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SUMMARY BIOLOGY REPORT

Biological Resources, Project Impacts, and Mitigation

Village Place Apartments Project

PDS2015-STP-15-026 and PDS2015-ER-15-09-007

APN 282-261-60

Ramona

Revised March 2017

Summary

The Village Place Apartments project site consists of approximately 3.41 acres of vacant land located at 521 16th Street (APN 282-261-60) between Main Street and F Street in the Ramona Community Planning Area. Habitats onsite and surrounding the property include Non-native Grassland, Emergent Wetland, Non-native Vegetation, and Urban/Developed habitat. The project as designed will impact all of these habitats. No habitat-based mitigation for impacts to Non-native Vegetation or Urban/Developed habitat are required. Impacts to Non-native Grassland and Emergent Wetland must be mitigated for at a 0.5:1 and a 2:1 ratio, respectively, pursuant to the requirements of the County Guidelines for Determining Significance ("Guidelines"). Mitigation shall occur onsite and/or also offsite in a County-approved location. Regulatory Agency coordination regarding clearances to cover wetland impacts is recommended to ensure compliance with the Clean Water Act and other related state and federal regulations. In addition, an avian nesting survey and/or seasonal restrictions on site development are recommended to provide project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Village Place Apartments project consists of an application to permit the construction of apartments units and associated improvements on 3.41 acres of vacant land in Ramona Community Planning Area of unincorporated San Diego County, California. The project is located within the County of San Diego's Draft North County MSCP Subarea Plan area. The site is currently vacant with a few non-native trees which are planned to be removed. The rest of the site supports mostly weedy vegetation, although there are remnant elements of native grassland remaining in small patches and a drainage along the north side of the parcel. Single-family homes are located to the southeast and existing apartments to the northwest. 16th Street forms the northeastern property boundary, and two abandon buildings and a duck pond are found to the southwest. The project as proposed includes two-bedroom and three-bedroom apartments, a picnic area, a children's play area, and parking spaces, and landscaping.

The Village Place Apartments project site is located in the central, mostly urbanized part of Ramona south of Main Street (Figure 1). The property is mostly flat, with a man-made drainage ditch running along the northwestern edge of the property, parallel to the property line. Non-native Grassland, Emergent Wetland, Non-native Vegetation, and Urban/Developed habitat are the only plant communities (habitats) found onsite, with these same habitats also present offsite (Figure 2).

Biological field surveys of the Village Place Apartments project site were completed by Vincent Scheidt (VS), Biological Consultant and Brandon Myers (BM), Associate Biologist, on the following dates and under the following surveying conditions:

<u>Date</u>	<u>Hours</u>	<u>Personnel</u>	<u>Conditions</u>
Aug 29, 2013	mid-afternoon	VS	hot; overcast; temps in the high 90°s; no wind
Feb 14, 2014	mid-morning	VS	hazy skies, temps in the mid 60°s, no wind
Feb 21, 2014	early morning	VS	hazy skies, temps in the mid 60°s, no wind
Mar 7, 2014	mid-morning	VS	hazy skies, temps in the mid 60°s, no wind
Mar 18, 2014	mid-morning	VS	hazy skies, temps in the mid 60°s, no wind
Mar 11, 2015	mid-afternoon	VS, BM	overcast skies, temps in the mid 70°s, no wind
Mar 16, 2015	mid-day	BM	high-thin clouds, temps in the mid 70°s, no wind
Mar 23, 2015	mid-day	BM	scattered clouds, temps in the low 70°s, no wind

The purpose of these surveys was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figure 2), potential project-related impacts (Table 2), and mitigation, if required. A second purpose was to survey the site for the presence or absence of various special status plant and animal species, including branchiopods, which are known to occur in the general vicinity of this property. The latter seven surveys were focused on this effort.

Habitats/Vegetation Communities

Four generally overlapping plant communities are associated with the Village Place Apartments project site. These include the following (Figure 2):

Non-native Grassland (Holland Code 42200) – 2.70 acre

Non-native Grassland (NNG) vegetation is found over most of the property. This habitat is indicated by weedy annual Eurasian grasses and forbs, including Ripgut Brome (*Bromus diandrus*), Wild Barley (*Hordeum murinum*), Slender Wild Oat (*Avena barbata*), and others. Various native grassland elements are present within the NNG, including Dwarf Brodiaea (*Brodiaea terrestris* ssp. *kernensis*), Blue-eyed Grass (*Sisyrinchium bellum*), Red Owl

Clover (*Orthocarpus purpurascens*), and others. This is a reflection of the former habitat (native grassland) that undoubtedly covered this entire site in the distant past. At present, less than 10% of the NNG habitat onsite supports native grassland elements. The western-central edge of the project site becomes saturated or possibly inundated on occasion during wet winters when an offsite turtle pond (Elliot Pond) backflows across a separating parcel and then onto the project site. Limited numbers of wetland and facultative wetland species are found in this wetted area, including Dwarf Woolly Marbles (*Psilocarphus brevissimus* var. *brevissimus*), Common Toad Rush (*Juncus bufonius* var. *bufonius*), Low Barley (*Hordeum depressum*), and Desert Salt Grass (*Distichlis spicata*). This area of the site was examined for the possible presence of vernal pools, which are known to occur in the area. Vernal pool habitat potential is discussed in more detail subsequently. NNG has the potential to be a sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The biological resource value of this habitat-type is moderate due to the presence of native elements and a small area subject to inundation.

Emergent Wetland (52400 Holland Code) – 0.25 acre

Emergent Wetland (EW) vegetation is found in a narrow strip along the bed of a man-made drainage ditch which runs parallel to the northwestern property boundary. This habitat is indicated by Spike-rush (*Eleocharis macrostachya*), Iris-leaf Rush (*Juncus xiphioides*), Cattails (*Typha latifolia*) and other obligate hydrophytes. EW is a sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The biological value of this habitat-type is high.

Non-native Vegetation (Holland Code 11000) – 0.30 acre

Non-native Vegetation (NNV) is found broadly across the site in the form of planted trees and shrubs which have naturalized. The densest areas of NNV are found in association with the existing structures just offsite near the south west corner of the site. This habitat is indicated by European Olive (*Olea europaea*), Peruvian Peppertree (*Schinus molle*), and many others. NNV is not a sensitive habitat-type in San Diego County, as defined by Guidelines for Determining Significance. The biological resource value of this habitat-type is low.

