodland			0.95	
<b>Total</b>	16.84	13.78	25.14	21.84

**BIOMIT 1: Mafic Southern Mixed Chaparral Mitigation: Off-site Purchase or Preservation of Habitat**

*The project shall be conditioned to require purchase of habitat credits at a 1:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 13.78 acres of Mafic Southern Mixed Chaparral or Tier I habitat. The Crestridge mitigation bank is anticipated to be used.*

**BIOMIT 2: Southern Mixed Chaparral Mitigation: Off-site Purchase or Preservation of Habitat**

*The project shall be conditioned to mitigate for 4.6 acres of secondary access road impacts through purchase of habitat credits at a 1:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 4.6 acres of Southern Mixed Chaparral or Tier III habitat.*

**BIOMIT 3: Scrub Oak Chaparral Mitigation: Off-site Purchase or Preservation of Habitat**

*The project shall be conditioned to mitigate for 0.17 acre of secondary access road impacts through purchase of habitat credits at a 1:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 0.17 acre of Scrub Oak Chaparral or Tier III habitat.*

**BIOMIT 4:** *Emergent Wetland Mitigation: Off-site Purchase or Preservation of Habitat*  
*The project shall be conditioned to mitigate for 0.05 acre of secondary access road impacts through purchase of emergent wetland credits at a 3:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall include at least 0.05 acre of wetland creation and 0.10 acre of wetland preservation/enhancement.*

**BIOMIT 5:** *Southern Willow Scrub Mitigation: Off-site Purchase or Preservation of Habitat*  
*The project shall be conditioned to mitigate for 0.05 acre of secondary access road impacts through purchase of southern willow scrub credits at a 3:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall include at least 0.05 acre of wetland creation and 0.10 acre of wetland preservation/enhancement.*

**BIOMIT 6:** *Engelmann Oak Woodland Mitigation: Off-site Purchase or Preservation of Habitat*  
*The project shall be conditioned to mitigate for 0.42 acre of secondary access road impacts through purchase of habitat credits at a 2:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 0.84 acre of Engelmann Oak Woodland or Tier I habitat.*

**BIOMIT 7:** *Coastal Sage Scrub Mitigation: Off-site Purchase or Preservation of Habitat*  
*The project shall be conditioned to mitigate for 1.3 acre of secondary access road impacts through purchase of habitat credits at a 1.5:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 1.95 acre of Coastal Sage Scrub or Tier II habitat.*

**BIOMIT 8:** *Non-Native Grassland Mitigation: Off-site Purchase or Preservation of Habitat*  
*The project shall be conditioned to mitigate for 0.4 acre of secondary access road impacts through purchase of habitat credits at a 0.5:1 mitigation ratio within a County- approved mitigation bank in the South County MSCP. These habitat credits shall be equal to 0.2 acre of Non-Native Grassland or Tier III habitat.*

## **Conclusion**

Impacts to 20.77 acres of sensitive habitats is a significant impact under CEQA but would be mitigated to a less than significant level by the implementation of mitigation measures 1 through 7, listed above.

## **Special Status Species**

One group 2 sensitive species, San Diego desert woodrat, was observed on-site, and five more species have a moderate potential to occur: San Diego Horned Lizard, Belding's Orange-throated Whiptail, Coastal Whiptail, Coastal Rosy Boa, and Northern Red Diamond Rattlesnake. None of these species had a large population on-site, and all have appropriate habitat nearby; therefore, the project would not impact their local long-term survival. The site does not contain any special status plants, although they would be expected to occur on the Las Posas soils on the site. The site has low potential to support raptor nesting. However, the site does contain habitat

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that could support nesting migratory birds protected by the Migratory Bird Treaty Act. The applicant is responsible for complying with the Migratory Bird Treaty Act of 1918 and the California Fish and Game Code, which protect nesting migratory birds.

Potential impacts to special status species are less than significant. In addition, habitat potentially supporting the San Diego desert woodrat and other species will be preserved off-site. Nesting migratory birds will not be affected because the applicant must comply with the Migratory Bird Treaty Act and State Fish and Game code.

### **Cumulative Impacts**

The following analysis was performed to determine if the proposed project, a minor subdivision and residential development of 16.84 acres would result in cumulatively considerable impacts when viewed in connection with the effects of past projects, other current projects and probable future projects in conformance with Section 15130(a) of the State CEQA Guidelines. Impacts to approximately 17.2 acres of Disturbed Habitat, 0.05 ac of Emergent Wetland, 0.05 acre of Southern Willow Scrub, 0.11 acre of open Engelmann Oak Woodland, 0.31 acre of dense Engelmann Oak Woodland, 1.3 acre of Coastal Sage Scrub, 0.17 acre of Scrub Oak Chaparral, 0.4 acre of Non-native Grassland, 0.95 acre of Eucalyptus Woodland and 13.78 acres of Mafic Southern Mixed Chaparral, and 4.6 acres of Southern Mixed Chaparral habitat would occur as a result of the proposed project. Mitigation for impacts to Mafic Southern Mixed Chaparral would be achieved through the conservation of 13.78 acres of Mafic Southern Mixed Chaparral in a County-approved mitigation bank. Impacts to Disturbed Habitat and Urban/Developed habitats would not require mitigation. Other habitats, as detailed in Table 3, would require similar mitigation through Crestridge Ecological Reserve or other approved mitigation bank credits.

For the purposes of this analysis the geographic limits of the study area were limited to projects within the Crest-Dehesa Community Planning area in the Central Foothills Ecoregion as mapped on the "San Diego County Ecoregion Map for Species Distribution Model" available from PDS and generally within approximately 5 miles of the proposed project.

A project list was obtained using KIVA maps and reviewing discretionary projects. After identifying discretionary projects, the files were reviewed to determine if they would also have impacts on Southern Mixed Chaparral, the sensitive biological resource that the proposed project will impact. A list of projects reviewed is included as Appendix 5. There was not always adequate information in the file to determine what the impacts would result from a proposed project and/or what the proposed mitigation for those impacts would be. In evaluating cumulative biological impacts the following questions were addressed for the project along with other existing and proposed projects (Listed in Appendix 5).

