BIOLOGICAL LETTER REPORT
FOR THE
VISTA VALLEY POOL CENTER
PDS2014-MUP-14-021
PDS2014-VAC-14-002
PDS2014-ER-14-08008

PREPARED FOR:

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1.0 SUMMARY OF FINDINGS

The proposed project is comprised of one parcel and a portion of two additional parcels, totaling approximately 9.83 gross acres. APN's include: 170-271-24, a portion of 170-271-23, main development area; a portion of 170-271-23, Open Space Easement , portion for access to be vacated; and a portion of 170-191-07). The project's development area (comprised of parcel 170-271-24 and a portion of 170-271- 23) will be accessed from Vista Valley Drive adjacent to the southerly property line, through parcel 170-271-23 which is covered by an existing non-biological County of San Diego Open Space (OS) easement. A portion of this existing open space easement, totaling 0.33 acres, is proposed to be vacated as a component of the Major Use Permit (MUP) process. The proposed project is located in the northern San Diego County community within the Bonsall Community Plan area and is associated with the Vista Valley Country Club, a private club. Access to the project is by way of Gopher Canyon Road to Vista Valley Drive.

This report provides information regarding existing conditions, compliance with the Resource Protection Ordinance (RPO) and the Guidelines for Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2010), and performs an impact analysis based on the current site design. This report also identifies mitigation measures to reduce any impacts to below a level of significance.

A general biological survey, sensitive plant survey, focused California gnatcatcher, and the Resource Protection Ordinance Study were performed onsite. The biological resources observed include four habitat types: coastal sage scrub, eucalyptus woodland, urban disturbed, and developed area. The Resource Protection Ordinance (RPO) would afford protection to the coastal sage scrub which constitutes a sensitive habitat land.

No state or federally listed plant or animal species were observed onsite. No sensitive plant species were observed onsite. One sensitive wildlife species was either observed or detected onsite: Turkey vulture.

A total of 4.21 acres are proposed to be impacted both on and offsite. The proposed direct impacts to approximately 4.21 acres are comprised: 0.28 of coastal sage scrub, 0.08 acres eucalyptus woodland, 3.38 acres of urban disturbed habitat, and 0.47 acres of developed habitat may occur as a result of the proposed project.

Of the 0.29 acres of impacts within the offsite OS area to be vacated (totaling 0.33 acres) , a total of approximately 0.01 acres of coastal sage scrub, 0.08 acres eucalyptus woodland, 0.08 acres of urban disturbed habitat, and 0.12 acres of developed habitat. Impacts to developed habitat offsite is proposed to occur within Vista Valley Drive and within the developed footprint (parking lot and golf course) of the existing Vista Valley Country Club (immediately across the street) as a result of the proposed project's sewer extension.

Potentially significant impacts are proposed to occur within the existing OS (parcel to the south) and coastal sage scrub. These impacts would be considered significant if not mitigated. Mitigation for impacts to the coastal sage scrub is proposed at a 2:1 ratio. Mitigation will be achieved through the onsite conservation of 4.52 acres of coastal sage scrub in a biological open space easement. Mitigation for impacts to eucalyptus woodland disturbed/developed and habitat are not required. Potential impacts to sensitive animal species observed and with a high and moderate potential to occur onsite will be mitigated by the habitat-based

mitigation. Implementation of these mitigation measures will reduce impacts to below a level of significance.

2.0 INTRODUCTION

The proposed project is a Major Use Permit (MUP) pool facility for the members of the existing private Vista Valley Country Club. The project site contains existing paved areas, houses and outbuildings. The proposed project is located in the Bonsall Community plan area within the unincorporated portion of northern San Diego County. The project area is just south of Gopher Canyon Road and west of Interstate 15 and accessed off of Vista Valley Drive (Figures 1-3).

Topography, Soils, Land Use

The proposed project, the Vista Valley Pool Center, sits in the South Fork of Gopher Canyon. The project site is located on a southwest aspect below a prominent ridgeline east of the golf course. The ridgeline sits approximately 300 feet above the proposed project on a 30% slope. Elevation is 523 feet Above Median Sea Level (AMSL) at the proposed building site. The slope above the site supports native coastal sage vegetation and has several scattered rock outcrop areas that are visible from the project area below.

Soils onsite include: Friant rocky fine sandy loam (30% to 70% slopes) on the eastern half of the property, Placentia sandy loam (9% to 15% slopes) in the south west portion and Escondido very fine sandy loam (15% to 30% slopes) in the north western area.

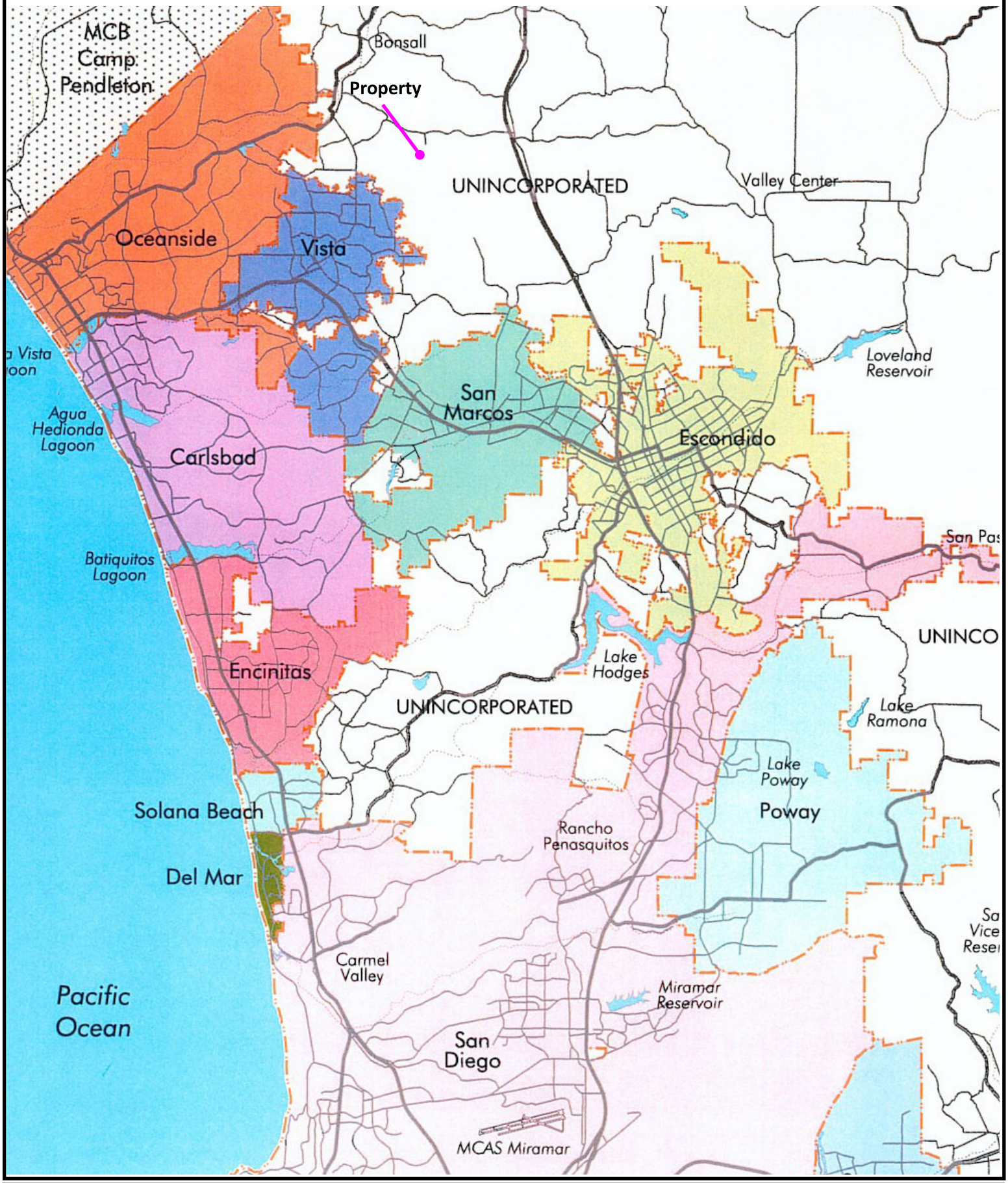
Onsite, the property is partially developed; the western portion of the property maintains an existing house, septic field, out-structures, paved access roads and Vista Valley Drive. The eastern portion of the property supports native habitat and natural slopes. Offsite, to the south of the Project parcel is a parcel supporting an existing OS easement (APN 171-271-23) and Vista Valley Road, and to the north of the project parcels are existing rural residential structures and yard space.

Regional Setting

The proposed project is located in the North County Subarea Draft of the Multiple Species Conservation Program (MSCP) in a proposed Pre-approved Mitigation Area (PAMA). The site is located in area of residential development and the Vista Valley Country Club is located adjacent and immediately to the south and west. The parcel to the south contains an existing open space easement.

3.0 SURVEY METHODOLOGY

The site was surveyed on foot and habitat mapped (Figure 3). Mapping was performed following the Guidelines For Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2010). Wildlife species were identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Field notes were maintained throughout the surveys and species of interest were mapped. The primary focus of the survey was to document and map the size, location, and general quality of all habitat types

