


MEMORANDUM

To: Dana Goodman; Atlas Investments
From: Anita M. Hayworth, PhD; Dudek 
Subject: Greenhills Ranch II Project: Current Status of Biological Resources; PDS 2014-MPA-14-023, PDS2016-SPA-16-001
Date: August 10, 2020
cc: Chris Dahrting; Lee Vance
Attachments: Figures 1-4; Biological Resources Report August 2018

As requested by the County of San Diego, Dudek biologist Kamarul Muri revisited the Greenhills Ranch II project site on 19 June 2020 in order to assess current site conditions as they relate to Dudek's prior biological studies as reported in the Biological Resources Report (August 2018). Dudek conducted vegetation mapping, a special-status plant survey, and a jurisdictional delineation in October 2015, an update of the delineation and mapping of erosional features in November 2017, and a general wildlife survey in December 2015 for the Greenhills Ranch II Project. Dudek conducted surveys for special status wildlife in 2016 (Quino checkerspot butterfly and California gnatcatcher) and a special-status plant survey in May 2016. The directed field surveys were not updated during the 2020 site evaluation. During our most recent reconnaissance in July 2020, we searched for any changes in previous site conditions and recorded observed wildlife species in order to document biological resources conditions. The site visit was conducted from 1100 to 1350 on 19 June 2020 with moderate weather conditions including air temperature from 72 to 74 degrees F; 0% cloud cover, and 1-4 mph wind.

The Greenhills Ranch II Project (study area) is located in the Lakeside Community Plan area within unincorporated San Diego County, California (Figure 1). The study area lies southwest of Lake Jennings, west of Lake Jennings Park Road, north of the intersection of Adlai Road and Audubon Road, east of Lakeview Road in Lakeside (Figure 2). The study area includes Assessor Parcel Numbers (APNs) 395-151-16, and 73; 395-160-15; and 398-400-01, 08, 09, 20, 54, and 55. The project proposes the construction of 63 lots for single family residential homes within the 37.06-acre study area that includes the 36.20-acre on-site property as well as 0.86 acre of off-site impacts.

1 Current Updated Site Conditions

Greenhills Ranch II remains essentially the same as described previously and with the same footprint of impact as previously documented in the most recent biological report provided for the project. All current disturbed or developed lands remain within the same previous areas of use. All areas of natural vegetation remain in conditions previously documented with minor revisions as documented in the table below (Table 1; Figure 3). The changes include an area previously mapped as coastal sage scrub, which has now been more invaded by non-native plant species and thus is more correctly categorized as disturbed coastal sage scrub. The reason for this is unknown but it is not due to human causes and is more likely due to the inherent presence of non-native species and the years of reduced rainfall. This

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area will likely return to previous condition but currently is more correctly mapped as disturbed coastal sage scrub. The other difference is a revision in mapping of an area previously mapped as coastal sage scrub that is more appropriately mapped as Riversidean sage scrub. The reason for this is most likely due to the use of an outdated aerial base at the time of the original mapping or that the aerial based was taken when the phenology of the plant community was less obvious in the image. Regardless, the Tier of the mapping remains as Tier II for both changes in mapping and thus the total acreage of Tier II habitat remains as reported in the August 2018 Biological Resources Report. No changes to the impacts will occur and the mitigation for impacts to Tier II habitat remain the same as those reported in the Biological Resources Report (August 2018; Table 2; Figure 4).

No additional sensitive species were found onsite during the most recent site visit other than Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*) which was addressed as potential to occur in the original Biological Resources Report (August 2018) and thus was already evaluated in the report. The probability of additional sensitive species occurring in the development area of the site is considered low since the previous surveys included both a fall survey for the late-blooming plants and a spring survey for rare plants as well as protocol focused surveys for the potentially present special status wildlife. Wildlife species observed during the site visit included: bushtit (*Psaltiriparus minimus*), spotted towhee (*Pipilo maculatus*), wrenit (*Chamaea fasciata*), coastal California gnatcatcher (*Polioptila californica californica*), California towhee (*Melospiza crissalis*), northern mockingbird (*Mimus polyglottos*), mourning dove (*Zenaida macroura*), lesser goldfinch (*Spinus psaltria*), house finch (*Haemorrhous mexicanus*),