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

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*No, the project would not have a substantial adverse effect on sensitive species because no sensitive species were observed during directed field assessments of the site and an analysis of the sensitive species potentially inhabiting the site and the onsite surveys revealed that no species generally have a high likelihood of occurring there. Although Mafic Southern Mixed Chaparral occurs on the site and often supports special-status plant species, a thorough botanical field assessment determined that no special-status plant species occur on the site.*

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

*Yes, the project will have a substantial adverse effect on a sensitive natural community. Approximately 13.78 acres of Mafic Southern Mixed Chaparral habitat would be impacted on-site as a result of the proposed project. Secondary access road improvements would impact another 4.6 acre of Southern Mixed Chaparral, 0.05 acre of Emergent Wetland, 0.05 acre of Southern Willow Scrub, 0.11 acre of open Engelmann Oak Woodland, 0.31 acre of dense Engelmann Oak Woodland, 1.3 acre of Coastal Sage Scrub, 0.17 acre of Scrub Oak Chaparral, and 0.4 acre of Non-native Grassland as detailed in Table 3.*

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

*No, the On-site portion of the project will not impact wetlands as defined by Section 404 of the Clean Water Act. The off-site secondary access road, however does have wetland impacts as detailed in Table 3.*

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

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

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

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

6. *Would the project conflict with the provisions of an adopted Habitat Conservation*

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*Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

*No, the project will not conflict with the NCCP. The project is surrounded by existing large-lot residential development and not within a BRCA or Pre-Approved Mitigation Area within the MSCP plan, would not impact wetlands and proposes off-site mitigation for impacts to Southern Mixed Chaparral.*

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

*Yes, the project would contribute 18.38 acres to the project vicinity cumulative impact of 124 acres of Southern Mixed Chaparral (the number of acres of Mafic Chaparral could not be determined due to the subtle transition in soil types). The project's secondary access road improvements would also impact 0.05 acre of Emergent Wetland, 0.05 acre of Southern Willow Scrub, 0.11 acre of open Engelmann Oak Woodland, 0.31 acre of dense Engelmann Oak Woodland, 1.3 acre of Coastal Sage Scrub, 0.17 acre of Scrub Oak Chaparral, and 0.4 acre of Non-native Grassland. However, the project and other projects in the cumulative impact area would mitigate for all impacts in conformance with the County mitigation standards.*

In summary, the project would contribute to significant cumulative biological impacts to the Mafic form of Southern Mixed Chaparral. This habitat on the project is already compromised by being surrounded by residential development and does not have any long-term conservation value if conserved on site. Additionally, although this plant community typically supports special status plants, none were found after a thorough botanical survey. The project would mitigate for the loss of this habitat by purchasing appropriate mitigation credits in a County-approved mitigation bank. Additionally impacts for current and foreseeable projects will be required to mitigate in a manner that reduces their impacts so that they do not contribute to cumulative significant impacts.

### **Indirect Effects**

The project is not likely to have any significant indirect effects on biological resources because it would result in infilling of habitat that is already somewhat disturbed and would be surrounded by existing rural residential housing on all sides. Houses are already present on Montana Serena to the west and north, Montana Serena Court to the south and an extension of Ferrell Lane to the east.

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**Attachments**

Appendix 1. Floral Checklist  
Appendix 2. Faunal Checklist  
Appendix 3. Sensitive Plants Reported from the Alpine quadrangle  
Appendix 4. Sensitive Animals Reported from the Alpine quadrangle  
Appendix 5. Cumulative Regional Impacts

Project Type	#	Project Name	Size	Euc Wldd	Disturb	Urban/ Dev	DCSS	CS/Chap	So. Mixed Chaparral	NNG	SCLORF	Scrub Oak Chap	CLOW	EOW	WETL	Other Resources Onsite	Notes
Major Use Permit	03-124	Scott Res. Cingular	5.25						X								Crest area; Bio letter report requested; not in file
Major Use Permit	P04-03	T-Mobile Cell Site: Crow's Nest Ln															No impact to natural resources
Tentative Map	5082	Crest Lake Estates	294.1	0.8	3.4	0.7	9.2		59.4	21.2		11.9	0.8	0.6	0.44	San Diego Goldenstar, Lakeside Ceanothus, Engelmann Oak, California Mastiff Bat, San Diego Woodrat, Mountain Lion, et al	
Tentative Map	5332	Crest View Properties	91		0.5				44.02							Rush Goldenstar, Palmer's Sage, San Diego Sunflower, hermes Copper, San Diego Horned Lizard, Cooper's Hawk	Onsite conservation of 46.48 ac
Tentative Map	5485	J & S Builders	31.89			6.54	3.55			11.78							Contains San Diego Sunflower; no impacts to this
Tentative Parcel Map	20399	Collins TPM	6.55						X								North Mountain View Rd, Crest Project withdrawn
Tentative Parcel Map	20875	[Crest Area]	8.5		0.41	1.43	0.93	0.2	2.95	0.35	0.67						Dehesa, S-Dehesa Mtn Ln.; approved
Tentative Parcel Map	20899	Dyke Lot Split	8.33			0.61			3.85							San Diego Sunflower, Orange-throated Whiptail, Turkey Vulture (non-nesting)	Onsite conservation of 3.85 ac SMC
Tentative Parcel Map	21080	Bongiovanni	16.84		0.63	2.43			13.78								<b>SUBJECT PROJECT</b>
<b>TOTAL</b>		<b>TOTAL</b>	<b>462.46</b>	<b>0</b>	<b>4.31</b>	<b>11.71</b>	<b>13.68</b>	<b>0.2</b>	<b>124</b>	<b>33.33</b>	<b>0.67</b>	<b>11.9</b>	<b>0.8</b>	<b>0.6</b>	<b>0.44</b>		
Legend:	DCSS = Diegan Coastal Sage Scrub			CS/Chap = Coastal Sage /Chaparral			So. Mixed Chaparral = Southern Mixed Chaparral										
	NNG = Non-native Grassland			SCLORF = So. Coast Live Oak Riparian Forest			Scrub Oak Chap = Scrub Oak Chaparral										
	EOW = Engelmann Oak Woodland			WETL = Wetland													