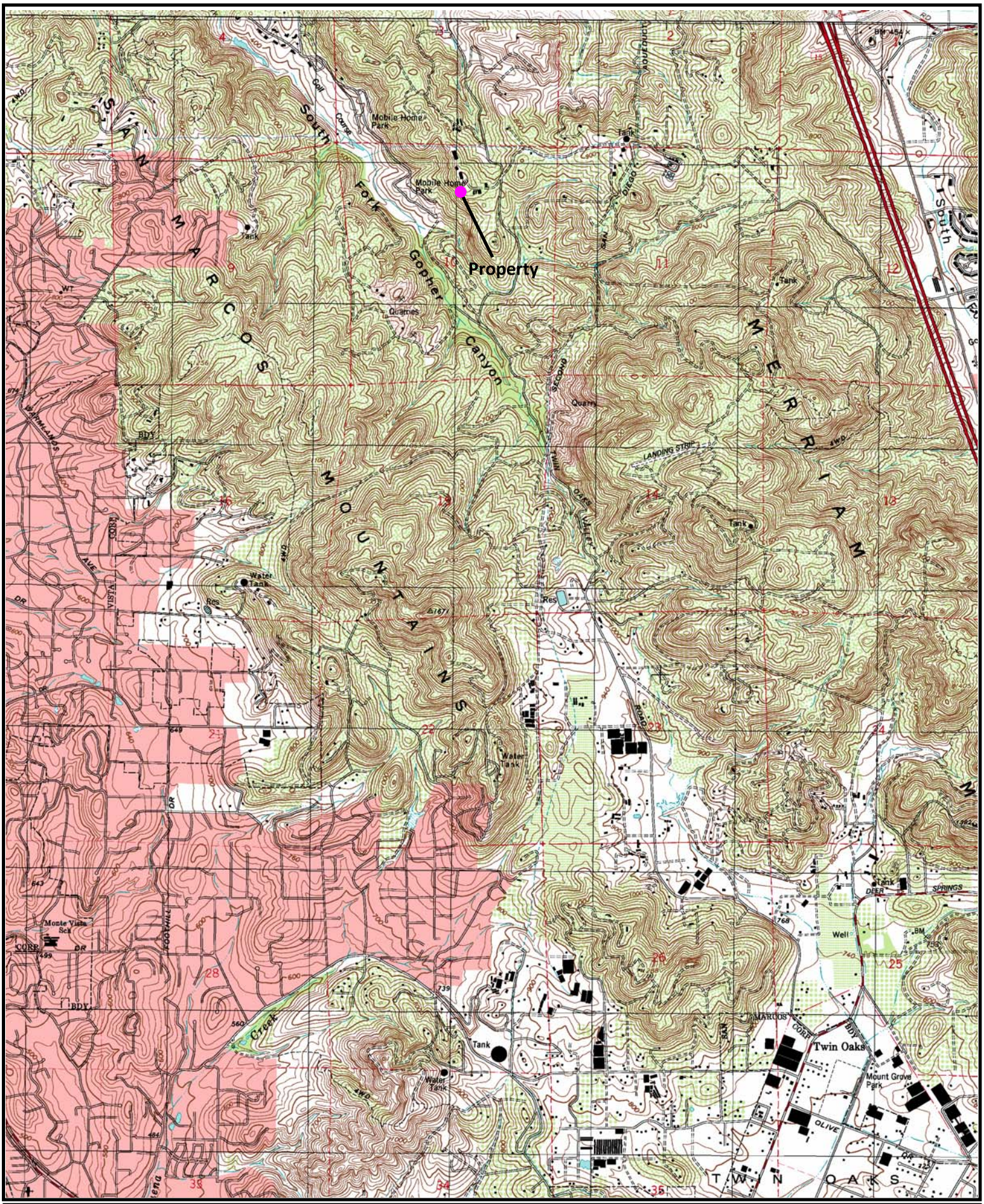


Property

FIGURE 1

Regional

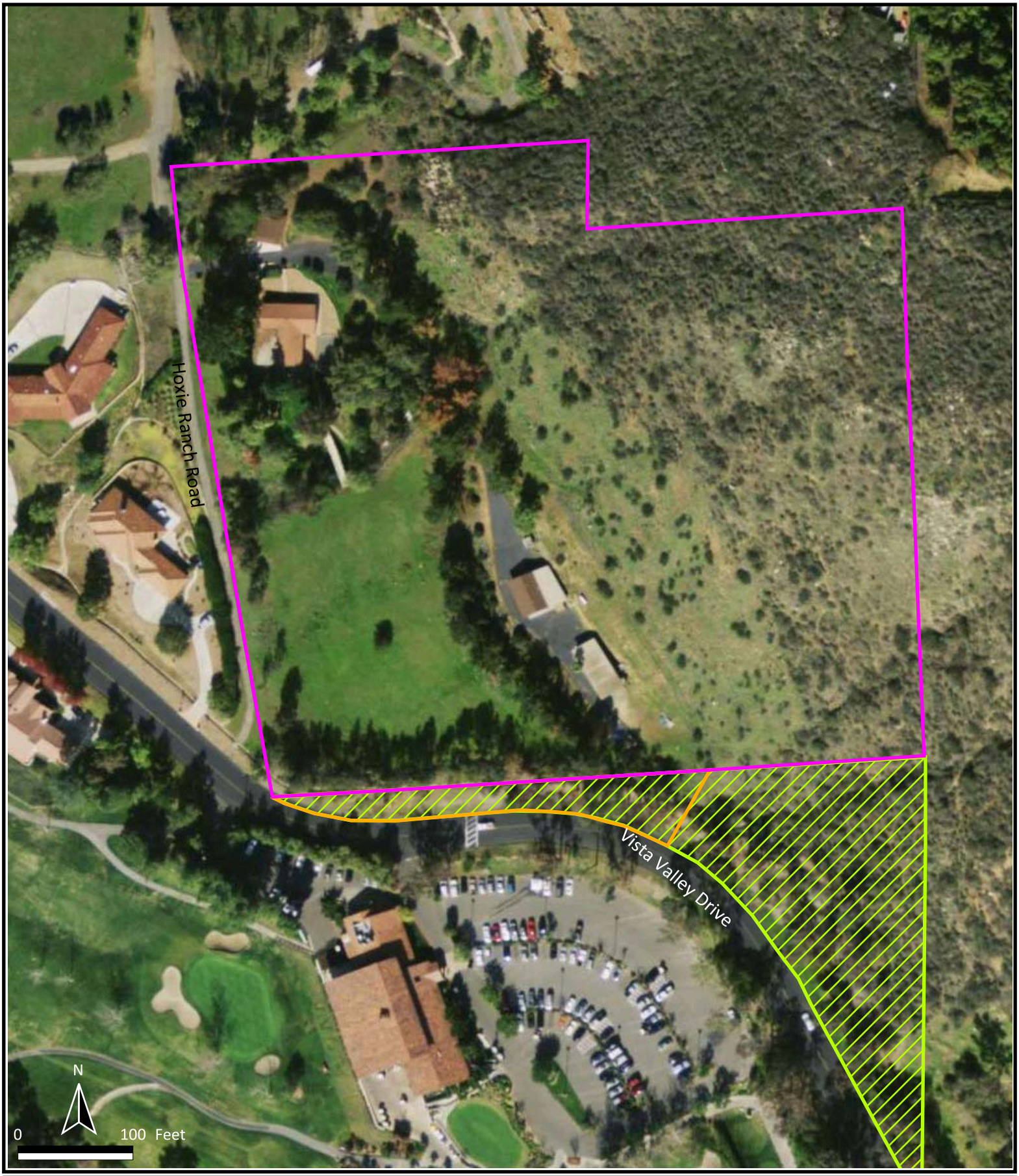
Project Location



Property (approximately)

FIGURE 2

Project Location



Property
OS to be Vacated
Offsite OS Parcel

FIGURE 3
Project Area Aerial

and the presence or potential presence of any sensitive resources onsite.

A focused presence/absence survey was performed for the California gnatcatcher (*Polioptila californica*). The protocol surveys were completed by Mr. Erik LaCoste (TE 027736-3), who is permitted by the U.S. Fish and Wildlife Service (USFWS) to conduct surveys for the coastal California gnatcatcher. Surveys performed on the Vista Valley Pool Center Property (inclusive of the OS area to be vacated) are summarized in Table 1, below.

TABLE 1
Survey Details

Date	Survey Type	Time	Conditions Temp (ºF), Wind (mph) begin and end, Sky	Biologists
2-18-13	General/Rare	0830-0930	51-54, 2-2, 50% fog - clear	MJ
2-25-13	CAGN	0645-0730	49-49,2-4, 0% clear - clear	EL
3-4-13	CAGN	0630-0700	52-52,2-2, 50% fog - 50% fog	EL
3-12-13	CAGN	0100-1115	58-72,2-2, 0% clear - clear	EL
3-25-13	General/Rare	0730-0930	53-57, 0-2, 50% fog - clear	MJ
2-4-14	General/Rare	0900-1130	63-72, 0-2, clear	MJ

MJ = Michael Jefferson; EL = Erik LaCoste

Nomenclature for this report conforms to Hickman (1993) for plants, Holland (1986) and Oberbauer (1996) for plant communities and habitat types, American Ornithological Union (AOU 1998, 2000) for birds, Jennings (1983) and Stebbins (2003) for reptiles and amphibians, Jones (1992) for mammals, and Powell (1979) for insects.

4.0 RESULTS

The following discussion summarizes the existing biological resources onsite and within the OS (offsite) including habitats (Table 2), vegetation, and wildlife. Habitats are visually depicted in Figure 4.

To access the property and proposed project (from the south), a portion of the parcel (APN 170-271-23) totaling 0.33 acres and supporting the existing OS easement will be vacated. This report has calculated the proposed impacts and mitigation requirements for the project as a whole as well as separately for the OS area (for the vacation of a portion of the OS easement).

4.1 Vegetation

Habitat descriptions are based on the County of San Diego's Biological Mapping Requirements (County 2012) and Terrestrial Vegetation Communities in San Diego County based in Holland's Descriptions (Oberbauer 1996), however, it has been shown that habitats on the project sites in San Diego County are often not pristine and rarely fit into one description. Therefore, the best-fit definition based on the County's current descriptions and

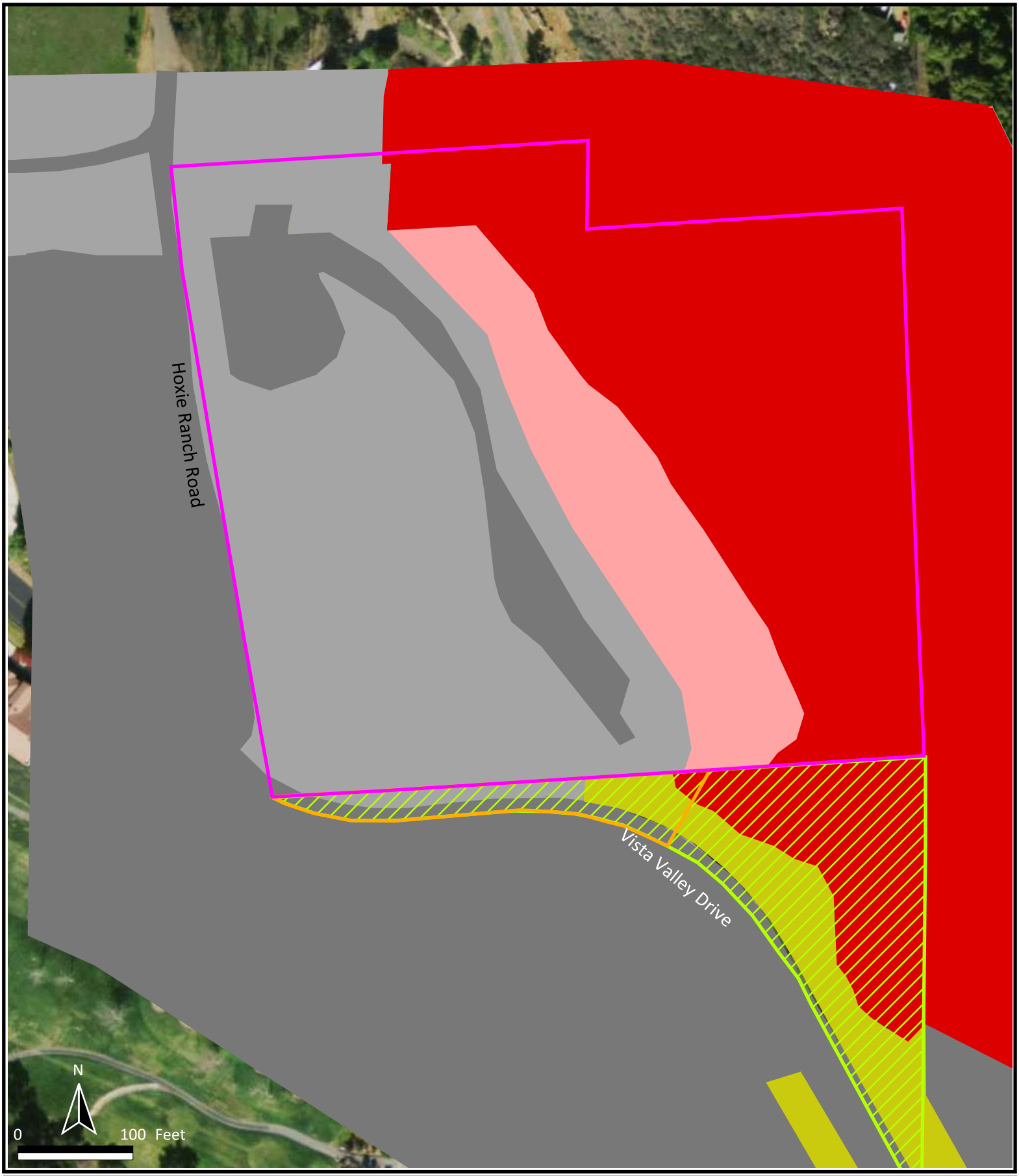


FIGURE 4

Observed Habitat

dominant plant species has been applied. Four habitat types occur within the project site: coastal sage scrub, eucalyptus woodland, urban disturbed and developed. A complete list of plant species observed onsite is included in Appendix A.

The offsite OS proposed to be vacated (0.33 acres) is dominated by disturbed habitat which supports: ornamental eucalyptus landscaping, manufactured slopes related to the development of Vista Valley Drive, and a concrete brow ditch.

TABLE 2
Biological Resources

Habitat Type	On-Site	Vacated OS
Eucalyptus Woodland	0.0	0.09
Coastal Sage Scrub (including disturbed area)	4.81	0.02
Urban Disturbed	3.8	0.1
Developed	0.89	0.12
Total*	9.5	0.33

*May not compute exactly due to rounding

Coastal Sage Scrub (Tier II, Habitat Code: 32520)

Approximately 4.81 acres of this habitat occurs on a southwestern facing slope within the project site. This area is dominated by typical coastal sage scrub shrub species such as California buckwheat *(Eriogonum fasciculatum),* coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*), deerweed (*Lotus scoparius*), chamise (*Adenostoma fasciculatum*) and white sage (*Salvia apiana*). In addition typical annuals and perennials observed within this habitat include California bee plant (*Scrophularia californica*), virgin's bower (*Clematis* sp.) and caterpillar phacelia (*Phacelia cicutaria* var. *hispida*). The disturbed areas of coastal sage scrub are less dense in shrub composition and dominated by non-native grasses such as wild oat (*Avena* sp.) and foxtail chess (*Bromus rubens*).

Eucalyptus Woodland (Tier IV; Habitat Code: 11100)

This habitat is located solely within the OS easement parcel and within the manufactured cut slope created for the development of Vista Valley Drive. It is composed of mature eucalyptus trees (*Eucalyptus* sp.) with a disturbed and partly landscaped under story. This habitat serves as a habitat for raptor nests. Individual eucalyptus trees are scattered within the disturbed area along the western portion of the site.

Approximately 0.09 acres of this habitat occur within the OS easement to the south of the project property.