Areas of the site that qualify as supporting federal (U.S. Army Corps of Engineers-defined [ACOE]), state (California Department of Fish and Wildlife-defined [CDFW] or Regional Water Quality Control Board-defined [RWQCB]), county (RPO) wetlands, as well as unvegetated "waters of the State" and "waters of the United States" were also examined for any signs of changes in mapping. No areas of wetland/waters showed any signs of mapping changes required and conditions of these resources are confirmed to be as they were documented in the previous biological report. As stated in the August 2018 report, no areas were mapped as potential wetlands or RPO wetlands within the study area. Wetland hydrology indicators were not present (i.e., hydrophytic vegetation, hydric soils, or surface water). All ephemeral unvegetated stream channels mapped within the study area had a defined bed and bank, evidence of an ordinary high water mark, a channel bed of 1 to 3 feet wide, and were continuous for greater than 250 linear feet; thus, were determined to be jurisdictional non-wetland waters. Approximately 0.04 acre (942 linear feet) of potential jurisdictional waters of the United States/State are identified within the study area. These non-wetland waters were determined to be under the potential combined jurisdiction of ACOE, RWQCB, and CDFW and no changes in mapping of these resources is required.

In conclusion, the conditions were verified to be the same with the exception to the two minor mapping changes noted above and shown in Figures 3 and 4. These changes do not result in any requirements for changes in mitigation since all of the areas previously mapped as Tier II habitat remain as such with this update.

Thank you for the opportunity to provide this updated biological assessment. Please contact Dudek biologist Kamarul Muri at 760-479-4292 if you have any questions.

Table 1
Vegetation Communities and Land Covers – July 2020

Habitat Type	Oberbauer Code	MSCP Tier	Existing Acres On site 2015 Mapping	Existing Acres On Site 2020 Mapping	Existing Acres Off site
<i>Uplands</i>					
Diegan Coastal Sage Scrub (CSS)	32510	II	23.12	22.00	0.33
Disturbed Diegan Coastal Sage Scrub (dCSS)	32510	II	2.31	2.86	--
Riversidian Upland Sage Scrub (RSS)	32710	II	0.89	1.46	--
<i>Subtotal</i>			<i>26.32</i>	<i>26.32</i>	<i>0.33</i>
<i>Non-Native Vegetation Community/Land Cover Types</i>					
Developed (DEV)	12000	IV	4.56	4.56	0.13
Disturbed Habitat (DH)	11300	IV	5.32	5.32	0.40
<i>Subtotal</i>			<i>9.88</i>	<i>9.88</i>	<i>0.53</i>
Total			36.20	36.20	0.86

Table 2
Mitigation for Vegetation Community Impacts

MSCP Tier	Total Impact (acres)	Mitigation Ratio	Required Mitigation (acres)	Open Space Preserve On site* (acres)	Open Space Preserve Off site* (acres)
Tier II	12.05	1.5:1	18.08	8.88	10.23
Tier IV	7.94	N/A	--	0.01	--
Total	19.99		18.08	8.89	10.23

*Mitigation acreage was set prior to final impacts analysis so the acreage for mitigation is slightly more than the 1.5:1 ratio that is required.