Figure 1. Vicinity Map

Figure 2. Vicinity Map of Crest Area

Figure 3. Vegetation Map

Figure 4 QCB map

Figure 5. Off-site Road improvements from REC 2011

Figure 5a. Off-site Road improvements from REC 2011

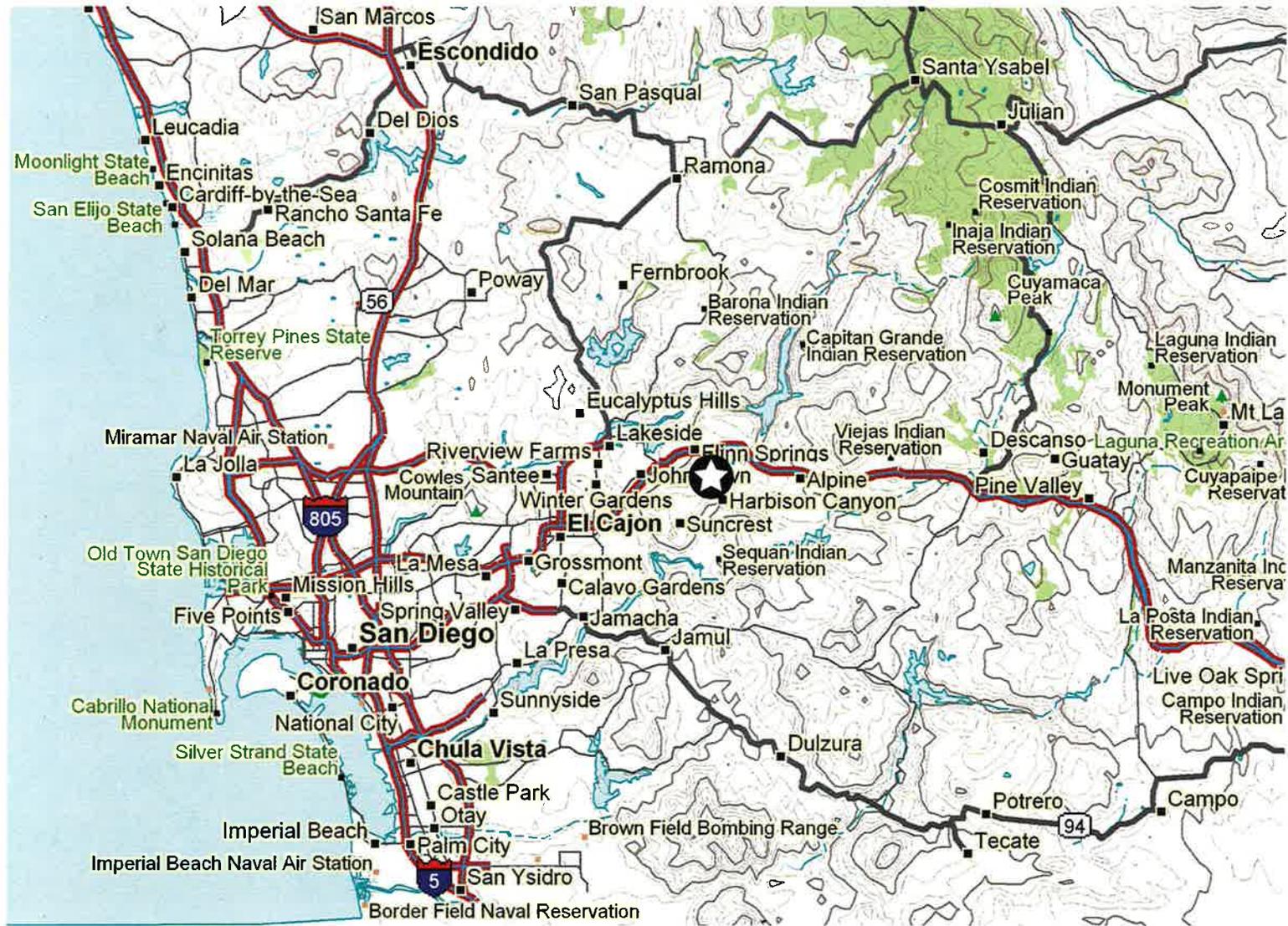


Figure 1. Project Vicinity, Bongiovanni Property, Crest Area, San Diego County, CA - ★



Not to Scale

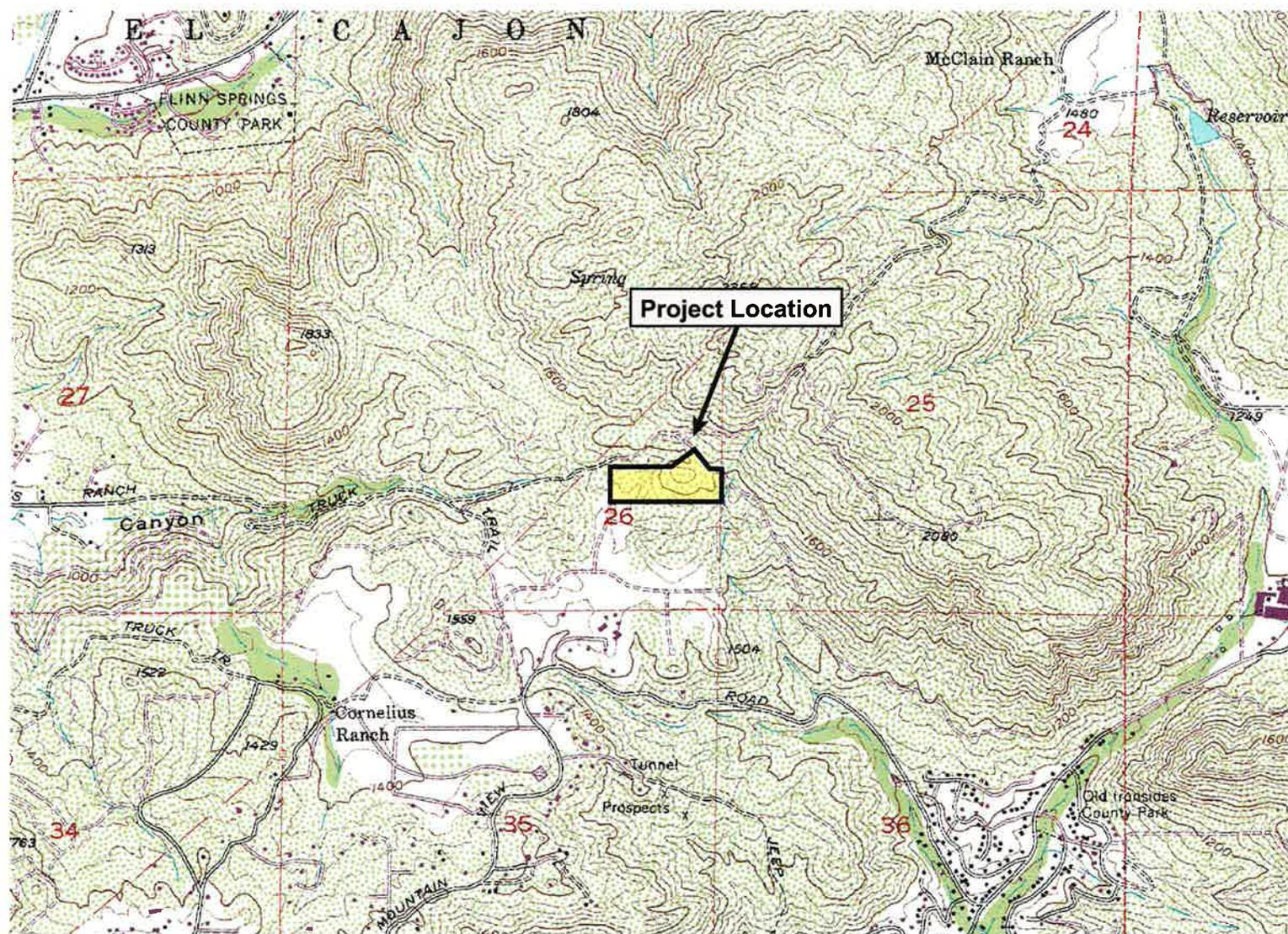


Figure 2. Project Location, Bongiovanni Property, Crest Area, San Diego County  
USGS 7.5' Alpine, CA Quadrangle



1" = 2,000'