Urban/Disturbed (Tier IV, Holland Code: 11300)

Urban land consists of all land graded, disturbed and/or covered by non-native ornamental (landscape) vegetation. For the purposes of this assessment, windrows and woodlands comprised of gum trees (*Eucalyptus* spp.) are also considered urban. Non-native plant species typical of urban/developed areas include ornamental trees such as pine (*Pinus* spp.), pepper (*Schinus* spp.), palm (*Washingtonia* spp., *Phoenix* spp.), and gum; shrubs such as acacia (*Acacia* spp.) and oleander (*Nerium oleander*); and, groundcover such as turf grass, red apple (*Aptenia cordifolia*), and hottentot-fig (*Carpobrotus edulis*).

Disturbed land includes areas in which there is sparse vegetative cover and where there is evidence of soil surface disturbance and compaction from previous human activity and/or the presence of building foundations and debris. Vegetation on disturbed land (if present) may have a high predominance of non-native and ruderal (weedy) annual species that are indicators of disturbance such as Russian thistle (*Salsola tragus*), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), and sow-thistle (S*onchus oleraceus*). Disturbed land typically provides little habitat for wildlife species.

Onsite, the 3.8 acres of urban/disturbed land occurs in the western and southern portion of the property.

Developed (Tier IV, Habitat Code 12000)

Approximately 0.89 acres of disturbed habitat occurs onsite. This area is associated with dirt access roads, graded parking areas, existing houses, outbuildings and a horse corral.

Rock Outcrops

Rock outcrops are considered a unique microhabitat by the county. Numerous rock outcrops occur onsite. Rock outcrops add diversity to the vegetation communities by providing a discrete ecological niche for species not found elsewhere in the surrounding habitat. Rock outcrops also provide cover and potential nesting cavities for several wildlife species. Some reptile species are attracted to the sun-warmed surfaces of the rocks, and birds use boulders as perches and vantage points.

4.2 Wildlife

A total of twenty-one wildlife species were identified onsite. These included four invertebrate species, one reptile species, sixteen bird species, and no mammal species. A complete list of wildlife species observed onsite is included as Appendix B.

Invertebrates observed included butterflies and bees. The reptile species observed onsite include the western fence lizard (*Sceloporus occidentalis*). Bird species observed included the common raven (*Corvus corax*), mourning dove (*Zenaida macroura*), scrub jay (*Aphelocoma californica*), house finch (*Carpodacus mexicanus*) and California quail (*Callipepla* californica). No mammals were observed onsite.

4.3 Sensitive Resources

Sensitive or special interest plant and wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive habitats, as identified by these same groups, are those which generally support plant or wildlife species considered sensitive by these resource protection agencies or groups. Sensitive species and habitats are so called because of their limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, degradation due to development or invasion by non- native species, or a combination of all of these factors.

In addition to RPO and the Guidelines For Determining Significance and Survey, Report Format, Content and Mapping Requirements (County 2010), the following were used in the determination of sensitive biological resources: U.S. Fish and Wildlife Service (USFWS); and California Department of Fish and Wildlife (CDFW). An explanation of the sensitivity codes used in this report is included in Appendix E.

Applicable Resource Conservation Plans and Ordinances

In San Diego County guidelines and regulations have been adopted which define and provide protection to certain types of sensitive biological resources as follows:

Resource Protection Ordinance (RPO)

The purpose of the RPO is to protect sensitive resources and prevent their degradation and loss. The sensitive resources protected by the RPO include wetlands, wetland buffer areas, and sensitive habitat lands, which are defined as follows:

"Wetland" areas include lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water. Lands having one or more of the following attributes are “wetlands:”

(a). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
(b). The substratum is predominantly undrained hydric soil; or
(c). 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.

"Wetland buffer" areas include lands which provide a buffer area of an appropriate size to protect the environmental and functional habitat values of the wetland, or which are integrally important in supporting the full range of the wetland and adjacent upland biological community.

"Sensitive habitat lands" include those which support unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants, including the area which is necessary to support a viable

population of any of these species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning corridor.

Natural Communities Conservation Plan and County Habitat Loss Permit Ordinance (Ordinance 8365 – New Series)

The state of California passed the Natural Communities Conservation Planning (NCCP) Act in 1991. The NCCP is broader in its orientation and objectives than the California and Federal Endangered Species Acts. These laws are designed to identify and protect individual species that have already declined significantly in number. The objective of the NCCP is to conserve natural communities and accommodate compatible land use. The pilot program is a cooperative effort between the state and federal governments and numerous private partners. The focus of the pilot program is the coastal sage scrub habitat of Southern California. This habitat is home to the California gnatcatcher, a federally threatened species, and approximately 100 other potentially threatened or endangered species. The habitat is fragmented and distributed over more than 6000 square miles encompassing San Diego, Orange, Riverside, Los Angeles and San Bernardino Counties.

For planning purposes some of these Subregions are organized into "Subareas" that correspond to geographic boundaries of participating jurisdictions and/or landowners. In each subregion and subarea, a local lead agency coordinates the collaborative planning process. Working with landowners, environmental organizations, and other interested parties, the local agency oversees the numerous activities that compose the development of a conservation plan. The Department of Fish and Wildlife (CDFW) and the USFWS provide the necessary support, direction, and guidance to NCCP participants in these functions. The County of San Diego is participating in the NCCP and already has an MSCP in place for southern portions of the County. This project however, does not fall within the limits of the adopted MSCP. Therefore, until approval of the north county MSCP for the remainder of the County occurs, pursuant to the 4d rule of the Federal Endangered Species Act, impacts to coastal sage scrub are limited to 5 percent of the total acreage occurring within County. In addition, projects impacts will need to be assessed based on the NCCP flowchart.

The County of San Diego adopted its Habitat Loss Permit Ordinance (Ordinance 8365 (New Series)) on March 2, 1994 to ensure conformance with the NCCP.

4.3.1 Sensitive Habitats

Coastal sage scrub is considered a sensitive habitat.

<u>Coastal Sage Scrub</u>

Coastal sage scrub habitat is considered sensitive by the County, CDFW, USFWS, and EPA. This habitat regionally supports a number of state and federally endangered, threatened, and rare plants and animals which are currently listed or are being considered as possible candidates for listing. It is estimated that 70 to 90 percent of the original acreage of this habitat in the state has been lost as a result of urban expansion in coastal areas (Atwood 1990). Even if in a disturbed condition, coastal sage scrub habitat may be considered sensitive by the resources agencies since it may still serve as habitat for wildlife and may be regenerating to higher quality

coastal sage scrub habitat. This habitat dominates the eastern portion of the property.

4.3.2 Sensitive Plants

Sensitive or special interest plant species are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive plant species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors. Sources used for the determination of sensitive plant species include: CDFW (2012), CNPS (2013), and CNDDB (2013). No sensitive plant species were observed onsite.

Sensitive Plant Species With the Potential to Occur Onsite

Thirty -one sensitive plants were assessed for the potential to occur onsite and are discussed in Appendix C. In summary, of the thirty-one sensitive plants assessed, none has greater than a low potential to occur onsite due to lack of observations in the area and onsite or a lack of appropriate habitat.

4.3.3 Sensitive Animals

Sensitive or special interest wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors. Sources used for the determination of sensitive biological resources include: USFWS, CDFW. Additional species receive federal protection under the Bald Eagle Protection Act and the Migratory Bird Treaty Act and Convention for the Protection of Migratory Birds and Animals.

The CDFW also lists species as threatened or endangered, or candidates for listing as threatened or endangered. Lower sensitivity animals may be listed as “species of special concern” (CDFW). The CDFW further classifies some species under the following categories: “fully protected,” “protected furbearer,” “harvest species,” “protected amphibian,” and “protected reptile.” The designation “protected” indicates that a species may not be taken or possessed except under special permit from the CDFW; “fully protected” indicates that a species can be taken only for scientific purposes. The designation “harvest species” indicates that take of the species is controlled by the state government. No rare, threatened, or endangered animal species were observed onsite.

4.3.3.1 Sensitive Animals Observed

One sensitive animal species was observed onsite; turkey vulture.
Turkey Vulture (*Cathartes aura*)

The turkey vulture is a County sensitive species. According to Unitt (1984), this species is a fairly common to common spring and fall migrant, uncommon to locally common winter visitor and rare to uncommon summer resident of San Diego County. Turkey vultures were observed flying overhead.

4.3.3.2 Sensitive Wildlife Species With the Potential to Occur Onsite (not observed)

Southern California rufous-crowned sparrow *(Aimophila ruficeps canescens).* The southern California rufous-crowned sparrow is a state species of special concern. This subspecies of rufous-crowned sparrow is a resident and ranges throughout southern California from Los Angeles County to Baja California, Mexico, along the Transverse and Peninsular Ranges (Collins 1997). Southern California rufous-crowned sparrows are found in chaparral and coastal sage scrub habitats and occasionally in grasslands adjacent to these habitats.

Southern California rufous-crowned sparrow was not observed onsite during the surveys; however, an individual was detected approximately 1/3 of a mile south of the property limit (CNDDB, 2009).

Belding's orangethroat whiptail *(Cnemidophorus hyperythrus beldingi).* The Belding's orangethroat whiptail is a CDFW species of special concern. This species ranges from southwestern San Bernardino County to the tip of Baja California, Mexico, in areas of low, scattered brush and grass with loose sandy loam soils. It can be found in open coastal sage scrub, chaparral, washes, stream sides, and other sandy areas with rocks, patches of brush, and rocky hillsides (Stebbins 1985). The orangethroat whiptail feeds primarily on subterranean termites and harvester ants. It is active during the spring and summer months and hibernates during the fall and winter. Adult orangethroat whiptails generally hibernate from late July or early August until late April. The immature whiptail has a shorter inactivity period, usually hibernating from December through March. Hibernation sites are on soft, well-drained slopes with southern exposure and little or no vegetation cover, and road cuts tend to be suitable.

The property contains vegetation and soils that would provide suitable habitat for Belding's orangethroat whiptail. There is a low-moderate potential for the species to occur on-site.

Coastal California gnatcatcher *(Polioptila californica californica).* The coastal California gnatcatcher is a Multiple Species Conservation Program (MSCP) covered species, a federally listed threatened species, and a CDFW species of special concern. The coastal California gnatcatcher is a resident species restricted to the coastal slopes of southern California, from Ventura County southward through Los Angeles County, Orange, Riverside, and San Diego Counties into Baja California, Mexico (Atwood 1980; Jones and Ramirez 1995). The coastal California gnatcatcher typically occurs in coastal sage scrub, although this bird also uses chaparral, grassland, and riparian woodland habitats where they occur adjacent to coastal sage scrub. Populations of this species have declined as a result of both urban and agricultural development (Unitt 1984; Atwood 1990).

No coastal California gnatcatchers were observed onsite during the protocol surveys. The California gnatcatcher report that was submitted to the USFWS and has been included as Appendix F.

San Diego black-tailed jack rabbit (*Lepus californicus bennettii*). The San Diego black-tailed jack rabbit (*Lepus californicus bennettii*), occurs only on the coastal side of the southern California mountains where suitable jackrabbit habitat is less common (Stephenson and Calcarone 1999). This subspecies has been recorded from northern Baja California through San Diego, Orange, Los Angeles, and Ventura Counties, as well as on Mt. Pinos. The black-tailed jackrabbit is a habitat generalist occurring in open areas or semi-open country, typically in

grasslands, agricultural fields or sparse coastal scrub (Bond 1977). Vaughan (1954) found San Diego black-tailed jackrabbit in "thin stands" of coastal sage scrub and on the margins of citrus groves in the lower foothills of the San Gabriel Mountains; however, it is generally not found in chaparral or woodland habitats.

While appropriate habitat occurs onsite, no San Diego black-tailed jack rabbit(s) or any distinguishable sign was observed onsite during the surveys. Due to the appropriate and moderate quality habitat supported within the property(s) there is a low-moderate potential for the species to occur on-site.

4.3.3.3 Raptors

The survey area contains scattered mature eucalyptus trees as well as eucalyptus woodland. Eucalyptus trees can support raptor nesting. Raptors are large predatory or scavenger birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species on the whole, many raptor species have been designated as California Species of Special Concern by the CDFW. These species are protected, especially during their critical nesting and wintering stages. Raptors are protected under the CDFW California Raptor Protection Act (Title 14, Section 670). No raptor nests were observed within the trees onsite.