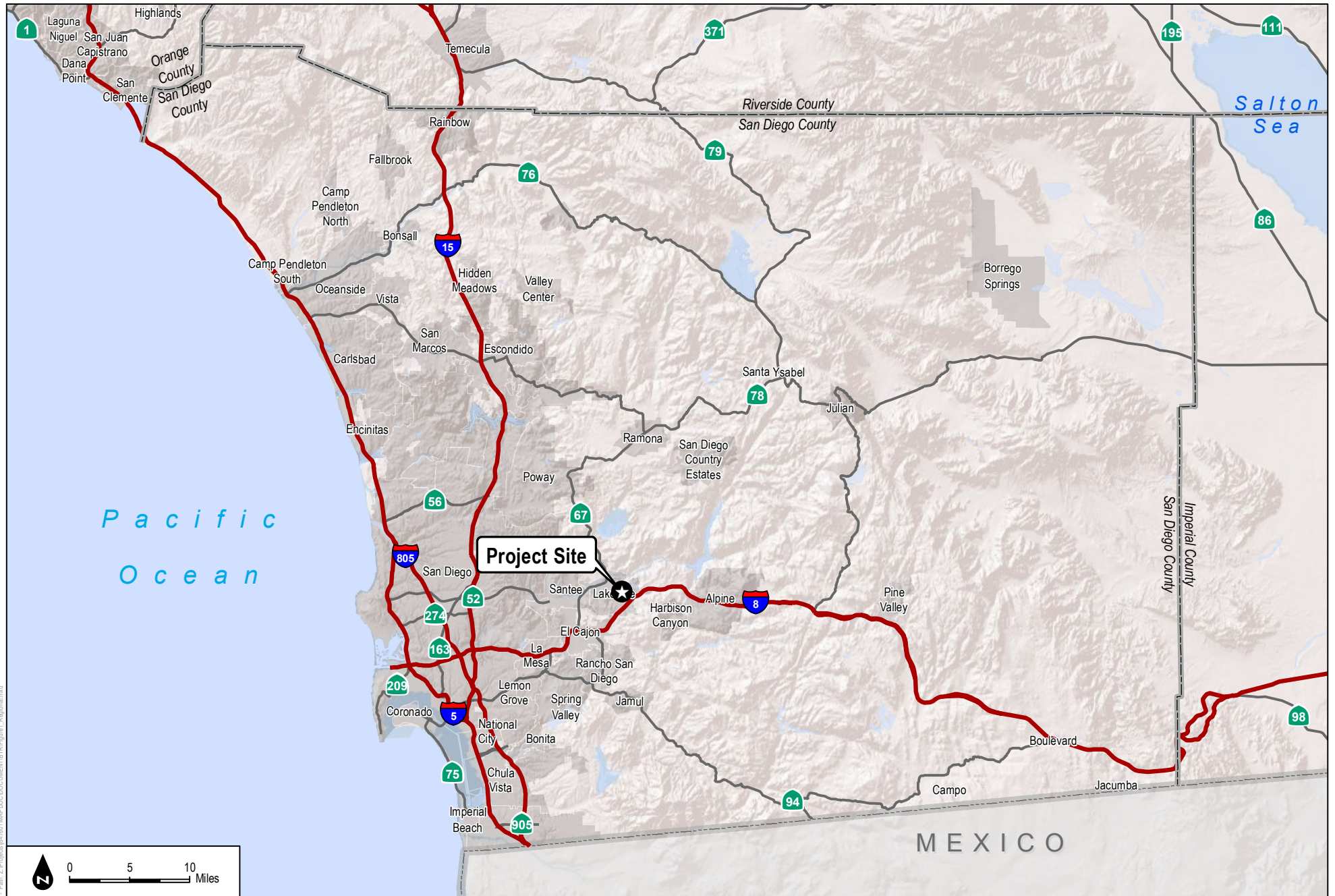
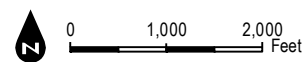