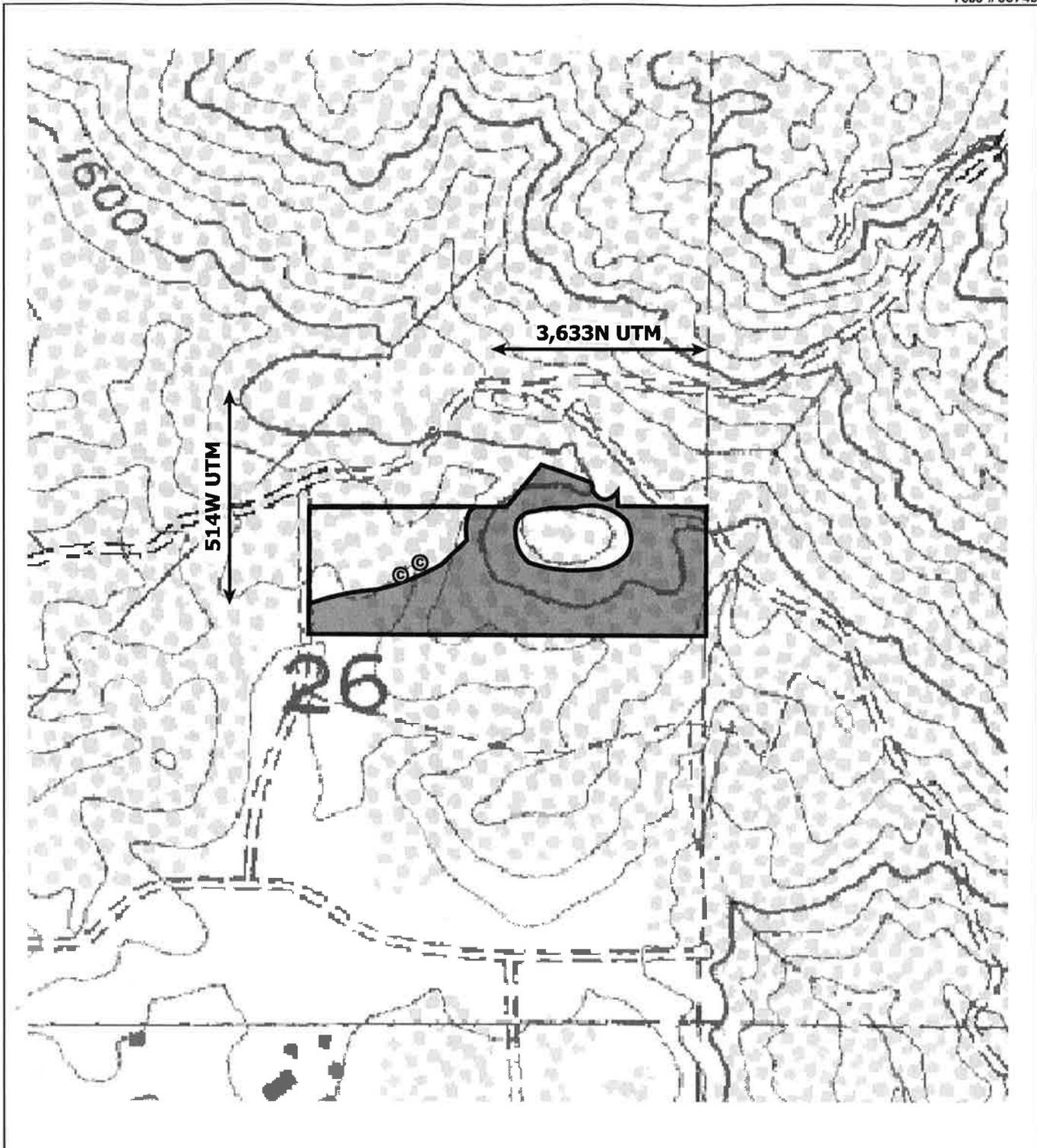


Figure 4. Quino Checkerspot Butterfly (QCB) Assessment for Bongiovanni Property

(Claude G. Edwards, Biologist)

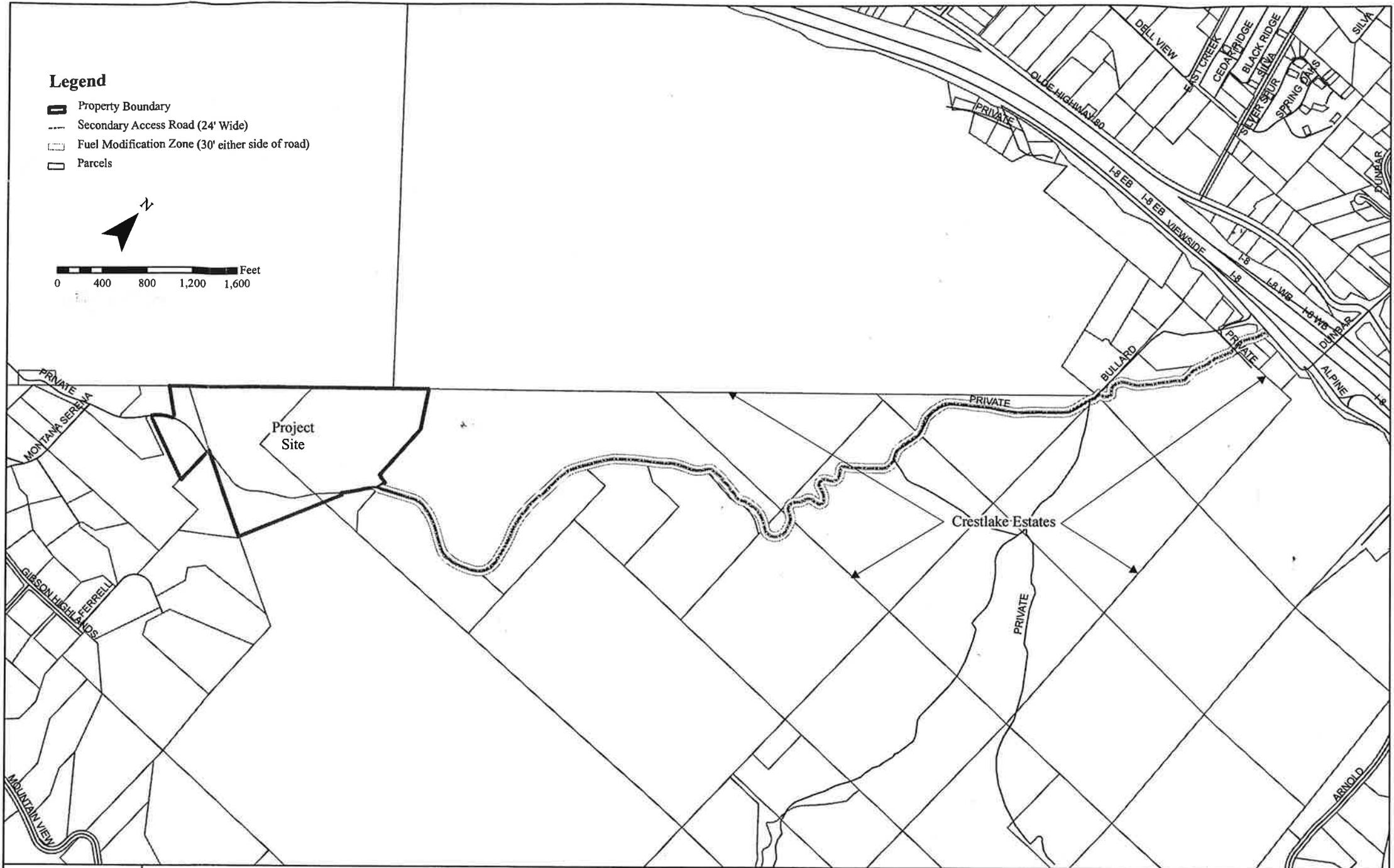
-  Excluded Areas
-  Dark-tipped Bird's Beak  
(*Cordylanthus rigidus setigerus*)



SCALE 1" = 500'