Urban/Developed (Holland Code 12000) – 0.16 acre

Urban/Developed (U/D) habitat is found onsite in the form of old paths and a small concrete pad. U/D habitat is a non-sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The areas mapped as U/D have no biological value.

Flora and Fauna

Forty-seven species of vascular plant and fourteen species of animal were detected during the field surveys of the property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with this part of San Diego County in association with disturbed and degraded habitats.

Special Status Species

Special status (or “sensitive”) species are those plants and animals listed as "Rare", "Threatened", "Endangered", "of Special Concern", or otherwise noteworthy by the County of San Diego, the California

Department of Fish and Game (CDFG), the U.S. Fish and Wildlife Service (USFWS), the California Native Plant Society (CNPS), or other conservation agencies.

No sensitive plant species were observed onsite, and given the limitations of the habitat, none are expected. A variety of sensitive plants are known from the general vicinity of the property, however, including Rush-like Bristleweed (*Machaeranthera juncea*), Prostrate Spineflower (*Chorizanthe procumbens*), Palmer's Grapplinghook (*Harpagonella palmeri*), Engelmann Oak (*Quercus engelmannii*), San Diego Button Celery (*Eryngium aristulatum* var. *parishii*), Spreading Navarretia (*Navarretia fossalis*), Southern Tarplant (*Centromadia parryi* ssp. *australis*), and others. Most of these are either associated with habitats not found here (such as mafic chaparral or vernal pools) or are large and distinctive perennials that would not have been missed if encountered onsite. All were carefully searched for during the various site surveys, regardless. Sensitive plants known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

No sensitive animal species were observed on the Village Place Apartments project site during the field surveys. A number of sensitive animals are known from general vicinity of property, however. Some of these have a reasonable probability of occurring on or utilizing this site, at least on an occasional basis. These include various native bats (*Choeronycteris*, *Eumops*, *Antrozous*, *Macrotus*, *Myotis*, *Nyctinomops*), Red-shouldered Hawk (*Buteo lineatus*), Cooper's Hawk (*Accipiter cooperii*), San Diego Ringneck Snake (*Diadophis punctatus similis*), and others. Sensitive animals known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

Jurisdictional Wetlands and Waterways

Wetlands and jurisdictional "waters" are found on the project site. The site supports hydrophytes, hydric soils, and wetlands hydrology. Approximately 550 linear feet of the drainage found on the property would likely qualify as Federally-defined wetlands and "waters of the United States" and state-defined wetlands and "waters of the state". This drainage holds standing or flowing water during the rainy season which enters the site from flows from a storm drain originating beneath 16th Street. Most water drains into an offsite duck pond to the east, which sometimes backfills onto a portion of the Village Place Apartment Project site (see discussion below). This water feature is regulated by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife. Some of the indicators associated with the drainage suggest that it could qualify as a Resource Protection Ordinance (RPO) "wetland" as defined by the County. However, based on its location, size, and configuration, this is clearly a man-made drainage ditch that was constructed to abate flooding many decades ago. The drainage therefore qualifies for the man-made exception to RPO pursuant to RPO § 86.602(q)(2)(aa), pursuant to the following findings:

RPO § 86.602(q) (2)

...the following shall not be considered "Wetlands":

(aa) Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:

- (i) Have negligible biological function or value as wetlands;
 - (ii) Are small and geographically isolated from other wetland systems;
 - (iii) Are not vernal pools; and,
 - (iv) Do not have substantial or locally important populations of wetland dependent sensitive species.
- (bb) Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Land Use:
- (i) Have negligible biological function or value as wetlands even if restored to the extent feasible; and,
 - (ii) Do not have substantial or locally important populations of wetland dependent sensitive species.

With respect to the man-made drainage ditch that runs along the Village Place Apartments project site, the ditch has negligible biological function or value as a wetland, is small and geographically isolated from other wetland systems, is not a vernal pool, and does not have substantial or locally important populations of wetland dependent sensitive species. For the above reasons, this ditch shall not be considered (RPO) "Wetlands."

Other Unique Features/Resources

The Village Place Apartments project site does not support any regionally-unique land features. The naturalized but non-native habitats found on this site are not unique to this area, and the property does not support any unusual biological features.

Vernal pools are a well-known resource in the Ramona Valley. According to the County of San Diego, the parcel immediately north of the project site has been identified as a Ramona vernal pool parcel with the potential for pools based on historical data and topography. The parcel northeast of the property has also been identified by the County as a Ramona vernal pool parcel with pools found. As discussed, a portion of the onsite NNG is subject to backflow from Elliot Pond, located offsite to the west, during wet winters with periods of heavy precipitation (Figure 3). Elliot Pond was constructed in 1944 as a turtle pond, and construction would have removed any potential historical vernal pools long before the passage of the Clean Water Act. This backflow area measures approximately 1,800 square feet or 0.04 acre. The western-most fringe of this, measuring approximately 90 square feet or 0.002 acre, was observed to support Dwarf Woolly Marbles (*Psilocarphus brevissimus* var. *brevissimus*) and other wet area plants. While Dwarf Woolly Marbles is typically associated with vernal pools, and vernal pools are known from the vicinity, the nearby man-made pond and adjoining backflow area are connected to jurisdictional channels which receive channelized flow and are more similar to an agricultural detention basin, impounding flows during the wet season and supporting aquatic predators including fish, bullfrogs, and crayfish.

Two species of concern that are known to occur in vernal pools and other areas of seasonal standing water are San Diego Fairy Shrimp (*Branchinecta sandiegoensis*) and Riverside Fairy Shrimp (*Streptocephalus*

woottoni). These branchiopods are unlikely to occur on the subject site because the wetland habitats (drainage ditch and offsite turtle pond, including backflow area) support perennial population of predators (bullfrogs and crayfish) which according to the USFWS (2015) do not provide suitable habitat for listed large branchiopods. In addition, these areas were checked regularly during the winter of 2014 and 2015 for signs of any resident branchiopods, and none were detected.