4.4 Wildlife Corridors

Development within San Diego County has reduced the total available open space for wildlife populations, and in some instances, created isolated "islands" of habitat. In general, corridors and linkages are smaller constrained areas of habitat that connect larger areas of habitat which are otherwise separated by rugged terrain, changes in vegetation, or urban development. This allows for an exchange of gene pool between wildlife populations, which increases the genetic viability of otherwise isolated populations. Wildlife corridors are especially important for species with large habitat ranges or seasonal migrations. A corridor is a specific route that is used for the movement and migration of species, and may be different from a linkage in that it represents a smaller or narrower avenue for movement. A linkage is an area of land that supports or contributes to the long-term movement of wildlife and genetic exchange by providing live-in habitat that connects to other habitat areas. Many linkages occur as stepping-stone linkages that are comprised of fragmented archipelago arrangement of habitat over a linear distance. In either case, corridors and linkages will be comprised of land features which accommodate the movement of all sizes of wildlife, including large animals on a regional scale. Their contributing areas will support adequate vegetation cover, providing visual continuity and long lines of sight, so as to encourage the use of the corridor by all types of wildlife. In San Diego County, important corridors/linkages have been identified on the local and regional scale in establishing a connection between the northern and southern regional populations of the coastal California gnatcatcher.

The property is surrounded by rural, moderate density development and not within or adjacent to an existing recognized habitat corridor.

5.0 REGULATORY REQUIREMENTS PERTAINING TO WETLANDS Army Corps of Engineers (ACOE) – Clean Water Act

Pursuant to Section 404 of the Clean Water Act (CWA), any onsite wetlands and waters of the U.S., would be subject to permit provisions regulating activities within their boundaries. These provisions are enforced by the Army Corps of Engineers (ACOE), as well as the EPA, with technical input from the USFWS. Three factors are considered in the designation of wetlands: the presence of hydrophytic vegetation, hydric soils, and site hydrology. According to the latest ACOE methodology, all three wetland indicators must be present to make a jurisdictional ruling (Environmental Laboratory 1987). Areas indicated as wetlands by all three factors during the rainy season may lack the indicators of hydrology and/or vegetation during the dry season, or the vegetation may have been altered or removed through human disturbance. Such areas may still be regarded as wetlands by resource agencies.

In addition, the ACOE has jurisdiction over "waters of the United States". Waters of the United States are defined in 33 CFR part 328 (referred to as "waters"). The lateral limits of the jurisdiction of waters may be divided into three categories, territorial seas, tidal waters and non-tidal waters. 33 CFR part 328.3 provides the definition of waters of the United States as follows:

(a) The term *waters of the United States* means

(1) all waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;

(2) All interstate waters including interstate wetlands;

(3) All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce, including any such waters:

(i) Which are or could be used by interstate or foreign travelers for recreational or other purposes; or

(ii) From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

(iii) Which are or could be used for industrial purpose by industries in interstate commerce;

(4) All impoundments of waters otherwise defined as waters of the United States under the definition;

(5) Tributaries of waters identified in (a) (1) through (4) of this section;

(6) The territorial seas

(7) Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a) (1) through (6) of this section.

Waste treatment systems, including treatments of ponds or lagoons designed to meet the requirements if CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States. (8) Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior

converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding the CWA remains with the Environmental Protection Agency (EPA).

(b) The term *wetlands* means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

(c) The term *adjacent* means bordering, contiguous or neighboring. Wetlands separated from other waters of the United States by man made dikes or barriers, natural river berms, beach dunes and the like are "adjacent wetlands."

(d) The term *high tide line* means the line of intersection of the land with the water's surface to the maximum height reached by a rising tide……

(e) The term *ordinary high water mark* means that line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

(f) The term *tidal waters* means those waters that rise and fall in a predictable and measurable rhythm or cycle due to the gravitational pulls of the moon and sun….

The limits of jurisdiction in non-tidal waters is defined in 30 CFR part 328.4 (c). When non-tidal waters occur in the absence of adjacent wetlands, the jurisdiction extends to ordinary high water mark. Based on the above definition of waters of the United States and limits of jurisdiction, non-wetland waters of the U.S. do not occur onsite.

California Department of Fish and Wildlife – Streambed Alteration Program

The CDFW regulates wetlands under Section 1601/1603 of the California Fish and Wildlife Code through their Streambed Alteration Agreement Program. Any alteration of any stream course within the State of California requires a Streambed Alteration Agreement from the CDFW. Section 1601 pertains to public projects where section1603 applies to private projects and specifically states: "It is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity…"

A stream is defined by the California Code of Regulations (14 CCR 1.72) as a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic wildlife. This includes watercourses having a surface or subsurface flow that supports or has supported riparian habitat.

The limits of CDFW jurisdiction are defined in the code (Section 1601/1603) as the bed, channel, or bank of any river, stream or lake designated by the department in which there is at any time existing fish or wildlife resource or from which these resources derive benefit ….

County of San Diego Resource Protection Ordinance

The County of San Diego Resource Protection Ordinance defines wetlands under Article II, item 16. as: "All lands which are transitional between terrestrial and aquatic where the water table is usually at or near the surface or where the land is covered by water. All lands having one or more of the following attributes are 'wetlands":

a. At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
b. The substratum is predominantly undrained hydric soil; or
c. 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.

No wetlands or waters were observed within the study area; no areas qualify as RPO wetlands or fall within the jurisdiction of the ACOE or CDFW.

6.0 ANTICIPATED PROJECT IMPACTS

This section addresses potential direct, indirect, and cumulative impacts to biological resources that would result from implementation of the proposed project, and provides analyses of significance for each potential impact.

Direct Impacts are immediate impacts resulting from t and permanent removal of habitat through grading and the Fuel Modification Zone (FMZ).

Indirect Impacts result from changes in land use adjacent to natural habitat and primarily result from adverse "edge effects;" either short-term indirect impacts related to construction or long-term, chronic indirect impacts associated with urban development. During construction of the project, short-term indirect impacts include dust and noise which could temporarily disrupt habitat and species vitality or construction related soil erosion and run-off. Long-term indirect impacts may include intrusions by humans and domestic pets, noise, lighting, invasion by exotic plant and wildlife species, use of toxic chemicals (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrological changes (e.g., groundwater level and quality).

Cumulative Impacts refer to incremental individual environmental effects of two or more projects when considered together. These impacts taken individually may be minor, but collectively significant as they occur over a period of time.

Thresholds of Significance refer to the evaluation of whether or not an impact to a particular biological resource is significant must consider both the resource itself and the role of that resource in a regional

context. Substantial impacts are those that contribute to, or result in, permanent loss of an important resource, such as a population of a rare plant or animal. Impacts may be important locally because they result in an adverse alteration of existing site conditions, but considered not significant because they do not contribute substantially to the permanent loss of that resource regionally. The severity of an impact is the primary determinant of whether or not that impact can be mitigated to a level below significant. Generally, there are three levels of adverse impacts associated with biological resources: significant, locally important, and not significant. The determination of significance follows the County of San Diego Guidelines For Determining Significance for Biological Resources (2010).

6.1 Avoidance and Minimization

The proposed project has been designed to avoid impacts to biological resources in order to minimize significant cumulative impacts. The proposed development is clustered within the existing disturbed/developed footprint (Figures 5). The proposed project will minimize impacts to sensitive habitats and species as a result of the project design.

Further, the project proposes to impact approximately 0.28 acres of coastal sage scrub. The required mitigation of 0.56 acres of coastal sage scrub will be conserved onsite in an open space easement supporting a total of 4.52 acres of coastal sage scrub habitat (Figure 6).

Protecting additional habitat beyond the required mitigation will help conserve significant biological resources cumulatively. Therefore, by avoiding impacts to the maximum extent practicable by project design, impacts to significant biological resources will be minimal as a result of the proposed project.

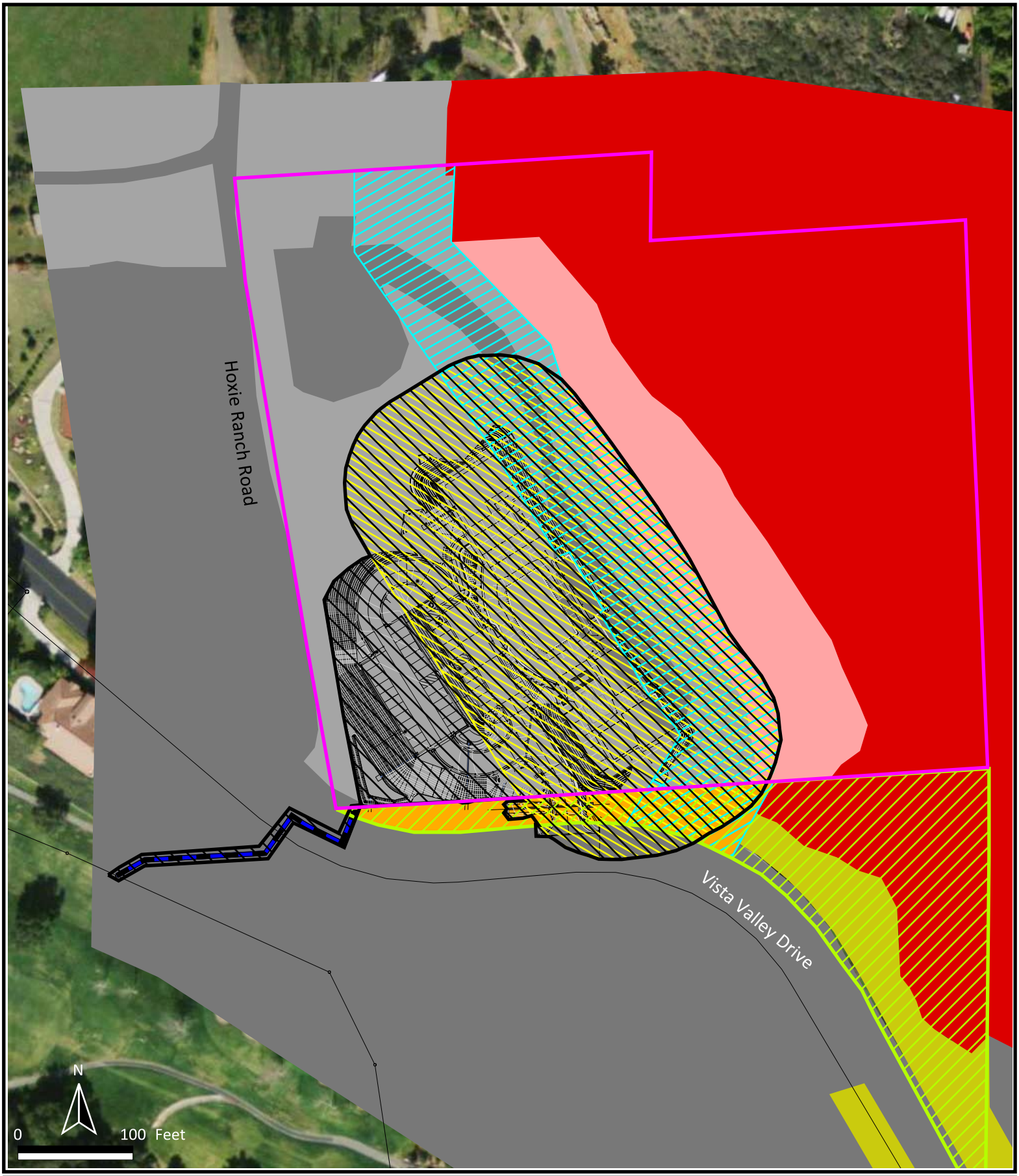
6.2 Proposed Project and Potential Impacts

The proposed project will impact a total of 4.21 acres (Figure 5). This total is comprised of both the grading and Fuel Modification Zone (FMZ) impacts both on and offsite (sewer improvements and within the OS easement area to be vacated). Impacts to coastal sage scrub and disturbed coastal sage scrub require the same mitigation ratio, so their acreage will be combined for the purpose of this table.

In order to protect sensitive biological resources within the proposed biological open space easement from vegetation management requirements, introduction of exotic pest plants, and increased light and noise, pursuant to CEQA, a Limited Building Zone (LBZ) easement shall be created. This 100 foot deep LBZ easement, as measured from the outer edge of the created OS, has been incorporated into the project to protect the created onsite OS (Figure 6).

The area of impact has been subtracted from the mitigation acreage available.

As stated in Table 5, 0.33 acres within the existing off-site OS parcel will be vacated as a component of the proposed project. Of the 0.33 acres vacated, 0.29 acres will directly impacted through grading and FMZ maintenance. Of the 0.33 acres removed from OS, all 0.02 acres of impacts to CSS is considered significant and



Property
OS to be Vacated
Offsite OS Parcel

Impact Footprint (Grading + FMZ)
Fuel Modification Zone (100' FMZ)
Limited Building Zone (100' LBZ)
Offsite Sewer Impacts

Coastal Sage Scrub
Coastal Sage Scrub (disturbed)
Eucalyptus Woodland
Urban/Disturbed Habitat
Developed

FIGURE 5
Proposed Project
Impact Footprint

mitigation would be required.