**Legend**

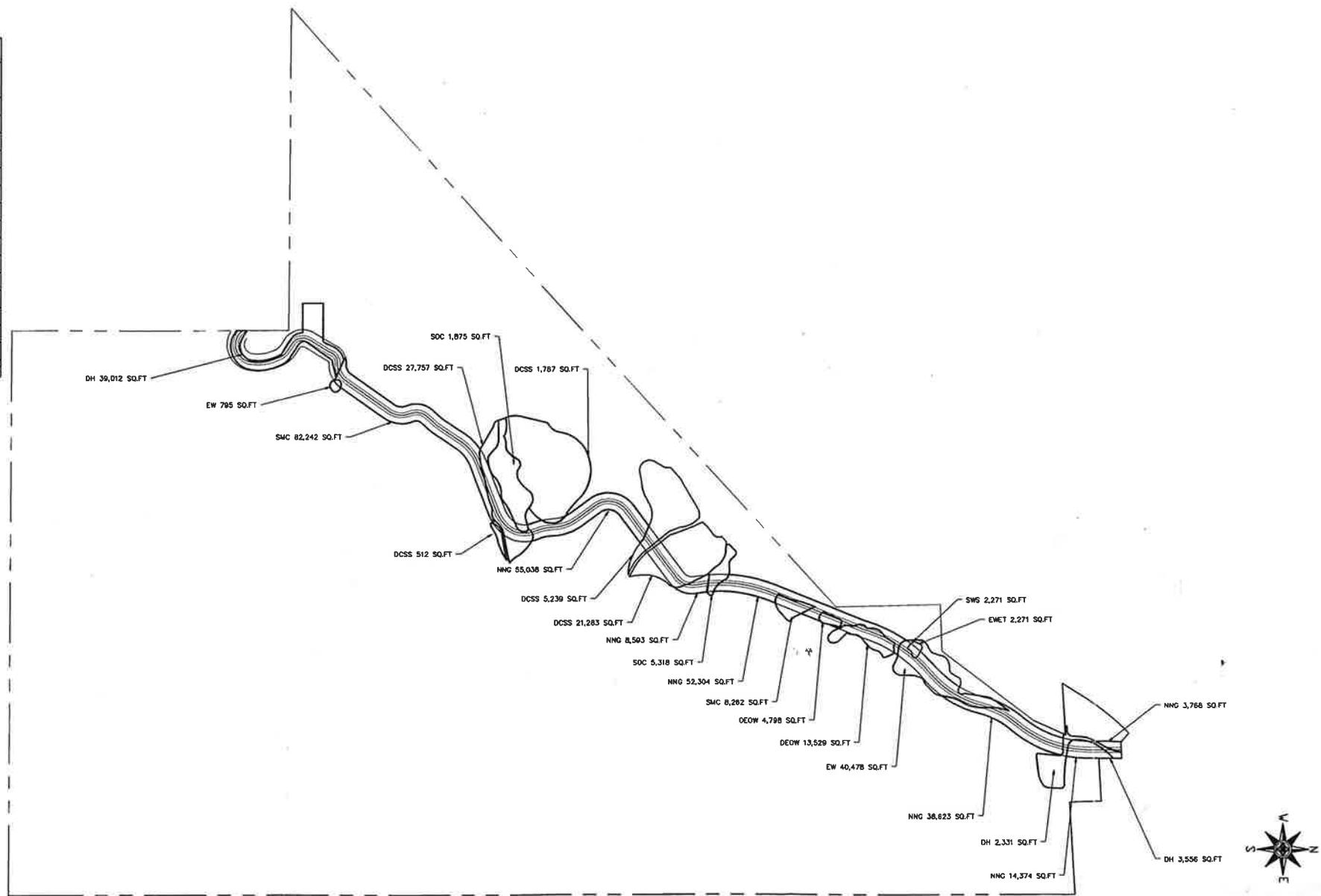
-  Property Boundary
-  Secondary Access Road (24' Wide)
-  Fuel Modification Zone (30' either side of road)
-  Parcels



**Secondary Access Road  
Davison TPM 21172**

**Figure  
5**

IMPACT ACREAGES	
HABITATS	ACREAGE OFFSITE
TIER I	
EMERGENT WETLAND (EWET)	2,271 SQ.FT
SOUTHERN WILLOW SCRUB (SW)	2,271 SQ.FT
OPEN ENGELMANN OAK WOODLAND (OEOW)	4,788 SQ.FT
DENSE ENGELMANN OAK WOODLAND (DEOW)	13,529 SQ.FT
TIER II	
DIEGAN COASTAL SAGE SCRUB (DCSS)	66,578 SQ.FT
TIER III	
SOUTHERN MIXED CHAPARRAL (SMC)	90,504 SQ.FT
SCRUB OAK CHAPARRAL (SOC)	7,193 SQ.FT
TIER IV	
NON-NATIVE GRASSLAND (NNG)	17,270 SQ.FT
EUCALYPTUS WOODLAND (EW)	41,273 SQ.FT
DISTURBED HABITAT (DH)	44,896 SQ.FT
TOTAL	280,586 SQ.FT



DAVISON TPM 21172

OFFSITE SECONDARY ACCESS ROAD  
THROUGH CRESTLAKE ESTATES  
TM 5082

FIGURE 5a

**APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED****CRYPTOGAMS****Ferns****Pteridaceae** – Brake Family

*Pellaea mucronata* (D.C. Eaton) D.C. Eaton var. *mucronata* Bird's-foot Fern

**DICOTYLEDONS****Aizoaceae** - Carpet-weed Family

\* *Aptenia cordifolia* (L.f.) Schwant. Shrubby Dewplant

\* *Carpobrotus* sp. Iceplant

\* *Drosanthemum hispidum* (L.) Swant. Bee-flower Ice-Plant

\* *Malephora crocea* (Jacq.) Schwant. var. *purpureo-crocea* (Haw.) Jacobs & Schwant. Croceum Ice Plant

**Amaranthaceae** - Amaranth Family

\* *Chenopodium ambrosioides* L. Mexican Tea

\* *Salsola tragus* L. Russian-Thistle

**Anacardiaceae** - Sumac Family

*Malosma laurina* (Torr. & Gray) Abrams Laurel-leaf Sumac

*Rhus ovata* Wats. Sugar Bush

**Apocynaceae** - Dogbane Family

\* *Nerium oleander* L. Oleander

**Asteraceae** - Sunflower Family

*Acourtia microcephala* DC. Sacapellote, Purpleheads

*Ambrosia psilostachya* DC. Western Ragweed

*Artemisia californica* Less. California Sagebrush

*Baccharis salicifolia* (Ruiz Lopez & Pavón) Pers. Mule-Fat

*Baccharis sarothroides* Gray Broom Baccharis

\* *Centaurea melitensis* L. Tocalote

\* *Conyza canadensis* (L.) Cronq. Horseweed

*Deinandra fasciculata* (DC.) E. Greene Fascicled Tarplant

*Eriophyllum confertiflorum* (DC.) Gray var. *confertiflorum* Golden-yarrow

*Gnaphalium californicum* DC. California Everlasting

*Gnaphalium palustre* Nutt. Lowland Cudweed

*Gutierrezia sarothrae* (Pursh) Britt. & Rusby Broom Matchweed

*Hazardia squarrosa* ssp. *grindelioides* (DC.) Clarke Saw-toothed Goldenbush

*Helianthus gracilentus* Gray Slender Sunflower

*Heterotheca grandiflora* Nutt. Telegraph Weed

*Isocoma menziesii* (Hook. & Arn.) Nesom var. *vernonioides* (Nutt.) Nesom Coast Goldenbush