The site probably provides some limited foraging habitat for various locally common species of raptors. No wildlife nursery sites were detected and, given the small size of the site, none are anticipated. There is little potential for large mammals to use the site, other than urban-tolerant species such as skunks, coyotes, etc. due to surrounding development.

Significance of Project Impacts and Proposed Mitigation

The Village Place Apartments project is subject to review under the California Environmental Quality Act (CEQA). This means that the County requires that project-related impacts to biological resources be reduced to "less than significant", as defined by CEQA and below a level of significance as defined by the County's Biology Guidelines. This usually requires the adoption of mitigation measures intended to reduce "significant" impacts to a level that is "less than significant". Project-related impacts, as we have identified them, are presented in Table 2.

Direct and Indirect Impacts

Development of the Village Place Apartments project site as proposed will result in the following project-related direct and indirect impacts:

- 2.70 acres of NNG will be lost to development. This impact is considered **significant** from a local perspective, as defined by CEQA. The County of San Diego requires mitigation for this loss in order for the project to be in compliance with the requirements of the County Guidelines.
- 0.25 acres of EW will be impacted due to site development. This impact is considered **significant** from a regional perspective, as defined by CEQA. This impact is unavoidable due to required drainage improvements to prevent flooding and structure damage. The existing channel, as it is configured, is unstable and highly erodible. The County of San Diego requires mitigation for this loss in order for the project to be in compliance with the requirements of the County Guidelines.
- 0.04 acres of potential "waters of the state" associated with backflow from Elliot Pond will be impacted due to site development. This impact is considered **significant** from a regional perspective, as defined by CEQA. The County of San Diego requires mitigation for this loss in order for the project to be in compliance with the requirements of the County Guidelines.
- 0.30 acre of NNV and 0.16 acre of U/D will be lost to development. These impacts are considered **less than significant**, as defined by CEQA, and mitigation for these losses is not required pursuant to CEQA or the County Guidelines.

Direct impacts result from the actual removal of habitat, plants, and animals from the site through grading, brushing, clearing, or thinning. These direct impacts are considered permanent because they result in a

conversion of habitats to landscaped areas, structures, groves, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects". The indirect impacts associated with site conversion are less quantifiable, due to the uncertainty associated with edge effects.

Cumulative Impacts

The County of San Diego has determined that the project qualifies for a "partial exemption" pursuant to CEQA Section 15183. Section 15183 allows qualifying projects to rely on the cumulative analysis contained within a certified Environmental Impact Report prepared for a General Plan. The County of San Diego Board of Supervisors certified the General Plan Update EIR on August 3, 2011, which comprehensively evaluated environmental impacts that would result from plan implementation, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. Consequently, no additional review of cumulative impacts is required under CEQA.

Proposed Mitigation

As discussed above, no specific mitigation for impacts to NNV or U/D is required. Impacts to these habitat-types are considered "less than significant", as defined by CEQA, and the County Guidelines has no specific mitigation requirements for impacts to these habitats. In order to satisfy the requirements of the County Guidelines for impacts to EW and NNG, the following mitigation measures are recommended:

1. The project shall provide mitigation at a 0.5:1 ratio for impacts to up to 2.70 acres of NNG. This is equivalent to 1.4 acres of required mitigation. This mitigation shall be satisfied offsite via the securement of no less than 1.4 acre-credits of grassland habitat in a County-approved location. The Red Mountain Conservation Bank is an approved habitat bank offering mitigation credits that can satisfy this requirement, although the applicant may elect to provide the necessary in any County-approved location. At this time, the County is suggesting that the Ramona Grasslands Conservation Bank should be considered as a first choice for mitigation of impacts to NNG.
2. The project shall provide mitigation at a 2:1 ratio for impacts to up to 0.25 acre of EW and 0.04 acre of potential waters of the state associated with backflow from Elliot Pond. This is equivalent to 0.58 acre of required mitigation. This mitigation may be satisfied onsite via the restoration of the channel that currently contains the EW habitat once the feature has been improved. Restoration of the channel will require the preparation and approval of a Revegetation Plan per the County's Report Format and Content Guidelines - Revegetation Plans as a condition of project approval (Attachment A.) Restoration and onsite mitigation will also require conservation of this portion of the site, as well as performance standards and success criteria for the proposed restoration activities. This may also trigger the recordation of a limited building zone to avoid fire-related clearing of the wetland area,

subject to discussions with the local fire authorities. Alternatively, 0.58 acre of emergent wetland mitigation credits could be purchased offsite to fulfill the mitigation requirement for impacts to the 0.29 acre of potential wetlands found onsite. This area may still be planted, but would be considered a vegetated BMP area as established in the project landscape plan and/or stormwater management plan, as opposed to requiring a revegetation plan with a conservation easement, success criteria and bonding.

3. Because grading will impact wetlands and “waters”, the project developer will need to notify the U.S. Army Corps of Engineers, the San Diego Regional Water Quality Control Board, and the California Department of Fish and Wildlife regarding any needed permitting pursuant to Section 404/401 of the Clean Water Act along with the securement of a Lake and Streambed Alteration Agreement (1600-series) with the California Department of Fish and Game. These clearances would be associated with improvements to the 0.25-acre EW habitat area and the approximately 0.04 acre turtle pond backflow (wetted) area, which may qualify as a “waters of the state”.
4. No specific mitigation for impacts to the site’s potential sensitive species is required. As promulgated by California’s Natural Community Conservation Program Act (NCCPA), the loss of sensitive species will presumably be compensated for by the conservation of offsite habitat lands that theoretically support such species.
5. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird nesting location should not take place during the spring/summer songbird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the “take” of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use for concurrence with the conclusions and recommendations.

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Preparer and Persons/Organizations Contacted

A handwritten signature in black ink, appearing to read 'Vincent Scheidt', is written over a horizontal line.