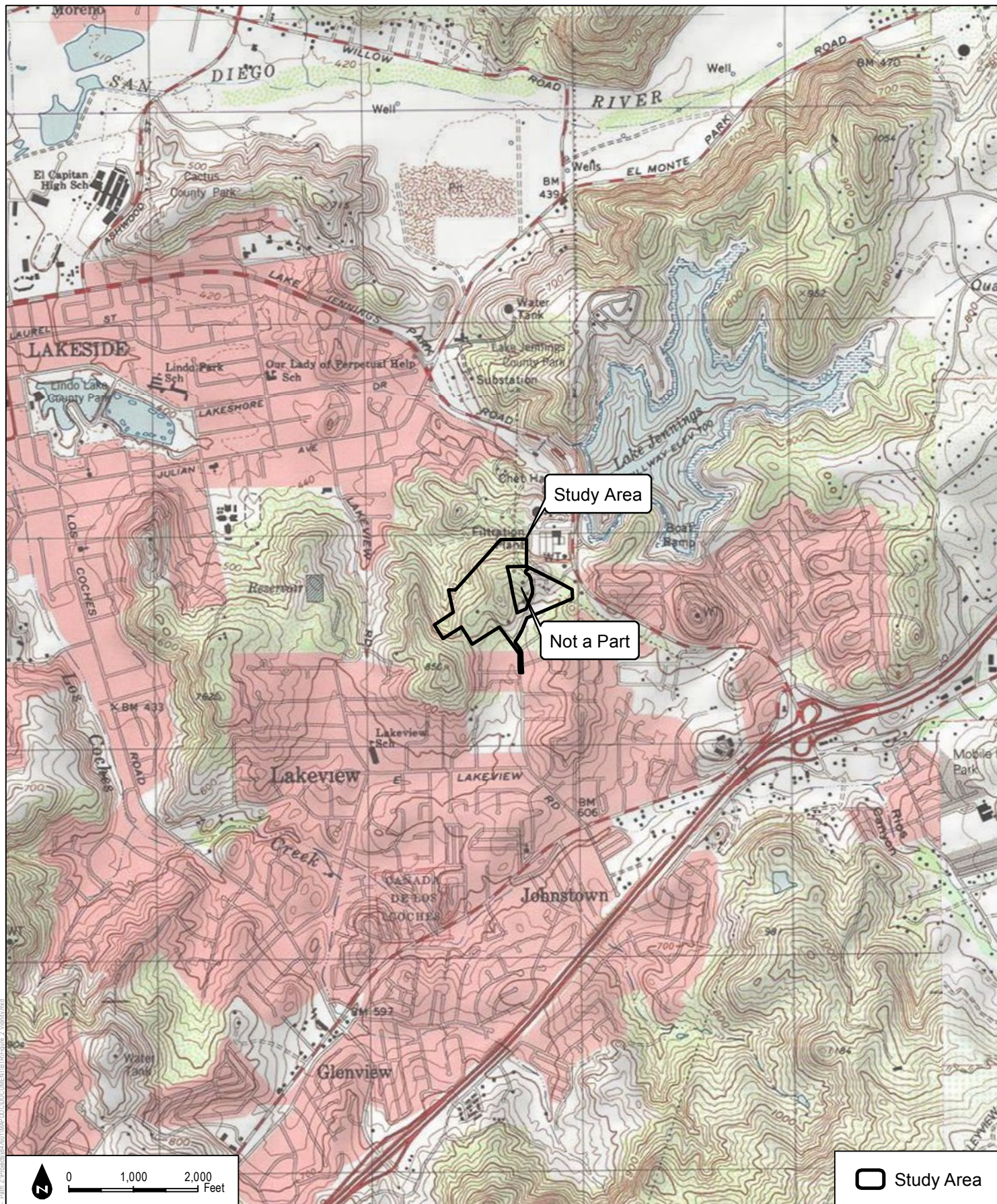