TABLE 5
Portion of OS Parcel
to be Vacated

Plant Community	Habitat (OS to be vacated)	LBZ Area	FMZ Area	Grading Impacts	Total Impacts	Mitigation Ratio	Mitigation Required
Coastal sage scrub*	0.02	0.0	0.02	0.0	**0.02**	4:1**	0.08
Disturbed habitat	0.1	0.0	0.05	0.03	**0.08**	N/A	N/A
Eucalyptus Woodland	0.09	0.09	0.08	0.0	**0.08**	N/A	N/A
Developed	0.12	0.06	0.1	0.02	**0.12**	N/A	N/A
Total	**0.33**	**0.15**	**0.25**	**0.05**	**0.29**	**N/A**	**0.08**

* Denotes a Potentially Significant Impact

** Double Mitigation Required (for sensitive habitat within OS to be vacated)

Table 6 quantifies the projects' proposed biological resource impacts both on and offsite. This is inclusive of the grading footprint, FMZ and LBZ areas and offsite sewer improvements. Figure 5 graphically depicts the proposed project impact footprint.

TABLE 6
Project Impacts and Mitigation
On and Off Site

Plant Community	Existing (onsite)	LBZ Area	FMZ Area	Grading Impact	Total Impacts	Mitigation Ratio	Mitigation Required	Open Space
Coastal sage scrub*	4.81	0.0	0.29	0.0	**0.29**	2:1/4:1	0.62	4.52
Disturbed habitat	3.8	0.98	1.31	2.07	**3.38**	N/A	N/A	0.0
Eucalyptus Woodland	0.0	0.08	0.08	0.0	**0.08**	N/A	N/A	0.0
Developed	0.89	0.71	0.29	0.18	**0.47**	N/A	N/A	0.0
Total**	**9.5**	**1.82**	**1.97**	**2.25**	**4.21**	**N/A**	**0.62**	**4.52**

* Denotes a potentially Significant Impact

** Totals may not compute exactly due to rounding error

6.3 Significance Of Impacts

Generally, there are three levels of adverse impacts associated with biological resources: significant, locally important, and not significant. These levels of impacts were applied to the project site and are used below in the discussion of specific potential impacts. Figures 5 and 6 detail the proposed impact areas and open space.

Coastal Sage Scrub

Approximately 0.29 acres of un-occupied coastal sage scrub (including disturbed coastal sage scrub habitat) will be impacted as a result of the proposed project. These impacts would be considered significant and mitigation would be required.

Eucalyptus Woodland

Impacts to the 0.08 acres of eucalyptus woodland habitat would not be considered significant and mitigation would be not be required.

Disturbed Habitat

Impacts to the 3.38 acres of disturbed habitat would not be considered significant and mitigation would be not be required.

Developed

Impacts to the 0.47 acres of developed habitat would not be considered significant and mitigation would be not be required.

Sensitive Plant Species

No sensitive plant species were documented onsite. No impacts to sensitive plant species are expected to occur.

Sensitive Wildlife Species

Impacts to the single sensitive wildlife species observed, a foraging turkey vulture, as well as sensitive wildlife species with the potential to occur would be considered locally important.

Due to the fact that raptors have been historically observed in the area and there are large open areas onsite, raptor foraging within this area may occur. However, as this area is currently and historically utilized by human activity, the loss of this area does not constitute a significant habitat impact or loss of significant raptor foraging area. As potentially appropriate raptor nesting sites have been observed onsite, preventative measures to preclude direct and/or indirect impacts violating the Migratory Bird Treaty Act (MBTA) shall be implemented. Potential nesting sites are defined as large trees, and/or man made towers/poles etc. Preventative mitigation (pre-construction surveys) are recommended (Mitigation Section 7.2).

7.0 PROPOSED MITIGATION

Under CEQA, mitigation is required for all significant biological impacts (e.g. impacts within highly constrained areas). In addition, the CDFW 1600 and the ACOE 404 permit process generally require mitigation for the loss of wetland resources. The following mitigation measures are recommendations to locally important biological impacts. Although mitigation measures are not often required for locally important impacts, local jurisdictions often implement these measures to minimize cumulative impacts within the region.

According to Appendix G of the State CEQA guidelines, the proposed project would have a potentially

significant impact to onsite biological resources if it would:

- 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 Wildlife or U.S. Fish and Wildlife Service.

- 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 Wildlife or U.S. Fish and Wildlife Service.

- 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.

- 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.

- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

7.1 Direct Impacts - Mitigation

Both coastal sage scrub and disturbed coastal sage scrub require the same level of mitigation, so the impacts of their acreage will be combined in the following discussion. Mitigation, per resource, is discussed below with corresponding level of significance after mitigation. The project proposes a biological open space easement of 4.52 acres (Figure 6).

Coastal Sage Scrub

Mitigation requirements to compensate for the potentially significant impacts to CSS outside of the existing OS easement are required at a 2:1 mitigation ratio. Potentially significant impacts to CSS within the existing OS easement to be vacated requires the impacted area to be double mitigated; this equates to a 4:1 mitigation ratio. Therefore, potential impacts to 0.27 acres of onsite coastal sage scrub will be mitigated at a 2:1 ratio, resulting in required mitigation acreage of 0.56 acres of coastal sage scrub. The potential impacts to the 0.02 acres of coastal sage scrub within the existing OS to be vacated will be double mitigated at a 4:1 ratio, resulting in required mitigation acreage of 0.08 acres of coastal sage scrub. Together, a total of 0.62 acres of CSS mitigation is required.

The project proposes to mitigate through the conservation of approximately 4.52 acres of coastal sage scrub which can be achieved through an onsite open space easement (Figure 6). This equates to a functional mitigation ratio of 7.5:1 for all CSS impacts.

Sensitive Wildlife Species

Impacts to the sensitive wildlife species observed onsite and species with a high and moderate potential to occur will be mitigated through the habitat based mitigation for impacts to the coastal sage scrub habitat.

7.2 Indirect Impacts - Preventative Mitigation

In order to prevent potential significant indirect impacts to breeding birds/raptors, if grading is proposed during the bird/raptor breeding season (January to July) then a pre-construction survey for active nests shall be performed no more than three days prior to the initiation of construction. If an active nest is identified onsite then grading shall be postponed until the nest is no longer active.

In order to prevent potential unauthorized entry and significant impacts to sensitive biological resources in the created open space easement, the western edge of the open space will be posted with signs and public access will be precluded. Generally, access into the area proposed to be OS is prevented due to the natural steepness of the slopes and a lack of existing trails leading into the area.

Access to the created OS from the southern portion of the developed area will be precluded with the proposed private pool development. Access to the OS from the northern portion of the property shall be prevented with the installation of informational signage. The signs must be corrosion resistant, a minimum of 6" x 9" in size, on posts not less than three (3) feet in height from the ground surface. Every 100 feet, at the boundary between the LBZ and the OS, signs will be placed. The sign must state the following:

Sensitive Environmental Resources
Area Restricted by Easement
Entry without express written permission from the
County of San Diego is prohibited
To report a violation or for information about restrictions and exceptions
Contact the County of San Diego
Department of Planning and Development Services
Reference: PDS2013-MPA-13-016

In order to protect sensitive biological resources protected in the proposed biological open space easement from vegetation management requirements, introduction of exotic pest plants, and increased light and noise, pursuant to CEQA, a LBZ easement shall be created. This 100 foot deep LBZ easement, as measured from the outer edge of the created OS, has been incorporated into the project to protect the created onsite OS (Figure 6).

7.3 Cumulative Impacts

The proposed project will contribute to the cumulative loss of coastal sage scrub within the local community of Bonsall and unincorporated San Diego County. However, this project's contribution to the cumulative habitat loss will be less than cumulatively significant considerable due to the following: the project site will preserve 4.52 acres of coastal sage scrub. The proposed preserve exceeds the amount of mitigation acreage required for un-occupied coastal sage scrub impacts and will create a biologically- viable preserve design that will maintain and contribute toward a future preserve system in this portion of the County. The project includes a dedicated Limited Building Zone (LBZ) Easement onsite to prohibit construction of habitable structures that would require fire-clearing into the onsite preserve, and will install signage to prevent additional indirect habitat impacts. The preserved offsite habitat will contribute to the development of biologically viable areas that support multiple habitats and species. Through these proposed design and mitigation measures, the project will not have a cumulatively considerable impact to biological resources.

7.4 NCCP/4(d) Conformance Findings

The proposed project has been designed to conform to the Conservation Guidelines provided by the Southern California Coastal Sage Scrub NCCP Process Guidelines (NCCP 2002). The project proposes impacts to approximately 6 percent of the coastal sage scrub onsite; 94% will be preserved within an onsite OS. All impacts onsite have been clustered to the maximum extent practical, resulting in a large preserve of designated open space on the northern and eastern portions of the property. In addition, impacts to sensitive resources will be mitigated in conformance with the NCCP process guidelines. As discussed in Section 4.4, no recognized formal wildlife corridor will be affected by the proposed project. The proposed project will be contributing to the future sub-regional NCCP by preserving approximately 4.52 acres of coastal sage scrub onsite and an area identified as proposed PAMA on the Draft North County MSCP map. Impacts to sensitive habitat will be mitigated by onsite conservation contributing to the future Sub-regional NCCP.

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9.0 CERTIFICATION

The following County of San Diego qualified Biologist completed the stated field survey(s) and preparation of this report: Michael Jefferson

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

Signed:

Michael K. Jefferson
Analytical Environmental Services (AES)
Senior Biologist

Appendix A Plant Species Observed (Table 3)

TABLE 3
PLANT SPECIES OBSERVED

Scientific Name	Comon Name	Habitat	Origin
Amsinckia menziesii (Lehm.) Nelson & J.F. Macbr.	Rancher's fireweed	D	N
Anagallis arvensis L.	Scarlet pimpernel	D, CSS	I
Artemisia californica Less.	California sagebrush	CSS	N
Avenafatua L.	Wild oat	D, CSS	I
Bloomeria crocea (Torrey) Cov.	Common goldenstar	D, CSS	N
Brassica nigra (L.) Koch.	Black mustard	D, CSS	I
Brassica rapa L.	Field mustard	D, CSS	I
Brornus madritensis L. ssp. *rubens* (L.) Husnot	Foxtail chess	D, CSS, EW	I
Centaurea melitensis L.	Tocolote, star-thistle	D, CSS	I
Chamaesyce albomarginata (Torrey & A. Gray) Small	Rattlesnake weed	D	N
Cirsium occidentale (Nutt.) Jepson var. californicum (A. Gray)	California thistle	D, CSS	N
Eriogonumfasciculatum Benth. *var. fasciculatum*	California buckwheat	CSS	N
Eriophyllum confertifiorum (DC.) A. Gray var. *confertifiorum*	Golden-yarrow	D, CSS	N
Foeniculum vulgare Mill.	Fennel	D, CSS	I
Malosma laurina (Nutt.) Abrams	Laurel sumac	CSS	N
Nicotiana glauca Grah.	Tree tobacco	D	I
Paeonia califomica Torrey & A. Gray	Peony	CSS	N
Pennisetum setaceum Forsskal	Fountain grass	D	I
Phacelia sp.	Phacelia	CSS	N
Rhamnus crocea Nutt.	Spiny redberry	CSS	N
Rhus integrifolia (Nutt.) Brewer & Watson	Lemonadeberry	CSS	N
Rhus ovata Wats.	Sugar bush	CSS	N
Salsola tragus L.	Russian thistle, tumbleweed	D	I
Salvia columbariae Benth.	Chia	D, CSS	N
Salvia mellifera E. Greene	Black sage	CSS	N
Sambucus mexicana C. Presl J	Blue elderberry	CSS	N
Sonchus oleraceus L.	Common sow thistle	D, CSS	I

HABITATS

CSS = Coastal sage scrub
D = Urban/developed
EW = Eucalyptus Woodland

OTHER TERMS

N = Native to locality
I = Introduced species from outside locality

Appendix B Wildlife Species Observed (Table 4)