Vincent Scheidt
Certified Biological Consultant

Attachments

Figure 1. Regional Location

Figure 2. Recent Aerial Photograph

Figure 3. Biological Resources on Aerial Photograph

Figure 4. Biological Resources on Grading Plan

Table 1. Flora and Fauna Detected

Table 2. Impact/Mitigation Analysis

Table 3a. Sensitive Plant Species Known from the Vicinity

Table 3b. Sensitive Animal Species Known from the Vicinity

Attachment A. Conceptual (outline) Revegetation Plan

Figure 1. Regional Location - Village Place Apartments Project Site
Portion of the U.S.G.S "San Pasqual" and "Ramona, CA" 7.5' Quadrangles

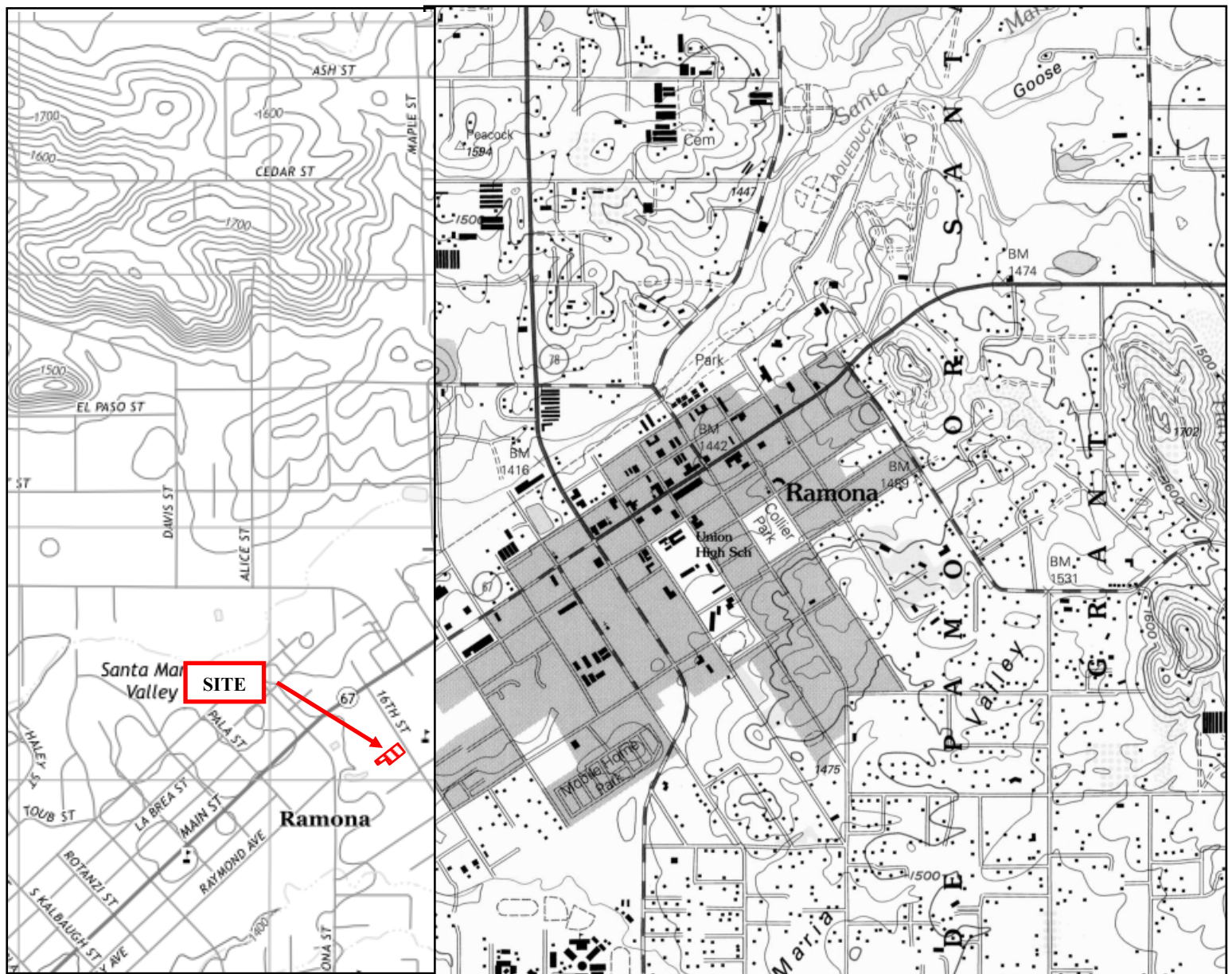


Figure 2. Recent Aerial Photograph - Village Place Apartments Project Site



Figure 3. Biological Resources – Village Place Apartments Project Site

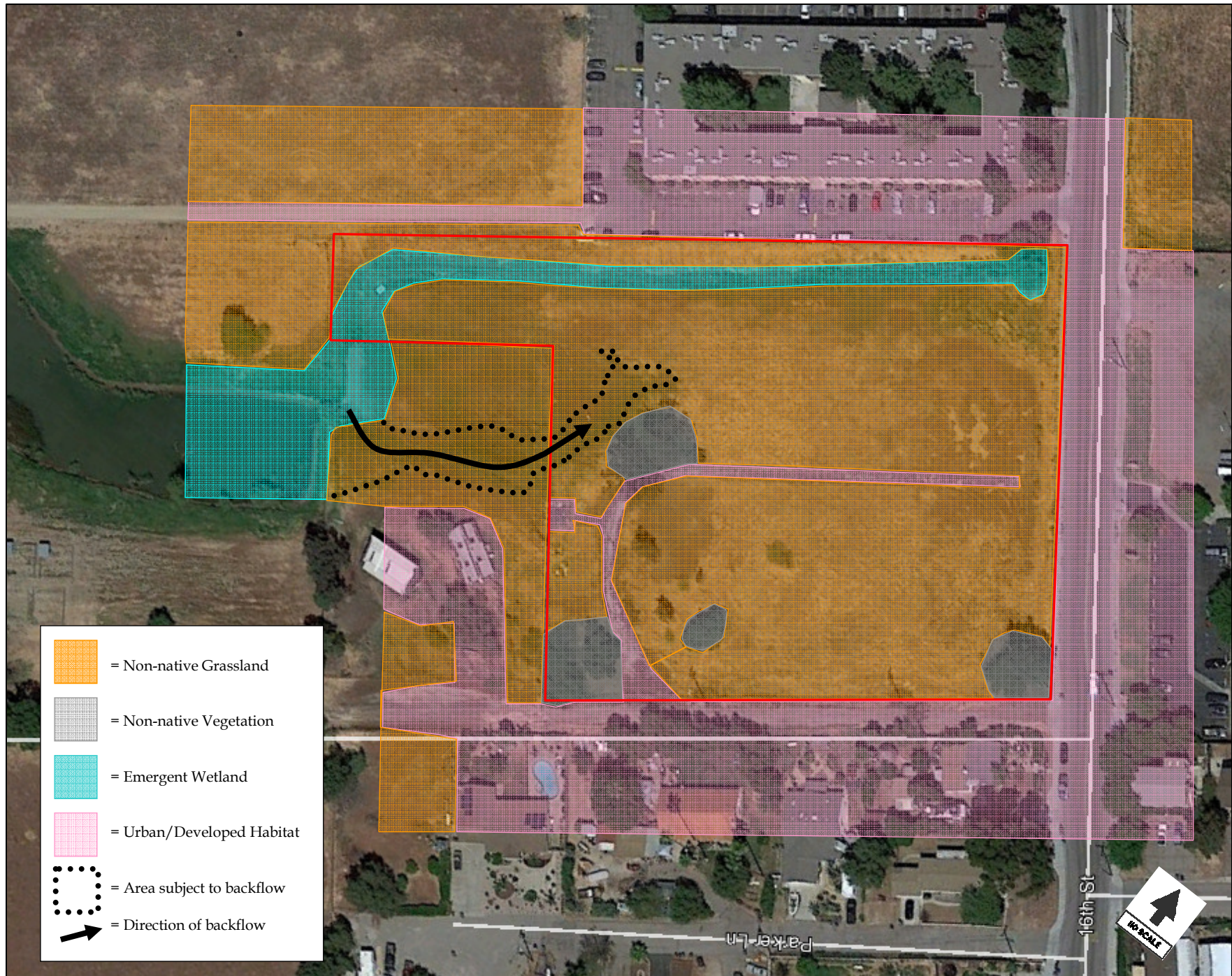


Figure 4. Biological Resources on Site Plan - Village Place Apartments Project Site

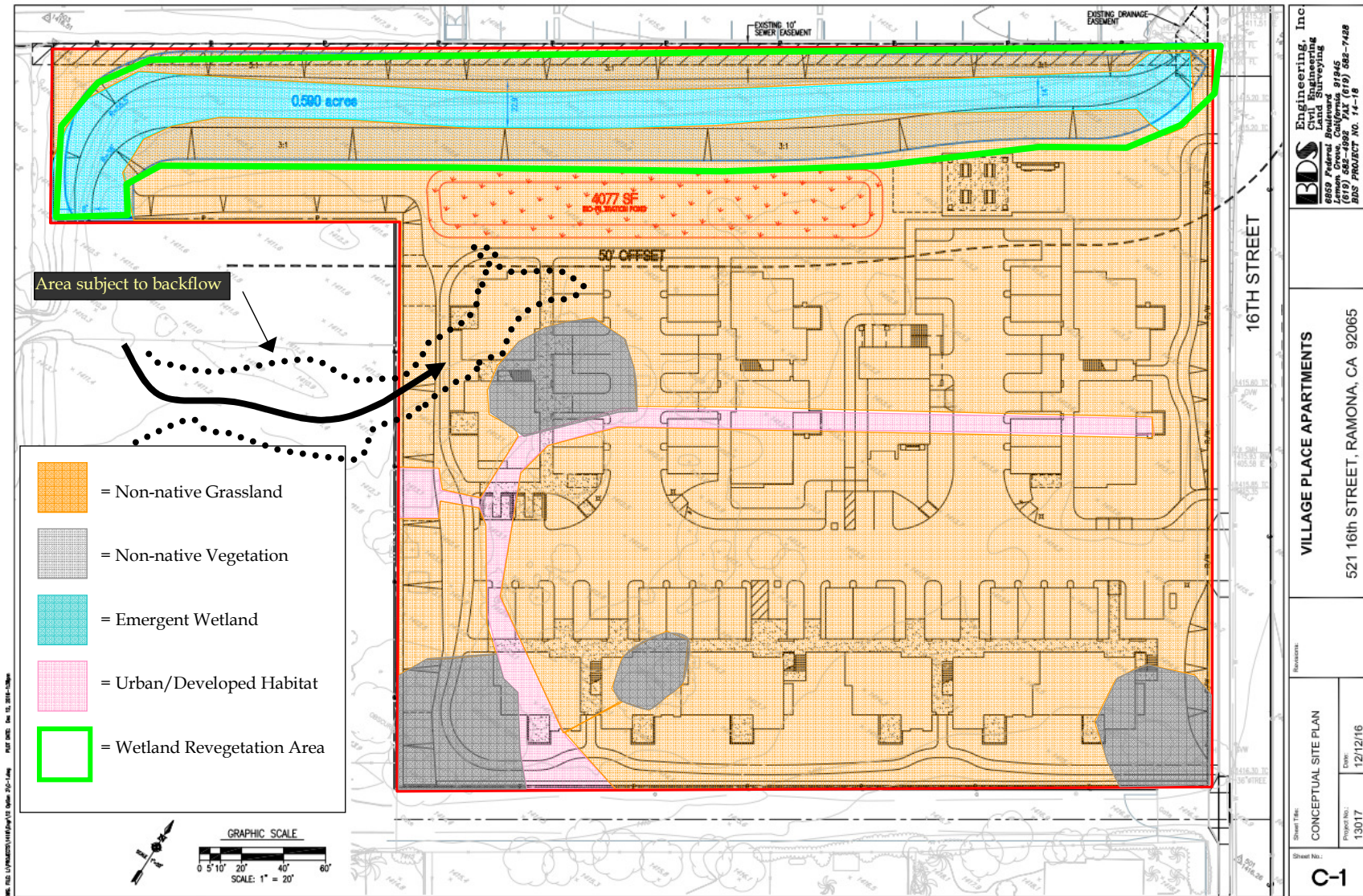


Table 1. Flora and Fauna Detected – Village Place Apartments Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Amsinckia intermedia</i>	Fiddleneck
<i>Avena barbata</i> *	Slender Wild Oat
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Brodiaea terrestris</i> ssp. <i>kernensis</i>	Dwarf Brodiaea
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Centaurea melitensis</i> *	Tocalote
<i>Corethrogyne filaginifolia</i> var. <i>virgata</i>	Sand Aster
<i>Cyperus alternifolius</i> *	Umbrella Sedge
<i>Cyperus</i> sp. *	Sedge
<i>Distichlis spicata</i>	Desert Salt Grass
<i>Eleocharis macrostachya</i>	Spike-rush
<i>Eremocarpus setigerus</i>	Dove Weed
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Erodium botrys</i> *	Long-beaked Stork's-bill
<i>Festuca megalura</i> *	Foxtail Fescue
<i>Heterotheca grandiflora</i>	Telegraph Weed
<i>Hordeum depressum</i>	Low Barley
<i>Hordeum murinum</i> *	Wild Barley
<i>Juncus bufonius</i> var. <i>bufonius</i>	Common Toad Rush
<i>Juncus xiphioides</i>	Iris-leaf Rush
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lamium amplexicaule</i> *	Clasping Henbit
<i>Leucosium aestivum</i> *	Summer snowflake
<i>Lotus purshianus</i>	Spanish Clover
<i>Lupinus bicolor</i>	Bicolor Lupine
<i>Malva parviflora</i> *	Cheeseweed
<i>Marrubium vulgare</i> *	Horehound
<i>Medicago polymorpha</i> *	Bur Clover
<i>Olea europaea</i> *	European Olive
<i>Orthocarpus purpurascens</i>	Red Owl Clover
<i>Oxalis pes-caprae</i> *	Sorrel
<i>Pinus</i> sp. *	Pine
<i>Plagiobothrys</i> sp.	Popcornflower
<i>Psilocarphus brevissimus</i> var. <i>brevissimus</i>	Dwarf Woolly Marbles
<i>Raphanus sativus</i> *	Wild Radish
<i>Rumex crispus</i> *	Curly Dock
<i>Salsola pestifer</i> *	Russian Thistle
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Sisymbrium altissimum</i> *	Tumble Mustard
<i>Sisymbrium irio</i> *	London Rocket
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Spergularia rubra</i>	Ruby Sand Spurry
<i>Tamarix</i> sp. *	Salt Cedar
<i>Trichostema lanceolatum</i>	Vinegar Weed
<i>Typha latifolia</i>	Cattails
<i>Vicia villosa</i> *	Winter Vetch

Table 1. Flora and Fauna Detected – Village Place Apartments Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds</u>	
<i>Bubulcus ibis</i>	Cattle Egret
<i>Carpodacus mexicanus</i>	Housefinch
<i>Corvus brachyrhynchos</i>	Common Crow
<i>Corvus corax</i>	Common Raven
<i>Dendroica coronata</i>	Audubon's Warbler
<i>Quiscalus quiscula</i> *	Common Grackle
<i>Zenaida macroura</i>	Morning Dove
<u>Mammals</u>	
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Rana catesbeiana</i> *	Bullfrog
<i>Hyla regilla</i>	Pacific Treefrog
<u>Reptiles</u>	
<i>Uta stansburiana</i>	Side-blotched Lizard
<i>Pituophis melanoleucus</i>	Common Gopher Snake

* – non-native taxon

Table 2. Habitat Impact/Mitigation Analysis – Village Place Apartments project Site

<u>Biological Resource</u>	<u>Total Acres</u>	<u>Acres Impacted</u>	<u>Acres Preserved Onsite</u>	<u>Mitigation Acres Required</u>	<u>Mitigation Acres Provided</u>
NNG	2.70	2.70	none	1.4 (2.70 @ ½:1)	1.4 offsite ¹