\* *Lactuca serriola* L. Prickly Lettuce

*Porophyllum gracile* Benth. Odora

*Pseudognaphalium canescens* (DC.) Anderb. Everlasting Cudweed

*Stephanomeria virgata* Benth. ssp. *pleurocarpa* (E. Greene) Gottlieb Tall Wreath-plant

*Viguiera laciniata* A. Gray San Diego County Viguiera/Sunflower

**Boraginaceae** - Borage Family

*Cryptantha/Plagiobothrys* sp. c.f. Popcornflower

\* *Echium fastuosum* L. Pride of Madeira

**Brassicaceae** - Mustard Family

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

\* *Sisymbrium altissimum* L. Tumble Mustard

**APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED (CONTINUED)****Caprifoliaceae** - Honeysuckle Family

*Lonicera subspicata* var. *denudata* Rehd. San Diego Honeysuckle

**Cistaceae** - Rock-Rose Family

*Helianthemum scoparium* Nutt. Peak Rush-Rose

**Convolvulaceae** - Morning-Glory Family

*Calystegia macrostegia* (Greene) Brumm. Wild Morning-glory

*Cuscuta californica* Hook & Arn. var. *californica* Witch's Hair

**Cucurbitaceae** - Gourd Family

*Marah macrocarpus* (Greene) Greene var. *macrocarpus* Wild-Cucumber

**Ericaceae** - Heath Family

*Arctostaphylos* sp. Manzanita

*Xylococcus bicolor* Nutt. Mission Manzanita

**Euphorbiaceae** - Spurge Family

*Chamaesyce melanadenia* (Torrey) Millsp

*Eremocarpus setigerus* (Hook.) Benth. Doveweed

**Fabaceae** - Legume Family

*Lotus scoparius* ssp. *brevialatus* (Ottley) Munz Deerweed

**Fagaceae** - Oak Family

*Quercus berberidifolia* Liebm. California Scrub Oak

**Geraniaceae** - Geranium Family

\* *Erodium cicutarium* (L.) L'Hér. Red-stem Filaree

**Hydrophyllaceae** - Waterleaf Family

*Phacelia cicutaria* Greene var. *hispida* Gray Caterpillar Phacelia

**Lamiaceae** - Mint Family

\* *Marrubium vulgare* L. Horehound

*Salvia clevelandii* (Gray) Greene Cleveland Sage

*Salvia mellifera* Greene Black Sage

**Malvaceae** - Mallow Family

*Malacothamnus densiflorus* (Wats.) Greene Many-flowered Bush Mallow

**Papaveraceae** - Poppy Family

*Dicentra chrysantha* (Hook & Arn.) Walp. Golden Eardrops

**Phrymaceae** - Hopseed Family

*Mimulus auranticus* Curtis var. *puniceus* Coast Monkeyflower

**Polygonaceae** - Buckwheat Family

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

**Primulaceae** - Primrose Family

\* *Anagallis arvensis* L. Scarlet Pimpernel

**APPENDIX 1. FLORAL CHECKLIST OF SPECIES OBSERVED (CONTINUED)****Rhamnaceae - Buckthorn Family**

- Ceanothus tomentosus* C. Parry Ramona Ceanothus  
*Rhamnus crocea* Torr. & Gray Spiny Redberry

**Rosaceae - Rose Family**

- Adenostoma fasciculatum* Hook & Arn. Chamise  
*Cercocarpus minutiflorus* Abrams San Diego Mountain-Mahogany  
*Heteromeles arbutifolia* (Lindley) Roemer Toyon

**Rutaceae - Rue Family**

- Cneoridium dumosum* (Nutt.) Hook. F. Bushrue

**Salicaceae - Willow Family**

- Salix lasiolepis* Benth. Arroyo Willow

**Scrophulariaceae - Figwort Family**

- Cordylanthus rigidus* (Benth.) Jeps. ssp. *setigerus* Chuang & Heckard Dark-tip Bird's Beak  
*Penstemon spectabilis* Gray Showy Penstemon

**Solanaceae - Nightshade Family**

- Datura wrightii* Regel Western Jimsonweed  
\* *Lycopersicon esculentum* Mill. Tomato  
\* *Nicotiana glauca* Grah. Tree Tobacco

**Tamaricaceae - Tamarisk Family**

- \* *Tamarix* sp. Tamarisk

**MONOCOTYLEDONS****Arecaceae - Palm Family**

- \* *Arecastrum romanzoffianum* (Cham.) Becc. Queen Palm

**Liliaceae - Lily Family**

- Chlorogalum parviflorum* Wats. Small-flower Soap-Plant  
*Dichelostemma capitatum* Wood ssp. *capitatum* Wild Hyacinth  
*Hesperoyucca whipplei* (Torr.) Trel. ssp. *whipplei* K. H. Clary Foothill Yucca  
*Yucca schidigera* Ortgies Mojave Yucca

**Poaceae - Grass Family**

- \* *Avena barbata* Link Slender Wild Oat  
\* *Bromus diandrus* Roth Ripgut Grass  
\* *Bromus madritensis* L. ssp. *rubens* (L.) Husnot Red Brome  
\* *Lamarckia aurea* (L.) Moench Golden-top  
\* *Lolium perenne* L. Perennial Ryegrass  
*Nassella lepida* (A. Hitchcock) Barkworth Foothill Needlegrass  
\* *Polypogon monspeliensis* (L.) Desf. Annual Beard Grass  
\* *Vulpia myuros* (L.) Gmelin var. *hirsuta* (Hackett) Asch & Graetoner Foxtail Fescue

\* Denotes non-native plant taxa

**APPENDIX 2. ANIMALS OBSERVED OR DETECTED**

<u>COMMON NAME</u>	<u>SCIENTIFIC NAME</u>
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**INVERTEBRATES**

**Acrididae** (Grasshoppers)  
Pallid Bandwing

*Trimerotropis pallidipennis*

**Apidae** (True Bees)  
• European Honeybee

*Apis mellifera*

**Agelenidae** (Grass Spiders)  
Funnel-web Spider

*Agelenopsis opserta***REPTILES**

**Phrynosomatidae** (Spiny Lizards)  
Western Fence Lizard

*Sceloporus occidentalis***BIRDS**

**Columbidae** (Pigeons and Doves)  
Mourning Dove

*Zenaida macroura*

**Trochilidae** (Hummingbirds)  
Anna's Hummingbird

*Calypte anna*

**Tyrannidae** (Tyrant Flycatchers)  
Say's Phoebe

*Sayornis saya*

**Corvidae** (Jays, Crows, Ravens, Magpies)  
Western Scrub-Jay  
Common Raven

*Aphelocoma californica*  
*Corvus corax*

**Aegithalidae** (Bushtits)  
Bushtit

*Psaltriparus minimus*

**Troglodytidae** (Wrens)  
Rock Wren  
Bewick's Wren

*Salpinctes obsoletus*  
*Thryomanes bewickii*

**Sylviidae** (Old World Warblers)  
Blue-gray Gnatcatcher

*Polioptila caerulea*

**Mimidae** (Mockingbirds & Thrashers)  
California Thrasher

*Toxostoma redivivum*

**Parulidae** (Wood Warblers)  
Yellow-rumped Warbler

*Dendroica coronata*

**Emberizidae** (Towhees, Sparrows)  
California Towhee  
White-crowned Sparrow

*Pipilo crissalis*  
*Zonotrichia leucophrys*

**APPENDIX 2. ANIMALS OBSERVED OR DETECTED (CONTINUED)****Cardinalidae (Grosbeaks & Buntings)**

Black-headed Grosbeak

*Pheucticus melanocephalus***Fringillidae (Finches)**

House Finch

*Carpodacus mexicanus*

Lesser Goldfinch

*Carduelis psaltria***MAMMALS****Leporidae (Rabbits and Hares)**

Audubon's Cottontail

*Sylvilagus audubonii***Geomyidae (Pocket Gophers)**

Botta's Pocket Gopher

*Thomomys bottae***Muridae (Rats, Mice and Voles)**

San Diego Desert Woodrat

*Neotoma lepida intermedia*

Dusky-footed (Big-eared) Woodrat

*Neotoma fuscipes (microtus)***Canidae (Foxes, Wolves, and Relatives)**

Coyote

*Canis latrans*

Gray Fox

*Urocyon cinereoargenteus*; scat

## Appendix 3. Sensitive Plants reported from USGS 7.5' Alpine, California quadrangle

SPECIES NAME	STATUS Federal/State/CNPS	San Diego County Sensitive Species	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Acanthomintha ilicifolia</i> San Diego Thorn-mint	FT/CE/1B (2-3-2)	List A	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, endemic to active vertisol clay soils of mesas & valleys, usu on clay lenses within grassland or chaparral communities, 10-935 m.	Low: Site lacks clay soils which occur as open clay lenses.
<i>Astragalus oocarpus</i> San Diego Milk-vetch	FSC/None/1B (3-2-3)	List A	Chaparral, cismontane woodland, meadows; endemic to SD Co.; esp. in openings in chaparral or gravelly flats & slopes in thin oak woodland, 305-1500m	Low: Site is at low end of elevation range and does not contain proper soil structure.
<i>Baccharis vanessae</i> Encinitas Baccharis	FT/CE/1B (2-3-3)	List A	Chaparral, endemic to SD Co., esp on sandstone soils in steep, open, rocky areas w/chaparral associates, 60-720 m.	Low: Site lacks acid igneous rock formation in which species occurs 5000 feet to the east at a about 600' higher elevation.
<i>Ceanothus cyaneus</i> Lakeside Ceanothus	FSC/None/1B (3-2-2)	Narrow Endemic, List A	Closed-cone conif forest, chaparral. In CA, known only fr RIV & SD Cos., 100-1515 m.	Low: Not found during botanical survey. Site lacks acid igneous rock formation in which species occurs but which exists 1000' to the east. <i>Ceanothus tomentosus</i> only member of genus found.
<i>Clarkia delicata</i> Delicate Clarkia	None/None/2 (1-2-1)	List B	Cismontane woodland, chaparral, only in SD Co., 235-1,000 m.	Low: Species requires shade. Site is open chaparral without woodland.
<i>Cupressus forbesii</i> Tecate Cypress	FSC/None/1B (3-3-2)	List A	Closed-cone conif forest, chaparral, esp. on north-facing slopes, groves oft assoc w/chaparral, 250-1500 m.	Low: Site is not near source populations on Tecate Pk, Otay and Guatay Mtns. Not found on botanical survey.
<i>Dudleya variegata</i> Variegated Dudleya	FT/SE/1B(3-3-2)	Narrow Endemic, List A	Chaparral, coastal scrub, cismontane woodland, valley & foothill grassland, vernal pools. In CA, known only fr SD Co. Rocky or clay soils, vernal pool margins, 3-550 m.	Low: Site lacks clay soils and is above highest-known location. Nearest site is 2 miles to the southwest.
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> Palmer's Goldenbush	None/None/1B (3-2-1)	Narrow Endemic, List B	Coastal scrub, chaparral, granitic soils, steep hillsides, mesic areas; 30-600 m.	Low: Seasonally moist sites and slopes are preferred. Site lacks these criteria.
<i>Eriogonum foliosum</i> Leafy Buckwheat	None/None/1B (3-2-2)	List A	Chaparral, lower montane conif forest, pinyon & juniper woodland/sandy, 1200-2200 m.	Low: Nearest known location is well to east and higher elevation.
<i>Erodium macrophyllum</i> var. <i>macrophyllum</i> Round-leaved Filaree	None/None/2 (2-3-1)	List B	Cismontane woodland, valley & foothill grassland. Clay soils, 15-1200 m.	Low: Site lacks gypsophilous clay soils.
<i>Horkelia truncata</i> Ramona Horkelia	None/None/1B (3-1-2)	List A	Chaparral, cismontane wdln, esp in habitats mixed chaparral, vernal streams, & disturbed areas near roads, clay soil, 400-1300 m.	Low: Not observed in burned open chaparral habitat.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's Pepper-grass	None/None/1B (3-2-2)	List A	Chaparral, coastal scrub. Dry soils, shrubland. 1-945 m.	Moderate: Not detected during botanical survey; disturbed nature of site reduces likelihood of occurrence.

## Appendix 3. Sensitive Plants reported from USGS 7.5' Alpine, California quadrangle

SPECIES NAME	STATUS Federal/State/CNPS	San Diego County Sensitive Species	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-leaved Monardella	None/None/1B (2-2-2)	List A	Chaparral, cismontane woodland, esp. in understory in mixed chaparral, chamise chaparral & so. oak woodland; esp. sandy soil 300-1190 m.	Low: Site lacks rocky exposures.
<i>Mulla clevelandii</i> San Diego Goldenstar	FSC/None/1B (2-2-2)	List A	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, esp. mesa grasslands, scrub edges; under 50 m.	Low: Site is well above known elevations and lacks open clay soil lenses.
<i>Nolina interrata</i> Dehesa Nolina	FT/CE/1B (3-3-2)	Narrow Endemic, List A	Chaparral, esp. on rocky hillsides or ravines in ultramafic soils (gabbro & peridotite), 185-855 m.	Low: Site has potential for species but not detected during botanical survey. Nearest site is 2 miles to the southwest.
<i>Ribes canthariforme</i> Moreno Currant	FSC/None/1B (3-1-3)	List A	Chaparral, endemic to SD Co., esp among boulders in oak-manzanita thickets, shaded or part shaded sites, 340-1200 m.	Low: Occurs 40 miles inland.
<i>Satureja chandleri</i> San Miguel Savory	None/None/4 (1-2-2)	List D	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley & foothill grassland, esp gabbroic or metavolcanic substrate, 120-1005 m.	Low: But does occur on McGinty Mt. in same soil type.
<i>Senecio ganderi</i> Gander's Ragwort	FSC/CR/1B (3-2-3)	List A	Chaparral, esp. recently burned sites, gabbroic outcrops, 400-1200 m.	Moderate: Searched for but not detected during botanical survey, but does occur on McGinty Mt. in same soil type. Adequate surveys for this species indicate that it does not occur on the site. Not known to occur in Crest area.
<i>Sibaropsis hammittii</i> Hammitt's Claycress	None/None/1B (3-2-3)	List A	Chaparral (openings), valley & foothill grassland/gabbroic-derived clays, 730-1065 m.	Low: Site lacks open clay soil lenses.
<i>Tetracoccus dioicus</i> Parry's Tetracoccus	FSC/None/1B (3-2-2)	List A	Chaparral, coastal scrub, esp stony fine sandy decomposed gabbro soil, 165-1000 m.	Moderate: Searched for but not detected during botanical survey. Nearest site is 2 miles to the southwest. Adequate surveys for this species indicate that it does not occur on the site. Not known from Crest area.

## Appendix 4. Sensitive Animals reported from USGS 7.5' Alpine, California quadrangle

SPECIES NAME	STATUS Federal/State/CDFG	San Diego County Sensitive Species	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Quino Checkerspot Butterfly <i>Euphydryas editha quino</i>	FE/None/None	Narrow Endemic, Group 1	Sunny openings in chaparral & coastal sage shrublands in parts of RIV & SD Cos; esp on hills & mesas near coast, w/high densities of host plants <i>Plantago erecta</i> , <i>P. insularis</i> , <i>Orthocarpus purpurescens</i> .	Low: historic sighting several miles to east but this site has no host plants.
Hermes Copper <i>Hermelycaena hermes</i>	None/None/CSC	Group 1	Endemic to SD Co. Continuous stands of southern mixed chaparral/coastal sage scrub with both matur host plant <i>Rhamnus crocea</i> and primary nectaring plant <i>Eriogonum fasciculatum</i> in very close proximity. Species usually found along fairly open dirt roads/trails.	Low: Site burned in 2003 fire, as did surrounding natural areas. Time since fire and distance to potential recolonizing source large enough to indicate use of the project site unlikely.
Western Spadefoot <i>Spea hammondi</i>	None/None/CSC	Group 2	Grassland habitats, valley & foothill woodlands, requires vernal pools for breeding	Low: Proper habitat does not exist on site.
Arroyo Toad <i>Bufo californicus</i>	FE/None/CSC	Narrow Endemic, Group 1	Semi-arid regions near washes or intermittent streams, incl. valley-foothill & desert riparian, desert wash, etc., esp rivers w/sandy banks, willows, cottonwoods, sycamores w/loose, gravelly areas	Low: Proper habitat does not exist on site.
Coast (San Diego) Horned Lizard <i>Phrynosoma coronatum</i> ( <i>blainvillii</i> population)	None/None/CSC	Group 2	Coastal sage scrub, chaparral in arid and semi-arid climate, esp. friable, rocky, or shallow sandy soils	Moderate: Ant colonies not noted but could be present.
Belding's Orange-throated Whiptail <i>Aspidoscelis hyperythra beldingi</i>	None/None/CSC	Group 2	Coastal scrub (low elev.), chaparral, valley & foothill hardwood, esp washes & sandy areas w/patches of brush & rocks	Moderate: Sandy loam soils on site are suboptimal for this species.
Coastal Whiptail <i>Aspidoscelis tigris stejnegeri</i>	None/None/None	Group 2	Deserts & semiarid areas w. sparse vegetation & open areas, also in woodland & riparian areas, esp. where ground may be firm soil, sandy, or rocky	Moderate: Sandy loam soils on site are suboptimal for this species.
Coastal Rosy Boa <i>Charina trivirgata</i>	None/None/Protected	Group 2	Desert & chaparral from coast to Mojave & Colorado Deserts, esp in moderate to dense vegetation & rocky cover; habitats w/mix of brushy cover & rocky soil like coastal canyons & hillsides, desert canyons, washes & mountains	Moderate: Current stage of vegetation cover maybe inadequate. Not observed on site.
Coast Patch-nosed Snake <i>Salvadora hexalepis virgultea</i>	None/None/CSC	Group 2	Brushy or shrubby vegetation in coastal so. CA, esp. uses small mammal burrows for refuge	Low: Current stage of vegetation cover maybe inadequate. Also no rodent burrows noted.
Northern Red Diamond Rattlesnake <i>Crotalus [exsul] ruber ruber</i>	None/None/CSC	Group 2	Chaparral, woodland, grassland & desert areas, esp in rocky areas & dense vegetation	Moderate: Generally appropriate habitat found on site, species not identified in several field visits.
Cooper's Hawk <i>Accipiter cooperi</i>	None/None/CSC	Group 1	Woodland, usu. open, interrupted or marginal type, nests mainly in riparian areas	Low: Proper habitat does not exist on site.

**Appendix 4. Sensitive Animals reported from USGS 7.5' Alpine, California quadrangle**

SPECIES NAME	STATUS Federal/State/CDFG	San Diego County Sensitive Species	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Least Bell's Vireo <i>Vireo bellii pusillus</i>	FE, BCC/CE/None	Narrow Endemic, Group 1	Summer resident in So. Cal., inhabits low riparian growth in vic. of water or in dry river bottoms, below 2000 ft, usu. willow, baccharis, mesquite	Low: Proper habitat does not exist on site.
Coastal California Gnatcatcher <i>Polioptila californica californica</i>	FT/None/CSC	Group 1	Coastal sage scrub, below 2,500 ft in So. Cal., esp low coastal scrub in arid washes, mesas & slopes	Low: Inadequate amount of proper habitat on-site. Habitat assumed to be in transition stage to chaparral.
Southern California Rufous-crowned Sparrow <i>Aimophila ruficeps canescens</i>	None/None/CSC	Group 1	Coastal sage scrub, sparse chaparral, esp rel. steep, often rocky hillsides w/grass & forb patches	Moderate: Appropriate habitat that exists on site is not optimal because it lacks sage scrub and grassland elements.
Pocketed Free-tailed Bat <i>Nyctinomops femorosaccus</i>	None/None/CSC	Group 2	Small colonies in rocky cliffs or crevices. Found in desert scrub, desert riparian, scrublands, pinyon-juniper woodlands. Rocky areas with high cliffs.	Low: Generally uses desert habitats. No roosting habitat on-site.
American Badger <i>Taxidea taxus</i>	None/None/CSC	Group 2	Uncommon resident throughout the state. Abundant in drier open shrub, forest, & herbaceous habitats with friable soils.	Low: Soils on-site not particularly friable and surrounding development would have displaced species.
Mountain Lion <i>Felis (Puma) concolor</i>	None/None/None	Group 2	Widespread, uncommon resident ranging from sea level to alpine meadows. Variety of habitats except xeric regions of the deserts.	Low: Site is isolated from unburned habitat but may occasionally transit area.

## DEFINITIONS OF SENSITIVITY RATINGS

### California Native Plant Society (CNPS)

#### List Status

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

#### CNPS R-E-D Code

##### R (Rarity)

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

##### E (Endangerment)

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

##### D (Distribution)

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

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

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

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

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

#### National Audubon Society WatchList

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