TABLE 4
WILDLIFE SPECIES OBSERVED/DETECTED

Common Name	Scientific Name	Occupied Habitat	Evidence Of Occurrence
Invertebrates (Nomenclature from Mattoni 1990 and Opler and Wright 1999)			
Cabbage white	*Pieris rapae*	D, CSS	O
Common or checkered white	*Pieris protodice*	D, CSS	O
Sara orangetip	*Anthocaris sara*	D, CSS	O
Painted lady	*Vanessa cardui*	D, CSS	O
Reptiles (Nomenclature from Collins 1997)			
Westerm fense lizard	*Sceloporus occidentalis*	D, CSS	O
Birds (Nomenclature from American Ornithologists' Union)			
Turkey vulture	*Cathartes aura*	F	O
Red-tailed hawk	*Buteo jamaicensis*	F	O
California quail	*Callipepla califomica californica*	CSS	O,V
Mourning dove	*Zenaida macroura marginella*	CSS	O,V
White-throated swift	*Aeronautes saxatalis*	F	O
Western scrub-jay	*Aphelocoma californica*	CSS	O,V
Common raven	*Corvus corax clarionensis*	CSS	O,V
Bushtit	*Psaltriparus minimus minimus*	CSS	O,V
Wrentit	*Chamaeafasciata henshawi*	CSS	V
Blue-gray gnatcatcher	*Polioptila caerulea*	CSS	O,V
Lesser goldfinch	*Carduelis psaltria hesperophilus*	D, CSS	V
House finch	*Carpodacus mexicanusfrontalis*	D, CSS	V
Western tanager	*Piranga ludoviciana*	CSS	O
Black-headed grosbeak	*Pheucticus melanocephalus maculatus*	CSS	O
Lazuli bunting	*Passerina amoena*	D, CSS	O,V
California towhee	*Pipilo crissalis*	D, CSS	V

TABLE 4
WILDLIFE SPECIES OBSERVED/DETECTED
(continued)

Habitats

CSS = Coastal sage scrub
D = Urban/developed
F = Flying overhead

Evidence of Occurrence

V = Vocalization
O = Observed

Appendix C Sensitive Plant Species with the Potential to Occur

APPENDIX C
SENSITIVE PLANT SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE

Species	State/Federal Status	MSCP Status	CNPS List/Code	Typical Habitat/Comments
Acanthomintha ilicifolia San Diego thornmint	CE/FT	NE, CS	1B/2-3-2	Chaparral, coastal sage scrub, valley and foothill grassland/ clay soils. No suitable habitat present; not expected to occur.
Adolphia californica California adolphia	–/–	–	2/1-2-1	Coastal sage scrub, chaparral. Not observed, not expected to occur
Ambrosia pumila San Diego ambrosia	–/–	NE, CS	1B/3-2-2	Creekbeds, seasonally dry drainages, floodplains. No suitable habitat present; not expected to occur.
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar manzanita	–/FE	NE, CS	1B/3-3-2	Southern maritime chaparral. Not suitable area/habitat present; not expected to occur.
Arctostaphylos rainbowensis Rainbow manzanita	–/FE	NE, CS	1B/3-3-2	Southern maritime chaparral. Not observed within plan footprint, not expected to occur
Artemisia palmeri San Diego sagewort	–/–	–	2/2-2-1	Coastal sage scrub, chaparral, riparian. Low potential to occur.
Baccharis vanessae Encinitas coyote bush	CE/FT	NE, CS	1B/2-3-3	Chaparral. Not observed within plan footprint, not expected to occur
Brodiaea filifolia Thread-leaved brodiaea	CE/FT	NE	1B/3-3-3	Valley and foothill grassland, vernal pools. Not expected to occur.
Brodiaea orcuttii Orcutt's brodiaea	–/–	–	1B/1-3-2	Closed-cone coniferous forest, meadows, cismontane wood-land, valley and foothill grass-land, vernal pools. Not expected to occur.
*Calanthus stenocarpus (*heterophyllus) Slender Pod jewelflower	–/–	CS	Locally rare	Annual Herb. Coastal Sage Scrub, Chaparral, weed, species characteristic of disturbed places. Not surveyed when potentially visible in spring
Ceanothus verrucosus Wart-stemmed ceanothus	–/–	CS	2/1-2-1	Chaparral. Not observed, not expected to occur

APPENDIX C
SENSITIVE PLANT SPECIES
OBSERVED (†) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	State/Federal Status	MSCP Status	CNPS List/Code	Typical Habitat/Comments
Chorizanthe procumbens prostrate spineflower	–/–	CS	4/ 1-2-2	Openings in coastal chamise chaparral. regularly occupies recently disturbed microhabitats such as the shoulders of dirt roads or areas of lightly brushed chaparral. Not observed, not expected to occur
Chorizanthe polygonoides var. *longispina* Long-spined spineflower	–/–	–	1B/2-2-2	Open chaparral, coastal sage scrub, montane meadows, valley and foothill grasslands; vernal pools/clay. Not appropriate habitat. Low potential to occur.
Comarostaphylis diversifolia ssp. *diversifolia* Summer holly	–/–	CS	1B/2-2-2	Chaparral. No suitable habitat. Not expected to occur.
Dichondra occidentalis Western dichondra	–/–	–	4/1-2-1	Chaparral, cismontane wood-land, coastal sage scrub, valley and foothill grassland; generally post-burn. Not observed but high potential to occur.
Dudleya blochmaniae ssp. *blochmaniae* Blochman's dudleya	–/–	NE	1B/2-2-2	Coastal sage scrub. Would have been observed if present. Not expected to occur.
Dudleya variegata Variegated dudleya	–/–	NE	1B/1-2-2	Openings in chaparral and coastal sage scrub; open, rocky grasslands. Not observed but high potential to occur.
Dudleya viscida Sticky-leaved liveforever	–/–	–	1B/3-2-3	Coastal sage scrub; steep, north-facing slopes/ gabbroic soils. Not observed but high potential to occur.
Ericameria palmeri ssp. *palmeri* Palmer's Goldenbush	-- /C2			Seasonally wet/moist locales, coastal drainages, in mesic chaparral sites, or rarely in Diegan Sage Scrub. No suitable habitat present; not expected to occur.
Eryngium aristulatum var. *parishii* San Diego button celery	CE/FE	NE		Vernal pools. No suitable habitat present; not expected to occur.

APPENDIX C
SENSITIVE PLANT SPECIES
OBSERVED (†) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	State/Federal Status	MSCP Status	CNPS List/Code	Typical Habitat/Comments
Euphorbia misera Cliff spurge	–/–	CS	2/2-2-1	Coastal sage scrub, coastal bluff scrub. Not expected to occur.
Ferocactus viridescens Coast barrel cactus	–/–	CS	2/1-3-1	Chaparral, coastal sage scrub, valley and foothill grassland. Not expected to occur.
Harpagonella palmeri var. *palmeri* Palmer's grappling hook	–/–	–	2/1-2-1	Chaparral, coastal sage scrub, valley and foothill grassland. Moderate potential to occur
Hazardia orcuttii Orcutt's hazardia	–/–	NE, CS	1B/3-3-2	Open chamise chaparral. Only one U.S. population known from Encinitas. No suitable habitat. Not expected to occur.
Juncus acutus ssp. leopoldii Spiny rush	–/–	–	4/1-2-1	Coastal dunes (mesic) meadows (alkaline), coastal salt marsh. No suitable habitat. Not expected to occur.
Lessingia filaginifolia var. *filaginifolia* (=*Corethrogyne filaginifolia* var. *incana*) San Diego sand aster	–/–	–	1B/2-2-2	Coastal sage scrub, chaparral. Out of range. Not expected to occur.
Muilla clevelandii San Diego goldenstar	–/–	NE	1B/2-2-2	Chaparral, coastal sage scrub, valley and foothill grassland, vernal pools. Not expected to occur.
Navarretia fossalis Prostrate navarretia	–/FT	NE, CS	1B/2-3-2	Vernal pools. No suitable habitat present; not expected to occur.
Nolina cismontana Chapparal beargrass	–/–	–	–	Chaparral, xeric coastal sage scrub. Not expected to occur.
Quercus dumosa Nuttall's scrub oak	–/–	CS	1B/2-3-2	Coastal chaparral. Not observed, not expected to occur

APPENDIX C
SENSITIVE PLANT SPECIES
OBSERVED (†) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	State/Federal Status	MSCP Status	CNPS List/Code	Typical Habitat/Comments
Tetracoccus dioicus Parry's tetracoccus	–/–	CS	1B/3-2-2	Chaparral, coastal sage scrub. Not observed but moderate potential to occur.

NOTE: See Appendix E for explanation of sensitivity codes.

* Observed

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE

Species	Status	Habitat	Occurrence/Comments
Invertebrates (Nomenclature from Collins 1997)			
Quino checkerspot butterfly *Euphydryas editha quino*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush and *plantago* sp.	Outside of USFWS potential habitat area. No potential to occur onsite.
Monarch *Danaus plexippus*	CSC, MSCP	Open fields and meadows with milkweed.	No potential to occur onsite.
Reptiles (Nomenclature from Collins 1997)			
Southwestern pond turtle *Clemmys marmorata pallida*	CSC, FSS, MSCP	Ponds, small lakes, marshes, slow-moving, sometimes brackish water.	No appropriate habitat. No potential to occur onsite.
San Diego horned lizard *Phrynosoma coronatum blainvillii*	CSC, MSCP, !	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	Moderate potential to occur onsite due to habitat. Not historically observed in the area.
Coastal rosy boa *Charina trivirgata roseofusca*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	Moderate potential to occur onsite due to habitat. Not historically observed in the area.
San Diego banded gecko *Coleonyx variegates abbottii*	CSC, MSCP	Rocky areas in coastal sage and chaparral.	Moderate potential to occur onsite due to habitat. Not historically observed in the area, not expected to occur.
Coastal whiptail *Cnemidophorus tigris stejnegeri*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	Moderate potential to occur onsite due to habitat. Not historically observed in the area.
Belding's orangethroat whiptail *Cnemidophorus hyperythrus beldingi*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	Moderate potential to occur onsite due to habitat. Not historically observed in the area.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Silvery legless lizard *Anniella pulchra pulchra*	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian habitats. Prefers dunes and sandy washes near moist soil.	Low potential to occur onsite due to habitat. Not historically observed in the area, not expected to occur.
Red diamond rattlesnake *Crotalus exsul (C. ruber ruber)*	CSC	Desert scrub and riparian habitats, coastal sage scrub, open chaparral, grassland, and agricultural fields.	Moderate potential to occur onsite due to habitat. Not historically observed in the area.
San Diego ring neck snake *Diadophis punctatus similis*	CSC	Moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands.	Low potential to occur onsite.
Coast patch-nosed snake *Salvadora hexalepis virgultea*	CSC	Grasslands, chaparral, sagebrush, desert scrub. Found in sandy and rocky areas.	Low to Moderate potential to occur onsite due to habitat. Not historically observed in the area.
<u>Birds</u> (Nomenclature from American Ornithologists' Union)			
Great blue heron (rookery site) *Ardea herodias*	!	Bays, lagoons, ponds, lakes. Non-breeding year-round visitor, some localized breeding.	Low potential to occur onsite.
Great egret (rookery site) *Ardea alba*	!	Lagoons, bays, estuaries. Ponds and lakes in the coastal lowland. Winter visitor, uncommon in summer.	Low potential to occur onsite.
White-tailed kite (nesting) *Elanus leucurus*	CFP, !	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Low potential to occur onsite.
Northern harrier (nesting) *Circus cyaneus*	CSC, MSCP	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Low potential to occur onsite.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Sharp-shinned hawk (nesting) *Accipiter striatus*	CSC	Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor.	Low potential to occur onsite.
Cooper's hawk (nesting) *Accipiter cooperii*	CSC, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	Low potential to occur on site.
Ferruginous hawk (wintering) *Buteo regalis*	CSC	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	Low potential to occur onsite.
Golden eagle (nesting and wintering) *Aquila chrysaetos*	CSC, CFP, BEPA, MSCP	Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident.	Low potential to occur onsite, not historically observed in the area. No nesting potential. Nesting 15 miles NE in Pala.
Merlin *Falco columbarius*	CSC	Rare winter visitor. Grasslands, agricultural fields, occasionally mud flats.	Low potential to occur onsite.
Prairie falcon (nesting) *Falco mexicanus*	CSC	Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident. Breeds on cliffs.	Low potential to occur onsite.
Western yellow-billed cuckoo (breeding) *Coccyzus americanus occidentalis*	SE	Large riparian woodlands. Summer resident. Very localized breeding.	Low potential to occur onsite.
Western burrowing owl (burrow sites) *Speotyto cunicularia hypugaea*	CSC, MSCP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	Low potential to occur onsite.
Southwestern willow flycatcher *Empidonax traillii extimus*	SE, FE, FSS, MSCP	Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding.	Low potential to occur onsite.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Turkey Vulture* *Cathartes aura*	CSC, MSCP	Grassland, agricultural land, coastal sage, chaparral. Declining resident.	Observed flying overhead. Limited potential nesting onsite
California horned lark *Eremophila alpestris actia*	CSC	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	Low potential to occur onsite.
Coastal cactus wren *Campylorhynchus brunneicapillus couesi*	CSC, MSCP, !	Maritime succulent scrub, coastal sage scrub with *Opuntia* thickets. Rare localized resident.	Low potential to occur onsite.
Coastal California gnatcatcher *Polioptila californica californica*	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	Protocol surveys complete – negative results
Loggerhead shrike *Lanius ludovicianus*	CSC	Open foraging areas near scattered bushes and low trees.	Low potential to occur onsite.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	SE, FE, MSCP	Willow riparian woodlands. Summer resident.	Low potential to occur onsite.
Yellow warbler (nesting) *Dendroica petechia brewsteri*	CSC	Breeding restricted to riparian woodland. Spring and fall migrant, localized summer resident, rare winter visitor.	Low potential to occur onsite.
Yellow-breasted chat (nesting) *Icteria virens*	CSC, MSCP	Dense riparian woodland. Localized summer resident.	Low potential to occur onsite.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	CSC, MSCP	Coastal sage scrub, grassland. Resident.	Not observed onsite – moderate potential to occur due to appropriate habitat
Bell's sage sparrow *Amphispiza belli belli*	CSC, MSCP	Chaparral, coastal sage scrub. Localized resident.	Low potential to occur onsite.
Tricolored blackbird *Agelaius tricolor*	CSC, MSCP	Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident.	Low potential to occur onsite.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Mammals (Nomenclature from Jones et al. 1982)			
Pallid bat *Antrozous pallidus*	CSC	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Ringtail cat *Bassariscus astutus*	CSC	Desert dune, rock outcrops, chaparral, forest (scrub) and mountains.	Low potential to occur onsite.
Pale big-eared bat *Corynorhinus townsendii pallescens*	CSC	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Townsend's western big-eared bat *Corynorhinus townsendii townsendii*	CSC, MSCP	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Californai leaf nosed bat *Macrotus californicus*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Western mastiff bat *Eumops perotis californicus*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Western small-footed myotis *Myotis ciliolabrum*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Long-eared myotis *Myotis evotis*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Yuma myotis *Myotis yumanensis*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Friged myotis *Eumops perotis californicus*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Long legged myotis *Myotis volans*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Big free-tailed bat *Nyctinomops macrotis*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Pocketed free-tailed bat *Nyctinomops femorosacca*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Californai leaf nosed bat *Macrotus californicus*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Low to moderate potential to occur onsite due to habitat. Not historically observed in the area.
Mountain lion *Felis concolor*	CSC, MSCP	Grassland, agricultural land, coastal sage, chaparral. Declining resident.	High potential to occur onsite due to habitat. Not historically observed in the area.
Southern Mule Deer *Odocolleus hemionus*	CSC, MSCP	Grassland, agricultural land, coastal sage, chaparral. Declining resident.	High potential to occur onsite due to habitat. Not historically observed in the area.
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	CSC, MSCP	Open areas of scrub, grasslands, agricultural fields.	High potential to occur onsite due to habitat. Not historically observed in the area.
Dulzura California pocket mouse *Chaetodipus californicus femoralis*	CSC, MSCP	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No appropriate habitat, out of range, no potential to occur onsite.
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	CSC, MSCP	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No appropriate habitat, out of range, no potential to occur onsite.