FIGURE 1
Regional Map

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Biological Resources Report for the Greenhills Ranch II Project



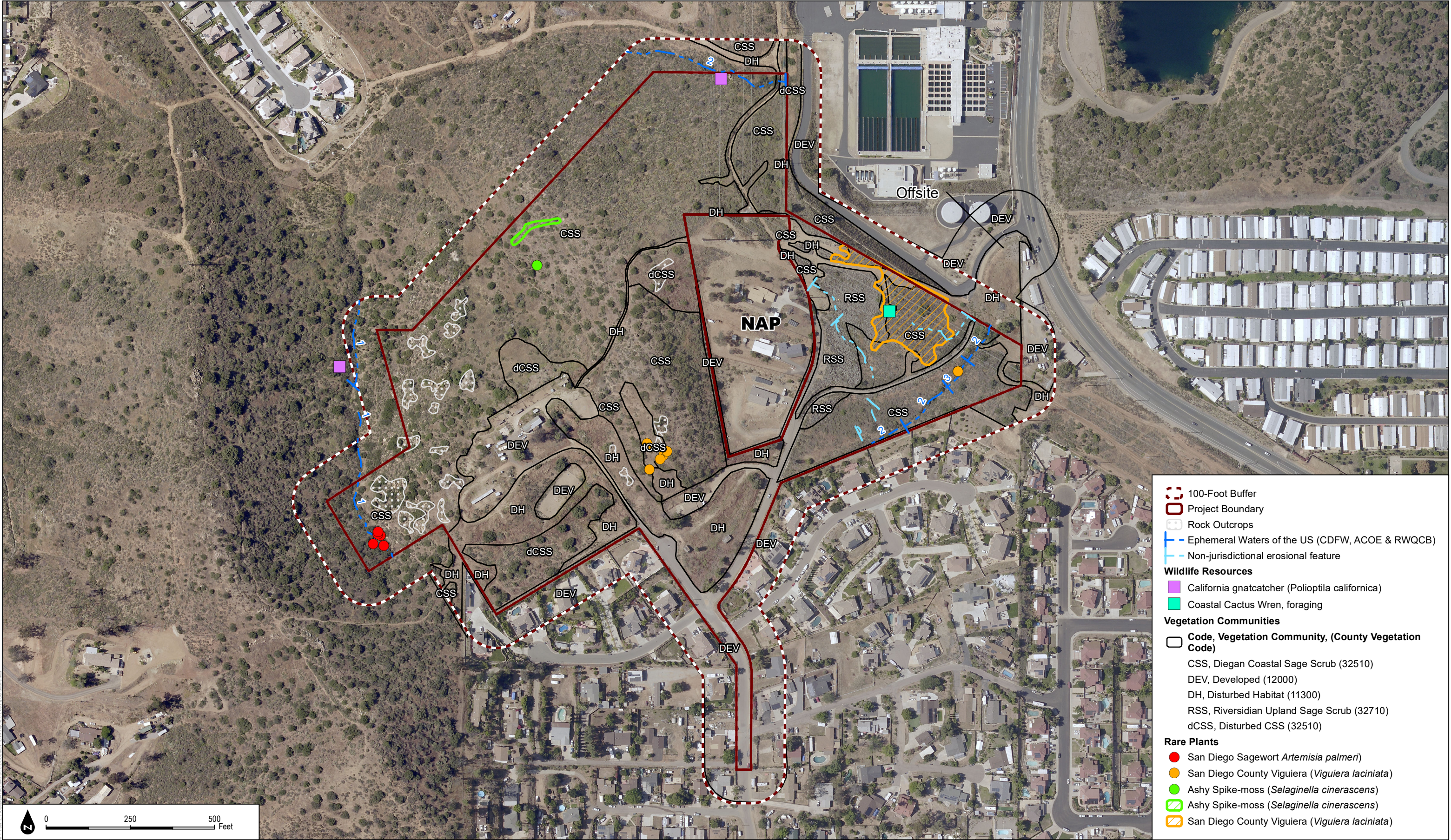
 Study Area

SOURCE: USGS 7.5-Minute Series El Cajon Quadrangle.

FIGURE 2
Vicinity Map

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Biological Resources Report for the Greenhills Ranch II Project