EW	0.25	0.25	none	0.50 (0.25 @ 2:1)	0.50 onsite (or offsite)
State Waters (Elliot Pond backflow)	0.04	0.04	none	0.08	0.08 onsite (or offsite)
NNV	0.30	0.30	none	none	n/a
U/D	0.16	0.16	none	none	n/a
Totals	3.41	3.41	none	2.10	1.4 offsite + 0.58 onsite

¹ - Assuming that mitigation occurs offsite via the securement of mitigation credits in a County-approved location.

Table 3a. Sensitive Plant Species Known from the Vicinity – Village Place Apartments Project Site

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	California Rare Plant Rank	State Rare	MSCP Narrow Endemic	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Basis for Determination
<i>Acanthomintha ilicifolia</i>	San Diego Thornmint		X	X	1B.1	X		X	X			X								X						L	1a
<i>Artemisia palmeri</i>	Palmer's Sage				4.2			X		X																L	1b
<i>Atriplex parishii</i>	Parish Brittnescale				1B.1			X											X							L	1a
<i>Baccharis vanessae</i>	Encinitas Baccharis		X	X	1B.1	X		X				X														L	1b
<i>Brodiaea orcuttii</i>	Orcutt's Brodiaea				1B.1				X	X	X	X								X						L	1a
<i>Calochortus catalinae</i>	Catalina Mariposa Lily				4.2				X																	L	1a
<i>Ceanothus cyaneus</i>	Lakeside Ceanothus				1B.2	X		X																		L	1b
<i>Centromadia parryi australis</i>	Southern Tarplant				1B.1				X																	L	1a
<i>Clarkia delicata</i>	Campo Clarkia				1B.2							X														L	1a
<i>California macrophylla</i>	Round-leaved Filaree				1B.2			X																		L	1a
<i>Eryngium aristulatum var parishii</i>	San Diego Button Celery	X		X	1B.1			X	X			X								X						L	1a
<i>Githopsis diffusa filicaulis</i>	Mission Canyon Bluecup				3.1			X	X																	L	1a
<i>Harpagonella palmeri</i>	Palmer's Grappling Hook				4.2			X	X			X														L	1a
<i>Holocarpha virgata elongata</i>	Graceful Tarplant				4.2				X																	L	1a
<i>Juncus acutus leopoldii</i>	Southwestern Spiny Rush				4.2					X	X					X										L	1b
<i>Microseris douglasii platycarpha</i>	Small Flowered Microseris				4.2				X																	L	1a
<i>Mimulus diffusus</i>	Palomar Monkey Flower				4.3			X			X	X														L	1a
<i>Navarretia fossalis</i>	Spreading Navarretia		X		1B.1			X	X			X								X						L	1a
<i>Nolina cismontana</i>	Chaparral Beargrass				1B.2			X				X														L	1a
<i>Ophioglossum californicum</i>	California Adder's-tongue Fern				4.2			X	X											X						L	1b
<i>Pentachaeta aurea</i>	Golden-Rayed Pentachaeta				4.2			X	X			X								X						L	1a
<i>Perideridia gairdneri gairdneri</i>	Gairdner's Yampah				4.2					X						X										L	1a
<i>Piperia leptopetala</i>	Narrow-Petaled Rein Orchid				4.3			X			X	X	X													L	1a
<i>Quercus engelmannii</i>	Engelmann Oak				4.2					X	X															L	1b

Probability of Occurrence Codes:

L – Low Probability; rare species in area. Most of these species occur on habitat not found on the project site, including vernal pools, coastal dunes, etc. California Red-legged Frogs and Yellow-billed Cuckoo are two examples of species that fit into this category. Both are extremely rare in California.

M – Moderate Probability. Most of these species occur in habitat similar to that found onsite, although they may or may not utilize the subject property. Native bats and uncommon but cryptic reptiles are examples of species that have a moderate probability of occurring onsite

H – High Probability. Most of these species are expected to use the project site, but are difficult to reliably detect. Examples include fossorial reptiles and amphibians, wide-ranging birds, etc.

Factual Basis for Determination:

1a – no significant habitat (animal or plant)

1b – distinctive perennial that would not have been missed if present onsite (plant)

1c – obvious species that would have been seen or otherwise detected if present (animal)

2a – could possibly occur onsite on at least an occasional basis, based on habitat quality (animal)

2b – could occur onsite, but very rare, and/or species poorly known to science (plant)

3a – nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)

3b – cryptic or ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Table 3b. Sensitive Animal Species Known from the Vicinity – Village Place Apartments Project Site

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	MSCP Narrow Endemic	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Basis for Determination
<i>Accipiter cooperi</i>	Cooper's hawk						X	X	X	X	X	X	X	X							X				M	2a
<i>Accipiter striatus</i>	Sharp-shinned hawk						X	X		X	X	X	X	X											L	1a
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow						X					X													L	1a
<i>Ammodramus savannarum</i>	Grasshopper sparrow								X																M	2a
<i>Amphispiza belli belli</i>	Bell's sage sparrow						X	X				X													L	1a
<i>Anniella pulchra pulchra</i>	Silvery legless lizard						X		X	X												X			M	2a
<i>Antrozous pallidus</i>	Pallid bat						X	X	X	X	X	X	X	X	X		X	X			X				M	2a
<i>Aquila chrysaetos</i>	Golden eagle				X		X	X	X		X	X	X	X	X										L	1a
<i>Ardea herodias</i>	Great blue heron								X							X							X		L	1a
<i>Athene cunicularia hypugea</i>	Burrowing owl				X		X		X								X					X			L	1c
<i>Bassariscus astutus</i>	Ringtail							X		X	X	X													L	1a
<i>Branchinecta sandiegoensis</i>	San Diego fairy shrimp	X			X				X											X					L	1a
<i>Branta canadensis</i>	Canada goose (Winter)								X														X		L	1c
<i>Bufo microscaphus californicus</i>	Arroyo toad	X			X					X															L	1a
<i>Buteo lineatus</i>	Red-shouldered hawk									X	X														M	2a
<i>Buteo regalis</i>	Ferruginous hawk (Winter)								X								X								L	1a
<i>Cathartes aura</i>	Turkey vulture						X	X	X	X	X	X	X	X											M	2a
<i>Chaetodipus californicus femoralis</i>	Dulzura CA pocket mouse						X	X	X		X	X	X												L	1a
<i>Chaetodipus fallax fallax</i>	NW San Diego pocket mouse						X	X	X			X					X	X							L	1a
<i>Charina trivirgata roseofusca</i>	Coastal rosy boa						X	X			X	X													M	2a
<i>Circus cyaneus hudsonius</i>	Northern harrier						X		X							X			X				X		M	2a
<i>Clemmys marmorata pallida</i>	Southwestern pond turtle				X					X						X							X		M	2a
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail						X	X	X	X		X													M	2a
<i>Cnemidophorus tigris multiscutatus</i>	Coastal western whiptail							X		X	X	X													M	2a
<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko						X		X			X													M	2a
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat							X	X	X	X	X	X	X	X	X	X	X			X				M	2a
<i>Crotalus ruber ruber</i>	N. red diamond rattlesnake						X	X				X			X	X									M	2a
<i>Danaus plexippus</i>	Monarch butterfly							X	X		X										X				M	2a
<i>Dendroica petechia brewsteri</i>	Yellow warbler									X															L	1a
<i>Diadophis punctatus similis</i>	San Diego ringneck snake						X	X		X	X	X	X	X											L	1a
<i>Dipodomys stephensi</i>	Stephen's kangaroo rat	X		X			X		X																L	1a
<i>Elanus caeruleus</i>	Black-shouldered kite								X	X															M	2a
<i>Empidonax trailii extimus</i>	SW willow flycatcher	X			X					X															L	1a
<i>Eremophila alpestris actis</i>	Horned lark								X												X				M	2a
<i>Euderma maculatum</i>	Spotted bat									X			X	X	X		X				X				M	2a
<i>Eumops perotis californicus</i>	Greater western mastiff bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			M	2a
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	X			X		X	X	X			X					X			X					L	1a
<i>Euphys vestris harbisoni</i>	Dun skipper				X			X		X	X					X									L	1a
<i>Falco mexicanus</i>	Prairie falcon								X								X	X							L	1a
<i>Felis concolor</i>	Mountain lion						X	X		X	X	X	X	X	X		X	X			X				L	1a
<i>Ictera virens</i>	Yellow-breasted chat									X															L	1a
<i>Lanius ludovicianus</i>	Loggerhead shrike						X		X	X	X						X	X							M	2a

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<i>Larus californicus</i>	California gull (Non-breeding)							X							X			X		X	X	X			L	1a
<i>Lasiurus blossevillii</i>	Western red bat									X	X		X	X						X					M	2a
<i>Lycaena hermes</i>	Hermes copper						X	X				X													L	1a
<i>Macrotus californicus</i>	California leaf-nosed bat						X	X		X						X	X								M	2a
<i>Myotis ciliolabrum</i>	Small-footed myotis							X	X	X	X	X	X	X	X		X			X					M	2a
<i>Myotis yumanensis</i>	Yuma myotis						X	X	X	X	X	X	X	X	X	X		X	X	X		X			M	2a
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat						X	X		X	X	X													L	1a
<i>Nyctinomops macrotis</i>	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X			M	2a
<i>Odocoileus hemionus</i>	Southern mule deer						X	X	X	X	X	X	X	X	X	X	X			X					L	1a
<i>Onychomys torridus ramona</i>	Southern grasshopper mouse						X	X	X			X													M	2a
<i>Pandion haliaetus</i>	Osprey (Rarely breeds)																					X			L	1a
<i>Phobetus robinsoni</i>	Robinson's beetle						X	X												X					L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard						X	X	X			X													L	1a
<i>Poliioptila californica californica</i>	California gnatcatcher	X					X																		L	1a
<i>Rana aurora draytoni</i>	California red -legged frog	X			X				X						X					X		X			L	1a
<i>Salvadora hexalepis virgulata</i>	Coast patch-nosed snake						X	X				X		X											L	1a
<i>Scaphiopus hammondi</i>	Western spadefoot toad						X	X	X	X	X				X				X						L	1a
<i>Sialia mexicana</i>	Western bluebird								X	X		X													M	2a
<i>Taxidea taxus</i>	American badger						X	X	X		X	X	X		X	X	X			X					L	1a
<i>Thamnophis hammondi</i>	Two stripe garter snake								X						X										L	1a
<i>Thamnophis sirtalis novum</i>	South Coast garter snake								X						X										L	1a
<i>Tyto alba</i>	Common barn-owl								X	X															M	2a
<i>Vireo bellii pusillus</i>	Least Bell's vireo	X	X		X				X																L	1a

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Attachment A
Conceptual (outline) Revegetation Plan

Conceptual Wetland Revegetation Plan (OUTLINE) – Village Place Apartments

OVERVIEW

The Resolution of Approval for the Village Place Apartments project (PDS2015-STP-15-026 and PDS2015-ER-15-09-007) will require that certain mitigation measures be implemented prior to or as part of the issuance of grading permits for this project. With respect to biological resources, one of these measures will be the preparation and implementation of a **Wetland Revegetation Plan** in order to offset project-related impacts to regulated wetlands and waters, including Emergent Wetland associated with a drainage ditch which runs parallel to the northwestern property boundary and a small area of potential state waters which backflows from nearby Elliot Pond.

In order to mitigate for impacts to jurisdictional wetlands and waters, the onsite drainage ditch will be widened and stabilized using native species subject to wetlands creation and enhancement activities. This area will be planted with native hydrophytes pursuant to an approved formal **Final Wetland Revegetation Plan**. All areas subject to wetlands creation and enhancement will require no less than five years of biological monitoring and reporting, as well as resource agency clearances, as discussed in the biology report for this project. This area will be preserved in open space. The **Final Wetland Revegetation Plan** shall be prepared and implemented to the satisfaction of the Director of Planning and Development Services, the U.S. Army Corps of Engineers, the California Department of Fish and Wildlife, and the California Regional Water Quality Control Board.

REVEGETATION PLAN CONCEPTS

The Final Wetland Revegetation Plan (WRP) prepared for the Village Place Apartments project shall address, at a minimum, the following:

- The purpose for revegetation

The WRP provides a mechanism to mitigate impacts to jurisdictional wetlands and waters associated with Village Place Apartments. The WRP provides a framework and defines a program that will maximize habitat values of conserved open space on the Village Place Apartments site, including habitat that is created and enhanced as a function of the WRP.

- All specific, improvement-related impacts

As currently designed, the Village Place Apartments project would impact up to 0.29 acre of jurisdictional wetlands and waters. Exact acreages of habitat impacts will be refined once the WRP has been prepared.

- Agency concerns and requirements

The Village Place Apartments project may require the securement of various permits and agreements, including; (1) Qualification under one of the Army Corps of Engineer's Nationwide Permits pursuant to Section 404 of the Clean Water Act; (3) A Section 1600-series Streambed Alteration Agreement with the California Department of Fish and Wildlife in compliance with the California Fish and Game Code; and (4) Clean Water Certification pursuant to CWA Section 401 as issued by the California Regional Water Quality Control Board. These documents will mitigate agency concerns, defining acceptable onsite mitigation for project-related impacts.

- Engineered line-drawings, planting profiles, and irrigation system layout

The WRP will contain drawings that show how the Grading and Improvement Plans reconcile with the revegetation area(s), and how the development areas will be physically separated from sensitive areas. Open space areas will be clearly shown on all exhibits.

- Types of materials to be used including container sizes, species ratios, total quantities, etc.

Native seed and plant stock sources are to be specified, plant palettes are to be compatible with indigenous vegetation, etc. Plant materials shall be obtained from site-collected stock.

- Specify site preparation activities

Prior to grading, the revegetation area(s) will be cleared of vegetation, trash, and other debris. Soil preparation, including the export of soil materials, use of pesticides, etc. shall be discussed in detail in the WRP.

- Define a specific area or areas to be used for wetlands mitigation

The final design of the revegetation area(s) would be specified in the WRP. Modifications of the drainage ditch will create the area that may be used for wetlands creation and enhancement. This areas will be defined more precisely following the refinement of the project's Grading and Improvement Plans.

- Specify planting program and habitat protection measures

Temporary construction fencing of the revegetation areas shall be discussed. Permanent fencing/signage shall be discussed as it relates to the Conditions of Approval of the open space easement.

- Specify biological monitoring periods and success criteria

Monitoring shall occur no less than quarterly the first year, semiannually for years 2 and 3, and annually for years 4 and 5. Monitoring reports shall be submitted on an annual basis, with informal reports on an ongoing basis.

- Specify required maintenance activities

Maintenance shall consist of fencing maintenance, construction monitoring, trash removal, weeding, etc. on an ongoing basis.

The creation of a **Final Wetland Revegetation Plan** should be made a Specific Condition of Project Approval and prior to the issuance of Grading Permits for this project. The WRP must be prepared by a County-approved Revegetation Planner. The final WRP shall be consistent in form and content to the conceptual Revegetation Plan outline provided herein and the County's Revegetation Plan Guidelines.