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	Status	Habitat	Occurrence/Comments
Stephen's kangaroo rat *Dipodomys stephensi*	CSC, MSCP	Sparse perennial plant cover is preferred (Thomas 1975). Burrows may be excavated in firm soil that is "neither extremely hard nor sandy" (Lackey 1967a)	No appropriate habitat, out of range, no potential to occur onsite.
San Diego desert woodrat *Neotoma lepida intermedia*	CSC	Coastal sage scrub and chaparral.	Low potential to occur onsite.
Southern grasshopper mouse *Onychomys torridus ramona*	FE, CSC, MSCP	Grasslands and sparse coastal sage scrub.	No appropriate habitat, out of range, no potential to occur onsite.
Los Angeles little pocket mouse *Perognathus longimembris brevinasus*	FE, CSC, MSCP	Fine, sandy soils, typically in arid grassland or coastal sage scrub habitats.	No appropriate habitat, out of range, no potential to occur onsite.
Pacific little pocket mouse *Perognathus longimembris pacificus*	FE, CSC, MSCP	Open coastal sage scrub; fine, alluvial sands near ocean.	No appropriate habitat, out of range, no potential to occur onsite.
American badger *Taxidea taxus*	MSCP	Dry, open grasslands, fields, and pastures.	No appropriate habitat, no potential to occur onsite.

Status Codes

Listed/Proposed
FE = Listed as endangered by the federal government
FT = Listed as threatened by the federal government
SE = Listed as endangered by the state of California

Other
BEPA = Bald and Golden Eagle Protection Act
CFP = California fully protected species
CSC = California Department of Fish and Game species of special concern
FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)
FSS = Federal (Bureau of Land Management and U.S. Forest Service) sensitive species
MSCP = Multiple Species Conservation Program target species list

APPENDIX D
SENSITIVE WILDLIFE SPECIES
OBSERVED (*) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

! = Taxa listed with an ! fall into one or more of the following categories:

- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

Appendix E Sensitivity Codes

APPENDIX E
SENSITIVITY CODES

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed, endangered
FT = Federally listed, threatened
FPE = Federally proposed endangered
FPT = Federally proposed threatened

STATE LISTED PLANTS

CE = State listed, endangered
CR = State listed, rare
CT = State listed, threatened

SAN DIEGO COUNTY MSCP STATUS

NE = Narrow endemic species
CS = MSCP Covered Species List

CALIFORNIA NATIVE PLANT SOCIETY

LISTS

1A = Species presumed extinct.

1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.

2 = Species rare, threatened, or endangered in California but which are more common elsewhere. These species are eligible for state listing.

3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.

4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.

R-E-D CODES

R (Rarity)

1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time.

2 = Occurrence confined to several populations or to one extended population.

3 = Occurrence limited to one or a few highly restricted populations, 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

Appendix F Protocol California Gnatcatcher Survey Report

BLUE CONSULTING GROUP
BIOLOGY ▪ LAND USE & ▪ ENTITLEMENTS

April 15, 2013

Susie Tharratt
U.S. Fish and Wildlife Office
6010 Hidden Valley Road
Suite 101
Carlsbad, CA 92009

Subject: Results (Negative) of Focused Coastal California Gnatcatcher Surveys on an 8.77 Acre Property in Northern Unincorporated San Diego County, California

Ms. Tharratt,

The approximately 8.77 acre property is located in the unincorporated portion of the County of San Diego, adjacent to the Vista Valley Country Club and off of Vista Valley Drive (Figures 1-3). Due to the presence of coastal sage scrub on-site, a protocol California gnatcatcher survey was completed. The purpose of the protocol surveys was to determine the status of coastal California gnatcatchers on or adjacent to the Property. This report describes the methods, results, and conclusions of the protocol surveys.

Site Location and Description
The approximately 8.77 acre property is located in the northern portion of San Diego County, adjacent to the Vista Valley Country Club and off of Vista Valley Drive. The property is partially developed; the western portion of the property maintains an existing house, out-structures, paved access roads and a road easement. The eastern portion of the property supports the native habitat and the natural slopes.

A total of 4 general vegetation communities characterize the property. These are described below and include: developed land, urban/disturbed habitat, coastal sage scrub (including disturbed coastal sage scrub) and eucalyptus woodland.

P.O. BOX 501115 SAN DIEGO, CA 92150 ☎858.391.8145 MIKE@BLUECONSULTING.COM

TABLE 1
PLANT COMMUNITIES

Habitat Type	Total (acres)
Eucalyptus Woodland	0.40
Coastal Sage Scrub (including disturbed area)	4.59
Urban Disturbed	2.92
Developed	0.86
TOTAL	**8.77**

The names and definitions of vegetation communities are discussed below and are suggested based on general definitions provided by Holland (1986) and Oberbauer (1996). See table 2 (below) for acreages of each habitat community observed onsite; Figure 4 illustrates the locations of the plant communities on-site.

BLUE hired biologist Mr. Erik LaCoste (TE 027736-3), who is permitted by the U.S. Fish and Wildlife Service (USFWS) to conduct surveys for the coastal California gnatcatcher, to conduct the 2013 protocol monitoring surveys.

Mr. LaCoste conducted three surveys (Table 2) on site, according to the USFWS gnatcatcher survey protocol. The entire site as well as in an area around the property extending approximately 150 feet were carefully searched for the presence or absence of coastal California gnatcatchers.

TABLE 2

Date	Survey Type	Time	Conditions Temp (ºF), Wind (mph) begin and end, Sky	Biologist
2-25-13	CAGN	0645-0730	49-49,2-4, 0% clear - clear	EL
3-4-13	CAGN	0630-0700	52-52,2-2, 50% fog - 50% fog	EL
3-12-13	CAGN	0100-1115	58-72,2-2, 0% clear - clear	EL

All animals observed during the surveys were recorded in a field notebook, and weather conditions were recorded periodically during the surveys.

COASTAL CALIFORNIA GNATCATCHER SURVEY INFORMATION

Survey Results
No coastal California gnatcatchers were observed during the protocol surveys.

Conclusions
No coastal California gnatcatchers were observed during the protocol surveys.

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

Eric LaCoste — 4/18/13 Date

Should you have any questions regarding this survey please do not hesitate to call me.