- 100-Foot Buffer
- Project Boundary
- Rock Outcrops
- Ephemeral Waters of the US (CDFW, ACOE & RWQCB)
- Non-jurisdictional erosional feature
- Wildlife Resources**
 - California gnatcatcher (*Poliophtila californica*)
 - Coastal Cactus Wren, foraging
- Vegetation Communities**
 - Code, Vegetation Community, (County Vegetation Code)**
 - CSS, Diegan Coastal Sage Scrub (32510)
 - DEV, Developed (12000)
 - DH, Disturbed Habitat (11300)
 - RSS, Riversidian Upland Sage Scrub (32710)
 - dCSS, Disturbed CSS (32510)
- Rare Plants**
 - San Diego Sagewort *Artemisia palmeri*
 - San Diego County Viguiera (*Viguiera laciniata*)
 - Ashy Spike-moss (*Selaginella cinerascens*)
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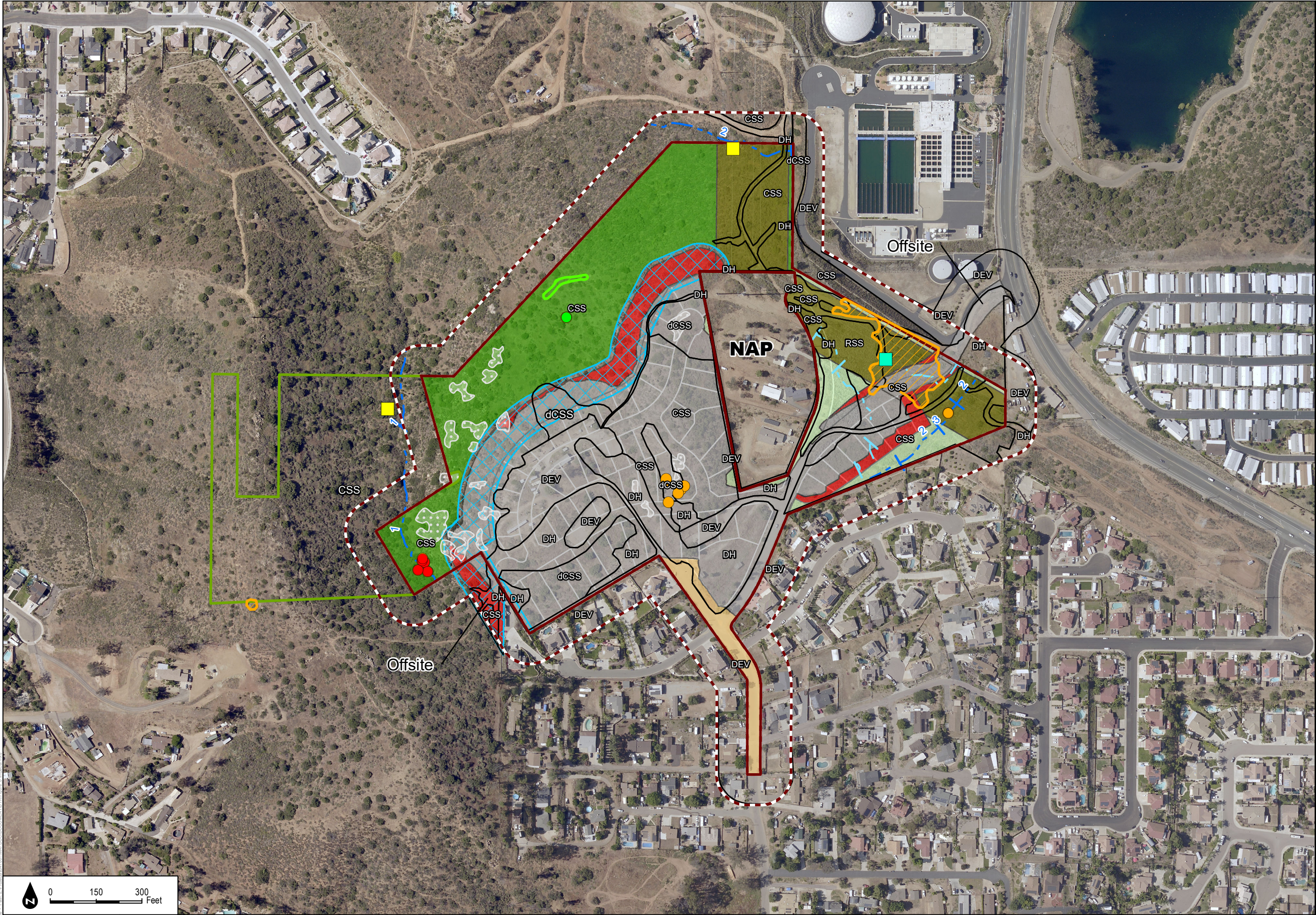
0 250 500 Feet

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SOURCE: SANDAG, 2015

Biological Resources Report for the Greenhills Ranch II Project

FIGURE 3
Existing Conditions



- 100-Foot Buffer
- Project Boundary
- Rock Outcrops
- Ephemeral Waters of the US (CDFW, ACOE & RWQCB)
- Non-jurisdictional erosional feature
- Wildlife Resources**
 - California gnatcatcher (*Poliptila californica*)
 - Coastal Cactus Wren, foraging
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- Rare Plants**
 - San Diego Sagewort (*Artemisia palmeri*)
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 - Ashy Spike-moss (*Selaginella cinerascens*)
 - San Diego County Viguiera (*Viguiera laciniata*)
- Project Impacts**
 - 100-Foot Buffer
 - Limits of Grading
 - Fuel Mod Zone
 - Impact Neutral Open Space
 - Impact Neutral Open Space - SDGE Easement
 - Preserve Open Space
 - (N/A)
 - LBZ
 - Off-site Mitigation

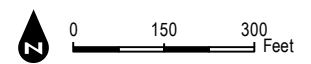


FIGURE 4
Impacts