Sincerely,

Michael K. Jefferson
President
BLUE Consulting Group

P.O. Box 501115 San Diego, CA 92150 ☎ 858.391.8145 Mike@blueconsulting.com

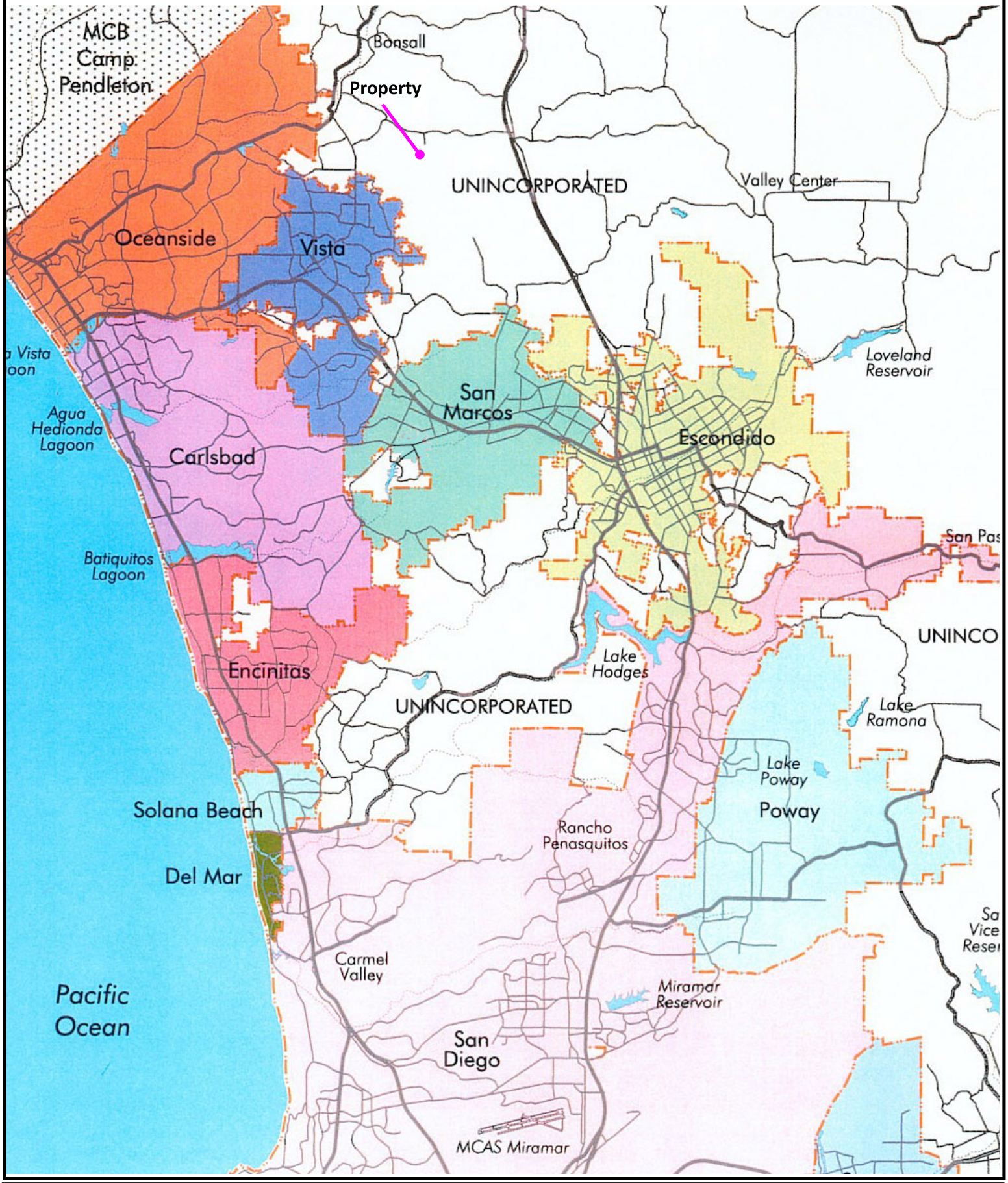
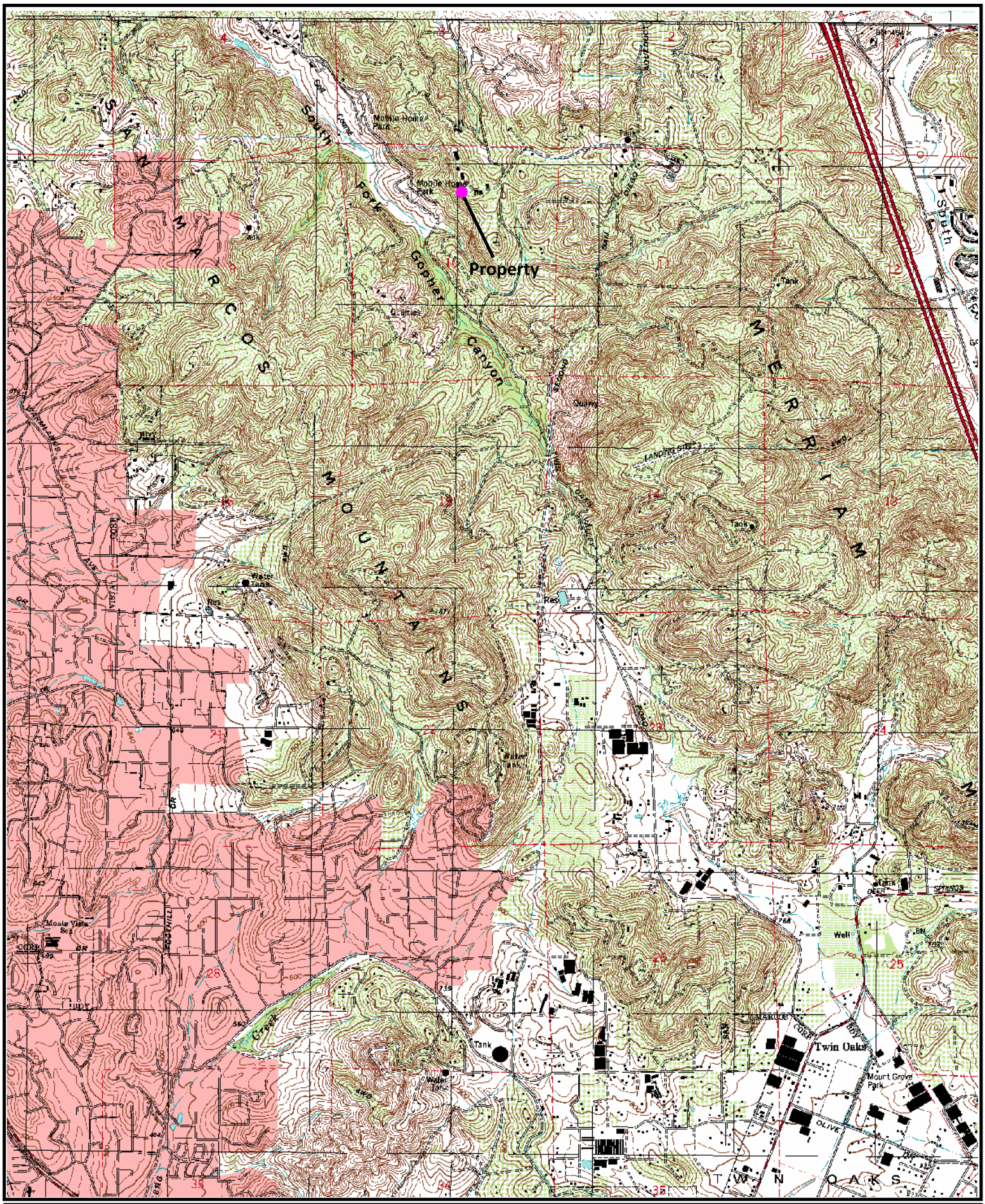


FIGURE 1

Regional
Project Location



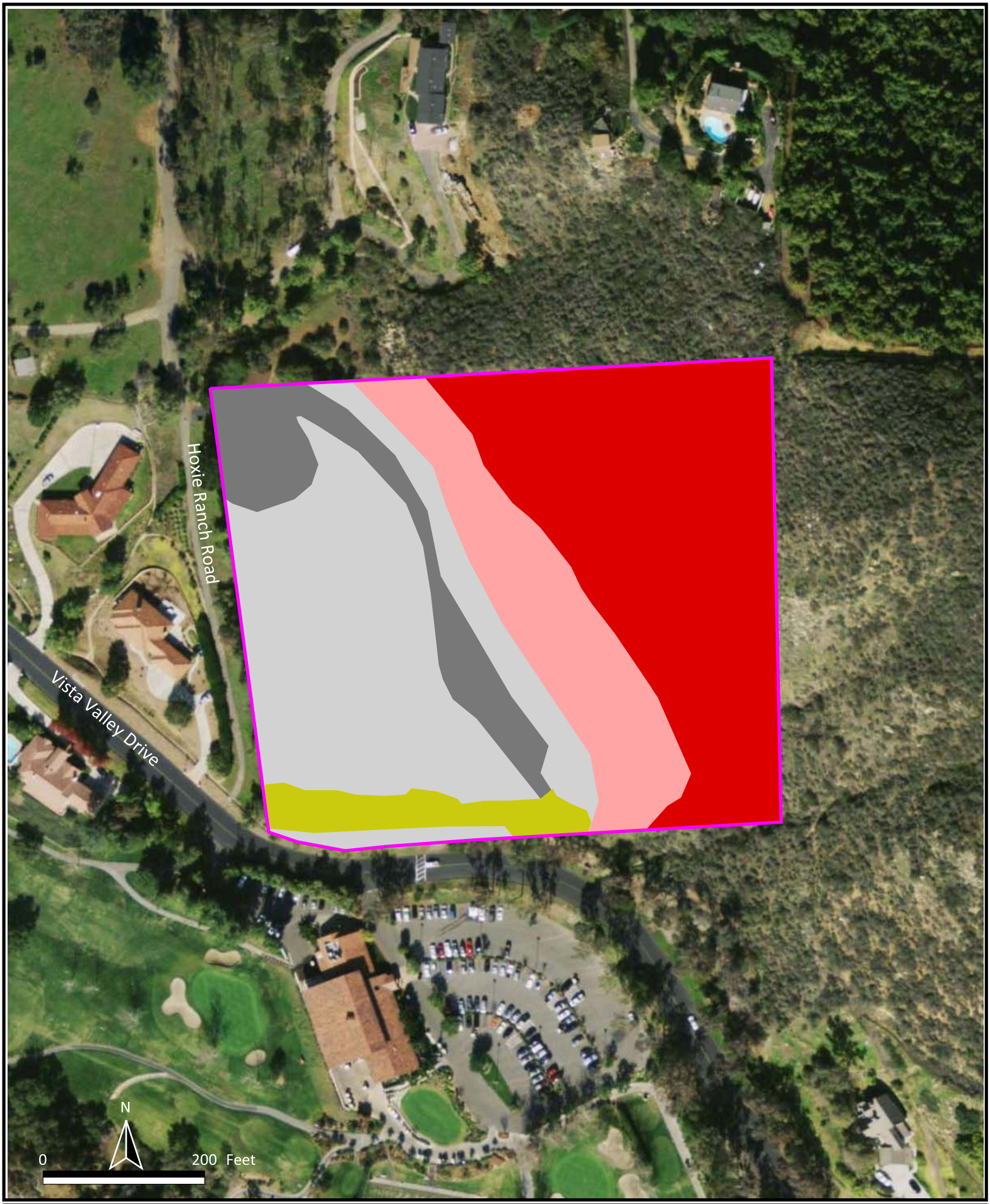
Property (approximately)

FIGURE 2

Project Location

Property

FIGURE 3
Property Aerial



Property
Coastal Sage Scrub
Coastal Sage Scrub (disturbed)
Eucalyptus Woodland
Urban/Disturbed Habitat
Developed

FIGURE 4
Habitat and Sensitive Resources Map

FIELD NOTES

P.O. Box 501115, San Diego CA 92150 ☎858.391.8145 Mike@blueconsulting.com

Biological Consulting Field Data Sheet

Project: Valley Vista Date of Survey: 2/25/13 Page 1 of 1
Type of Survey: Gnatcatcher Survey Number: 1 of 3
Personnel: Erik LaCoste
Notes: Survey 1 of 3

Time		Temp (°F)	Wind (mph)	Sky (% clouds)	Precipitation
Start	0645	49	2-4	0	0
Finish	0730	49	1-2	0	0

Species		
American Crow		
Bushtit		
Wrentit		
Western Scrub Jay		
Anna's Hummingbird		
Spotted towhee		
Northern Mockingbird		
California towhee		
Hermit thrush		
Mourning Dove		
House Finch		

Notes:

(6001) Quality Coastal Sage scrub though a bit steep.

Biological Consulting Field Data Sheet

Project: Valley Vista Date of Survey: 3/4/13 Page 1 of 1
Type of Survey: Gnatcatcher Survey Number: 2 of 3
Personnel: Erik LaCoste
Notes:

Time		Temp (°F)	Wind (mph)	Sky (% clouds)	Precipitation
Start	630	52	1-2	50	0
Finish	700	52	1-2	50	0

Species		
Cassins Kingbird		
Black Phoebe		
Anna's hummingbird		
Wrentit		
Yellow-rumped Warbler		
California towhee		
Mourning Dove		
House finch		
Northern Flicker		
American Crow		
Red Shouldered hawk		
Greater Roadrunner		
Western Scrub Jay		
Bushtit		
White crowned Sparrow		
Lesser Goldfinch		
Nuttall's woodpecker		

Notes:

No CAGN.

Biological Consulting Field Data Sheet

Project: Valley Vista Date of Survey: 3/12/13 Page 1 of 1
Type of Survey: Gnatcatcher Survey Number: 3 of 3
Personnel: Erik LaCoste
Notes:

Time		Temp (°F)	Wind (mph)	Sky (% clouds)	Precipitation
Start	1000	58	1-2	0	0
Finish	1115	72	1-2	0	0

Species		Other species
Bushtit		Botta's pocket Gopher
House Finch		California Ground Squirrel
Black Phoebe		Audubon's Cottontail
California towhee		Side blotch Lizard
Anna's hummingbird		Sara orangetip.
Say's Phoebe		
American Crow		
Western Scrub Jay		
California Quail		
Northern Flicker		
Lesser Goldfinch		
Mourning Dove		
Northern Mockingbird		
Acorn Woodpecker		
Wrentit		
Phainopepla		
Song Sparrow		
~~White~~		
White Crowned Sparrow		
House Wren		
Yellow Rumped Warbler		

Notes:

Final Survey = No CAGN.

Plant Species List

Biological Consulting Field Data Sheet

Project: Valley Vista Date of Survey: 3/12/13 Page ___ of ___
Type of Survey: _____ Survey Number: _____ of ___
Personnel: _____
Notes: _____

Time		Temp (°F)	Wind (mph)	Sky (% clouds)	Precipitation
Start					
Finish					

Species		
Artimisia Californica		Solanum parishii
Mallasma Laurina		erodium sp.
Eriogonum Fasciculata		Lotus sp.
Salvia apiana		Cummisonia hirtella
Mustard sp.		Lupine truncatus
Salvia Collumbaria		Avena Barbata
Centaurea melitensis		Eucalyptus sp.
Lepidium sp.		Palm sp.
Hazardia squarrosa		Pine sp.
Eschoizia California		
Phacelia cicutaria hispida		
Phacelia Parryii		
Bromus madretensis		
Cryptantha angustifolia		
Phacelia Bigelovii		
Mirabellus laevis crassifolia		
Sambucus nigra		
Brickellia Californica		
Lonicera subspicata		
Eucrypta chrysanthemifolia		
Keckiella Antirrhinoides		
Acmispon Scoparius		
Cammisonia sp		

Notes: