VINCENT N. SCHEIDT

Biological Consultant

3158 Occidental Street • San Diego, CA • 92122-3205 • 858-457-3873 • 858-336-7106 cell • email: vince.scheidt@gmail.com

BIOLOGY LETTER REPORT

Biological Resources, Project Impacts, and Proposed Mitigation
The Lehman Tentative Parcel Map Project
PDS2020-TPM-21278
APN 123-261-14
Applicant: Tad Lehman
1494 Meredith Road
Fallbrook, California

September 2021
Revised May 2022

Summary

The Lehman Tentative Parcel Map Project (TPM 21278), hereinafter referred to as "Lehman Project", consists of an application to split a 10.28-acre parcel into four new parcels measuring between 2.0 gross acres and 3.2 gross acres each. Pad construction and related infrastructure improvements have already taken place on proposed Parcel 4, which is fully developed with a single-family residence. The Lehman Project site supports Extensive Agriculture, Urban Developed Habitat, Diegan Coastal Sage Scrub, and Coast Live Oak Woodland. Future development to construct a new home on each of the proposed Parcels 1, 2, and 3 with related infrastructure improvements will result in direct habitat impacts. Significant impacts can be reduced to less than significant with the dedication of onsite open space. Finally, an avian nesting survey and/or seasonal restrictions on site development are recommended to ensure project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Lehman Project is a Tentative Parcel Map application for a minor subdivision. This would subdivide existing parcel #123-261-14, which totals approximately 10.3 acres, into four new lots. The project site is located at 2600 Linda Vista Drive in the North County Metropolitan Subregional Planning area, within the community of Fallbrook in unincorporated San Diego County. Zoning for the site is Limited Agriculture (A70). The site is partially developed with a single family residence that would be retained. Access would be provided by private driveways off Linda Vista Drive. The project proposes an onsite septic system, and will utilize water from the Rainbow Municipal Water District. The project does not propose any grading at this time. Three new residential structures would be constructed subsequent to approval of the TPM, and a Preliminary Grading Plan (PGP) has been prepared to illustrate grading and related improvements on proposed Parcel 1, 2, and 3. Proposed Parcel 4 is fully-developed with a single family residence and related site improvements.

Three soil-types are found onsite. These are Fallbrook sandy loam, 15 to 30 percent slopes, eroded (FaE2) Placentia sandy loam, 5 to 9 percent slopes, eroded (PeC2), and Steep gullied land (StG). These soil types are not known to support specific edaphic rare or endangered plant species and no sensitive plants were found on the Lehman Project site during the survey. Due to the disturbed condition of the majority of the property and the surrounding area, no additional sensitive species are expected. Elevations on the property range between approximately 445 feet and 550 feet MSL.

The site is located within the County's draft North County Multiple Species Conservation Program (MSCP) Subarea Plan, outside lands designated as Pre-Approved Mitigation Areas (PAMA). There are no conserved lands on or adjacent to the property. The vegetation/habitat types on the property are predominantly disturbed and/or developed. The project must comply with the Resource Protection Ordinance (RPO), the County primary ordinance for protecting sensitive lands and species. The County considers the entire project site to be impacted in the absence of any onsite open space dedication.

Methods

The author (Vince Scheidt) conducted a field survey of the property on April 16, 2021 from 08:30 to 10:30. Weather conditions during the survey included temps in the high 60^{o}s, clear skies, and no significant wind.

All plants, animals, and habitats encountered during the surveys were recorded in the field. Adjoining offsite areas were examined concurrent with the baseline site surveying. The limits of each habitat-type were mapped in the field utilizing a recent aerial photograph of the property. All plants and animals identified in association with the project site are listed in Table 1, attached. Plants were identified in situ, or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this letter follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as amended). Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were noted. Animal nomenclature used in this report is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, et. al (1992) for mammals.

Vegetation Communities, Flora/Fauna, and Special Status Species

The Lehman Project site supports four generally discrete plant associations or habitats. These are: Extensive Agriculture, Urban Developed Habitat, Coast Live Oak Woodland, and Diegan Coastal Sage Scrub (Figures 2 and 3). Each of these habitats have been evaluated as either "sensitive" or "not sensitive" per the County's Biology Guidelines.

Vegetation Communities

Extensive Agriculture (fallow) - Tier IV (Holland Code 18300) – 6.8 acres
Active Extensive Agriculture (EA) covered the majority of the project site up until last year. This consisted of areas where staging had taken place for large container plants, mostly palm trees. Prior to this, the site was planted with lemon trees. Areas of EA extend offsite to the north on adjoining properties. The land currently mostly supports weeds and bare dirt. EA is not considered a sensitive biological resource in San Diego County, as defined by the County's Biology Guidelines. The biological resource value of this habitat is low.

Urban/Developed Habitat - Tier IV (Holland Code 12000) – 1.2 acres

Urban/Developed Habitat (UD) is present on the northeast corner of the property and parallel to the eastern boundary. This habitat consists of a single family residence and associated infrastructure improvements, landscaping, etc. plus an access road off of La Canada Road to the south. UD is not considered a sensitive resource in San Diego County, as defined by the County's Biology Guidelines. The biological resource value of this habitat is low.

Coast Live Oak Woodland - Tier I (Holland Code 71160) – 1.7 acres

Coast Live Oak Woodland (CLOW) habitat is found onsite along the eastern and western edges of the project site. Indicators include Coast Live Oak (*Quercus agrifolia*), with an understory of Poison Oak (*Toxicodendron diversilobum)*, and others. CLOW is considered a sensitive biological resource in San Diego County, as defined by the County's Biology Guidelines. The biological resource value of this habitat is moderate to high.

Diegan Coastal Sage Scrub (Holland Code 32500) – 0.6 acre

The eastern corner of the property to the east of Linda Vista Drive supports a patch of Diegan Coastal Sage Scrub (CSS) vegetation. Indicators include California Sagebrush *(Artemisia californica)*, Flat-top Buckwheat *(Eriogonum fasciculatum)*, Laurel Sumac *(Malosma laurina)*, and other soft-woody shrubs. CSS is considered a sensitive biological resource in San Diego County, as defined by the County's Biology Guidelines. The biological value of this habitat-type is moderate due to the limited distribution in the immediate area.

Flora and Fauna

Eighty-eight species of vascular plants and fifteen species of vertebrate animals were detected on the Lehman Project site during the survey. The species observed typify the diversity normally found on agricultural properties in interior foothills areas of San Diego County. A complete list of the plants and animals observed, listed alphabetically, can be found in Table 1, attached. This list would be expected to represent at least 80 percent of the naturalized plants occurring on this property. However, many animals are cryptic, seasonal, or nocturnal. At least dozens of species of animals are expected to use the site, at least on an occasional basis.

Special Status Species

No special status or "sensitive" plant species were observed on the property during the field survey. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the County of San Diego, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or the California Native Plant Society.

Sensitive plants known from the general vicinity of the property, along with an assessment of the probability of occurrence onsite, are presented in tabular form in Table 3, attached. Most of these are either associated with habitats not found here (such as vernal pools or native grasslands) or are large and distinctive perennials, which would not have been missed if encountered onsite. A few have a limited potential to occur onsite.

Two sensitive animal species were detected during the field survey. Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise considered noteworthy by the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, or the County of San Diego.

Western Bluebird
Sialia mexicana
Status: County of San Diego: Sensitive Animal List; Group 2
"Declining" (Unitt, 1984)
Federal/state status: none
Distribution: Occurs throughout the western United States
Habitat(s): Inhabits open areas, especially at the edges of woodlands or near farms, etc.
Status on site: A pair of specimens observed roosting in an isolated oak tree and flying offsite to the east. These specimens probably nest in the vicinity, although no nest cavities were observed on the subject property.

Red-shouldered Hawk
Buteo lineatus
Listing: County of San Diego: Sensitive Animal List; Group 1
State status: California "Fully Protected" Species (CDFG, 1994)
Federal status: none
Distribution: Central and southern California west of the Sierras. Also, southeastern Canada, Mexico, and the eastern United States.
Habitat(s): Mainly inhabits a variety of woodland habitats, including oak woodlands and larger eucalyptus stands.
Status on Site: A single specimen was seen soaring offsite to the south above a grouping of large eucalyptus trees, where they likely nest. Nesting habitat for this species is not present onsite.

Other sensitive animals known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

The majority of the Lehman Project site supports potential raptor foraging habitat. However, no raptors other than Red-shouldered Hawk were detected, and no raptor nesting is anticipated due to the overall disturbed nature of the project site and surrounding area.

Habitat Evaluations for Special Status Species

Due to the presence of CSS onsite and records of California Gnatcatchers within 5 miles of the project site, a direct habitat evaluation for California Gnatcatcher (*Polioptila californica*), a rare and federally-listed threatened species was conducted as part of the site survey work. It was determined that insufficient habitat was present onsite to warrant protocol surveys and the site is considered "unoccupied" by this species. The CSS on and adjacent to the Lehman Project site is a small patch that is isolated by rural residential developments and disturbed lands.

Some sensitive animal species with a moderate probability of occurring onsite, on at least an occasional basis, include Cooper's Hawk *(Accipiter cooperii)* and possibly other wide-ranging species (such as native bats) which might fly over the property on occasion. Others sensitive animals (such as certain cryptic reptiles) are also possible, although these would be common to most properties in the area, and no populations or significant numbers are expected.

Jurisdictional Wetlands and Waterways

Wetland areas under County of San Diego jurisdiction are determined based upon the County's Resource Protection Ordinance (RPO). Wetlands are defined under the RPO as lands having one or more of the following attributes: (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 (County of San Diego, 2007).

Two watercourses are present on the property; to the east and to the west. Both are ephemeral and likely qualify as jurisdictional "waters". The westerly watercourse qualifies as an RPO wetland. This has implications with respect to resource avoidance and adequate buffering. The onsite potion of the easterly drainage qualifies as an upland swale, and not as an RPO wetland. The project avoids both watercourses by design and includes a 50' or greater buffer to the westerly drainage (Figure 3) as required by the RPO.

Other Unique Features/Resources

Because of the property's size and mostly-disturbed nature, it lacks unique features or resources that would enhance its local or regional biological significance. The western edge of the property, supporting the main onsite drainage, could function as a local wildlife corridor, providing cover for animals that move up and down along the drainage. Beyond this, however, there is little potential for large mammals to use the site, other than urban-tolerant species (skunks, coyotes, etc). Also, for these reasons, there is little potential for native wildlife nursery sites to be present on the property other than possibly within the drainage area.

Project NCCP Compatibility

The conversion of native and naturalized habitats in the unincorporated County of San Diego is currently regulated through its Multiple Species Conservation Program (MSCP) Subarea Planning efforts in compliance with the State of California's Natural Community Conservation Planning Act of 1991. Natural Community Conservation Planning (NCCP) is a program implemented at the local level with the goal of preserving large, connected areas of chaparral, oak woodland, coastal sage scrub and other habitats in order to preserve habitat values and reduce the endangerment of "covered" species through the retention of long-term habitat viability in biologically-significant areas of the County. An NCCP identifies and provides for the regional protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity, including land development, agricultural conversion, and related land-use changes.

Project Compliance with the North County MSCP

The Lehman Project is consistent with the recommendations of the Subregional (MSCP) Plan and the County of San Diego's draft North County Subarea MSCP Plan (NCMSCP). The project also complies with the requirements of the County of San Diego's interpretation of the California Environmental Quality Act (CEQA). The draft NCMSCP requires certain preserve design elements, the avoidance of certain sensitive plant species, and application of specific mitigation ratios. As designed, the project will avoid impacts to native vegetation. The Lehman Project site is not located on lands designated by the draft Plan as a Pre-approved Mitigation Area (PAMA).

Significance of Project Impacts and Proposed Mitigation

Potential development-related impacts associated with future build-out of the Lehman Project site are subject to review under CEQA per the County's CEQA Guidelines. This means that the County requires that all project-related impacts to the site's native and naturalized flora, fauna, and habitats be assessed, and that mitigation be provided in the instance that impacts are considered "significant", as defined by CEQA. Mitigation is designed to reduce the effects of development, keeping all impacts at a level that is "less than significant".

Direct, Indirect, and Cumulative Impacts

Measurable direct and indirect impacts would result from the development of Lehman Project. Direct impacts result from the actual removal of habitat, plants, and animals from the site through grading and brushing clearing or thinning for fire protection purposes, agriculture, etc. These direct impacts are considered permanent, because they result in a conversion of habitats to landscaped areas, structures, parks, roads, etc. Indirect impacts also affect habitats, plants, and/or animals residing 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". Cumulative impacts are those that contribute to the regional loss of natural resources, even though they may be minor to negligible in their own right.

Impacts to habitats were calculated by determining the acreage of each habitat-type affected by site development, including onsite improvements and fire clearing from all habitable structures. Impacts are summarized in Table 2.

Direct Impacts

The County considers the entirety of subdivision projects to be considered impacted in the absence of open space easements dedicated for the preservation of biological resources. Therefore, the following are direct impacts associated with the Lehman Project (summarized in Table 2):

(1) Development could result in impacts to 6.7 acres of Extensive Agriculture and 1.2 acres of Urban Developed Habitat. These impacts are considered **less than significant**, as defined by CEQA. Mitigation for these losses is not required pursuant to the County's Biology Guidelines.

(2) Development will **avoid** 100 percent of the CLOW and CSS found onsite.

(3) Development could result in impacts to 4 isolated Coast Live Oak trees. This impact is considered **less than significant**, as defined by CEQA because these trees are more than 100 feet from the CLOW and are therefore not considered a part of the CLOW. Mitigation for this loss is not required pursuant to the County's Biology Guidelines.

(4) Development could result in a loss of foraging habitat for Western Bluebird and Red-shouldered Hawk. This impact is considered **significant**, as defined by CEQA. Mitigation for this potential loss of habitat is required pursuant to the County's Biology Guidelines.

Indirect Impacts

Some indirect impacts resulting from changes in land use are anticipated. These are primarily "edge effects" impacting remaining natural areas. Because the development area is already impacted to a degree by edge effects from historical use of the site for agriculture, the adjacent road, and surrounding developments, these indirect impacts are considered **less than significant.** No specific mitigation is recommended or required for indirect impacts.

Cumulative Impacts

The County of San Diego has determined that the project qualifies for a "partial exemption" pursuant to CEQA section 15183. CEQA 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, and no specific mitigation is required.

Proposed Mitigation

All project impacts are considered "less than significant" assuming the adoption of the following mitigation measures (Table 2):

1. The loss of 6.7 acres of EA and 1.2 acres of U/D is considered "less than significant" and does not require mitigation.

2. Impacts to CLOW, CSS, foraging habitat for Western Bluebird and Red-shouldered Hawk, and the RPO wetland will be avoided by design. The areas supporting these resources and can be preserved onsite within a Biological Open Space Easement (BOSE) which includes an RPO buffer. Open space fencing and signage will be included in the BOSE design. Open space signage shall be placed at 100-foot intervals along the fence line. In order to further protect the RPO wetland, a Limited Building Zone (LBZ) is recommended to prevent clearing or grading into the sensitive habitat area. Because development will avoid impacts to wetlands and "waters", the project developer will not 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.

3. The property contains habitat which may be used for nesting by migratory birds and raptors. Any grading, brushing or clearing conducted during the migratory bird and raptor breeding season (February 1 to June 1 for raptors and February 1 to August 31 for migratory birds), has a potential to impact nesting or breeding birds in violation of the Migratory Bird Treaty Act and the California Fish and Game Code. If grading, brushing or clearing is to occur between these time windows, nesting bird surveys would need to be conducted by a County-approved biologist within three days of grading, brushing or clearing activities. The applicant may submit evidence that nesting or breeding migratory birds will not be affected by the grading, brushing or clearing to these agencies: California

Department of Fish and Wildlife, 3883 Ruffin Rd., San Diego, CA 92123, (858) 467-4201, http://www.dfg.ca.gov/; and United States Fish and Wildlife Service, 2177 Salk Avenue, Suite 250, Carlsbad, California 92008, (760) 431-9440, http://www.fws.gov/.

No other biological mitigation associated with the Lehman Project is recommended at this time.

Bibliography/References

American Ornithologists' Union, committee on classification and nomenclature. 1998. A.O.U. Checklist of North American Birds. 7th Edition.

California Department of Fish and Wildlife. 2017. Designated endangered, threatened or rare plants and candidates with official listing dates. California Department of Fish and Game, January 2017

California Native Plant Society (CNPS). 2021. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA.

County of San Diego 2010. Guidelines for Determining Significance, County of San Diego Department of Planning and Land Use Department of Public Works. September 15.

County of San Diego 1999. Multiple Species Conservation Program, County of San Diego Subarea Plan. October 22.

Hickman, J. C. (Ed.). 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, 1400 pp.

Holland, R.F. 1986 (as amended; 1996). Preliminary descriptions of the terrestrial natural communities of California. California Nongame-Heritage Program. 156p.

Jones, J. K., et al. 1992. Revised checklist of North American mammals north of Mexico. Occas. Papers Mus., Texas Tech University, 146:1-23.

Stebbins, R. 2003. Western Reptiles and Amphibians. Peterson Field Guide Series, Houghton-Mifflin.

United States Fish and Wildlife Service. 2017. Endangered and Threatened Wildlife and Plants; Review of Native Species That Are Candidates for Listing as Endangered or Threatened; Annual Notice of Findings on Resubmitted Petitions; Annual Description of Progress on Listing Actions. Federal Register 50 CFR 17.

Preparer and Persons/Organizations Contacted

Vincent Scheidt
Certified Biological Consultant

Attachments

Table 1. Plants and Animals Observed
Table 2. Habitat Impacts/Mitigation Analysis
Table 3. Sensitive Species Known from the Vicinity

Figure 1. Regional Location
Figure 2. Recent Aerial Photo
Figure 3. Biological Resources on Preliminary Grading Plan

Attachment A. Correspondence from North County Fire District Authorizing 50′ Defensible Space (LBZ)

Table 1. Plants and Animals Observed – The Lehman Tentative Parcel Map Project

Scientific Name	Common Name
Plants	
Acmispon glaber var. *brevialatus*	Short-Winged Deerweed
Ambrosia psilostachya	Western Ragweed
Amsinckia menziesii	Common Fiddleneck
Artemisia californica	California Sagebrush
Baccharis pilularis	Coyote Brush
Baccharis salicifolia	Mule Fat
Bromus diandrus *	Ripgut Brome
Bromus hordeaceus *	Common Soft Brome
Bromus rubens *	Red Brome
Camissoniopsis hirtella	Hairy Suncup
Carduus tenuiflorus *	Slender Thistle
Carpobrotus chilensis *	Chilean Sea Fig
Centaurea melitensis *	Maltese Star-Thistle
Chenopodium murale *	Nettle-leaved Goosefoot
Citrus x limon *	Lemon
Conium maculatum *	Poison Hemlock
Corethrogyne filaginifolia	California Aster
Cotula australis *	Australian Waterbuttons
Crassula connata	Sand Pygmyweed
Croton setiger	Turkey Mullein
Datura wrightii	Sacred Datura
Dianthus barbatus *	Sweet-William
Dimorphotheca sinuata *	Cape Marigold
Dittrichia graveolens *	Stinkwort
Dysphania pumilio *	Clammy Goosefoot
Erigeron bonariensis *	Flax-Leaved Horseweed
Eriogonum fasciculatum	Flat-top Buckwheat
Erodium cicutarium *	Common Stork's-Bill
Eschscholzia californica	California Poppy
Euphorbia maculata *	Spotted Spurge
Euphorbia peplus *	Petty Spurge
Ficus carica *	Common Fig
Foeniculum vulgare *	Fennel
Galium aparine	Catchweed Bedstraw
Gazania linearis *	Striped Treasureflower
Geranium sp. *	Geranium
Glebionis coronaria *	Garland Daisy
Hedypnois rhagadioloides *	Cretanweed
Heteromeles arbutifolia	Toyon
Heterotheca grandiflora	Telegraphweed
Hirschfeldia incana *	Shortpod Mustard
Hordeum murinum	Wall Barley
Hypochaeris glabra *	Smooth Cat's Ear
Isocoma menziesii	Coastal Goldenbush

Table 1. Plants and Animals Observed – The Lehman Tentative Parcel Map Project

Scientific Name	Common Name
Plants	
Kickxia elatine *	Sharp-Leaved Fluellen
Lactuca serriola *	Prickly Lettuce
Lamarckia aurea *	Goldentop Grass
Lepidium didymum *	Lesser Swine-Cress
Limonium perezii *	Perez's Sea Lavender
Limonium sinuatum *	Blue Statice
Lobularia maritima *	Sweet Alyssum
Logfia gallica *	Narrowleaf Cottonrose
Lupinus sp.	Lupines
Lupinus bicolor	Miniature Lupine
Lysimachia arvensis *	Scarlet Pimpernel
Malosma laurina	Laurel Sumac
Malva sp. *	Malva
Marah macrocarpa	Chilicothe
Medicago polymorpha *	Bur Clover
Melilotus indicus *	Small Melilot
Muhlenbergia microsperma	Littleseed Muhly
Nicotiana glauca *	Tree Tobacco
Pectocarya linearis ferocula	Narrow-Toothed Pectocarya
Phacelia minor	Wild Canterbury Bells
Polycarpon tetraphyllum *	Fourleaf Manyseed
Pseudognaphalium californicum	California Cudweed
Quercus agrifolia	Coast Live Oak
Raphanus sativus *	Wild Radish
Ricinus communis *	Castor Bean
Salix lasiolepis	Arroyo Willow
Salsola sp. *	Russian Thistles
Sambucus cerulea	Blue Elder
Schinus molle *	Pepper Tree
Schinus terebinthifolia *	Brazilian Pepper
Schismus barbatus *	Common Mediterranean Grass
Silybum marianum *	Milk Thistle
Sisymbrium irio *	London Rocket
Solanum americanum	American Black Nightshade
Sonchus asper *	Prickly Sowthistle
Sonchus oleraceus *	Common Sow-Thistle
Spergularia rubra	Red Sand Spurrey
Stephanomeria sp.	Wirelettuce
Toxicodendron diversilobum	Pacific Poison Oak
Trifolium willdenovii	Tomcat Clover
Urtica urens *	Dwarf Nettle
Verbascum virgatum *	Wand Mullein
Vitis girdiana	Desert Wild Grape
Vulpia myuros *	Rat's-Tail Fescue

Table 1. Plants and Animals Observed – The Lehman Tentative Parcel Map Project

Scientific Name	Common Name
Reptiles	
Sceloporus occidentalis longipes	Great Basin Fence Lizard
Uta stansburiana	Side-blotched Lizard
Birds	
Archilochus anna	Anna's Hummingbird
Carpodacus mexicanus	Housefinch
Corvus brachyrhynchos	Common Crow
Thryomanes bewickii	Bewick's Wren
Carduelis psaltria	Lesser Goldfinch
Pipilo crissalis	California Towhee
Buteo lineatus	**Red-shouldered Hawk**
Zenaida macroura	Mourning Dove
Sialia mexicana	**Western Bluebird**
Mammals	
Canis latrans	Coyote
Otospermophilus beecheyi	California Ground Squirrel
Sylvilagus audubonii	Desert Cottontail Rabbit
Thomomys bottae	Valley Pocket Gopher

Total: 88 species of plants and 15 species of animals detected

* = Non-native Species **Bold**= Sensitive Species

Table 2. Vegetation Community Impact/Mitigation Analysis – The Lehman Tentative Parcel Map Project

Vegetation Community	Total Acres Onsite[1]	Acres Impacted	Mitigation Ratio	Mitigation Recommended (Preserved Onsite)
Extensive Agriculture	6.8 acres	6.7 acres[2]	none	0.1 acre
Urban/ Developed	1.2 acres	1.2 acres	none	none
Diegan Coastal Sage Scrub	0.6 acre	none	--	OSE including all CSS onsite (0.6 acre)
Coast Live Oak Woodland	1.7 acres	none	--	OSE including all CLOW onsite (1.7 acres)
TOTALS	**10.3 acres**	**7.9 acres**	--	**2.4 acres**

[1] *Acreages rounded per County requirements*

[2] *0.1 acre of Extensive Agriculture is preserved onsite within the BOSE to adequately buffer the RPO wetland on the western portion of the property.*

Table 3. Sensitive Species Known from the Vicinity – The Lehman Tentative Parcel Map Project

Latin Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chapparal	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	Factual Basis for Determination
Brodiaea orcuttii	Orcutt's Brodiaea							A			X	X	X	X								X					L	1a
Chorizanthe procumbens	Prostrate Spineflower							n/a	X	X				X													M	2a
Clarkia delicata	Campo Clarkia							A		X			X	X													L	1a
Harpagonella palmeri	Palmer's Grapplinghook							D	X		X			X													L	1a
Juncus acutus leopoldii	Southwestern spiny rush							D				X											X				L	1a
Ophioglossum californicum	California-adder's Tongue Fern							D		X	X											X					L	1a
Pentachaeta aurea	Golden-rayed Pentachaeta							D	X	X				X								X					M	2b
Piperia leptopetala	Narrow-petaled Rein Orchid							D		X			X	X	X												L	1a
Quercus engelmannii	Engelmann Oak							D					X														M	2a
Accipiter cooperi	Cooper's Hawk								X	X	X	X	X	X	X	X							X				M	2a
Accipiter striatus	Sharp-shinned Hawk								X	X		X	X	X	X	X											L	1a
Aimophila ruficeps canescens	Rufous-crowned Sparrow								X					X													L	2a
Ammodramus savannarum	Grasshopper Sparrow										X																L	1a
Amphispiza belli belli	Bell's Sage Sparrow								X	X				X													L	1a
Anniella pulchra pulchra	Silvery Legless Lizard								X		X	X												X			L	1a
Antrozous pallidus	Pallid Bat								X	X	X	X	X	X	X	X	X		X	X			X				M	2a
Aquila chrysaetos	Golden Eagle						X		X	X	X		X	X	X	X	X										L	1a
Ardea herodias	Great Blue Heron										X							X							X		L	1a
Bassariscus astutus	Ringtail									X		X	X	X													L	1a
Buteo lineatus	Red-shouldered hawk								X	X	X	X	X	X	X	X											O	-
Cathartes aura	Turkey Vulture								X	X	X	X	X	X	X	X											M	2a

Chaetodipus c. femoralis	Dulzura CA Pocket Mouse								X	X	X		X	X	X													L	1a
Chaetodipus fallax fallax	NW San Diego Pocket Mouse								X	X	X			X					X	X							L	1a
Charina trivirgata roseofusca	Coastal Rosy Boa								X	X			X	X													M	2a
Circus cyaneus hudsonius	Northern Harrier								X		X							X			X				X	L	1a
Cnemidophorus hyperythrus	Orange-throated Whiptail								X	X	X	X		X													M	2a
Cnemidophorus t. multiscutatus	Coastal Western Whiptail									X		X	X	X													M	2a
Coleonyx variegatus abbottii	San Diego Banded Gecko								X		X			X													M	2a
Corynorhinus townsendii	Townsend's Big-eared Bat									X	X	X	X	X	X	X	X	X		X	X			X			M	2a
Crotalus ruber ruber	No. Red Diamond Rattlesnake								X	X				X			X		X								M	2a
Danaus plexippus	Monarch Butterfly									X	X		X											X			M	2a
Diadophis punctatus similis	San Diego Ringneck Snake								X	X		X	X	X	X	X											M	2a
Dipodomys stephensi	Stephen's Kangaroo Rat	X			X				X		X																L	1a
Elanus caeruleus	Black-shouldered Kite										X	X															L	1a
Eremophila alpestris	Horned Lark										X													X			L	1a
Eumops perotis californicus	Greater Western Mastiff Bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
Falco mexicanus	Prairie Falcon										X								X	X							L	1a
Felis concolor	Mountain Lion								X	X		X	X	X	X	X	X		X	X			X				L	1a
Lanius ludovicianus	Loggerhead Shrike								X		X	X	X						X	X							L	1a
Larus californicus	California Gull (Non-breeding)										X							X			X		X	X	X		L	1a
Lasiurus blossevillii	Western red bat									X		X	X	X	X	X	X			X			X				L	1a
Lepus californicus bennettii	SD Black-tailed Jackrabbit								X	X	X		X	X	X	X											L	1a
Macrotus californicus	CA Leaf-nosed Bat								X	X		X							X	X							L	1a
Myotis ciliolabrum	Small-footed Myotis									X		X	X	X	X	X	X			X			X				L	1a
Myotis yumanensis	Yuma Myotis								X	X	X	X	X	X	X	X	X	X			X	X	X		X		L	1a
Neotoma lepida intermedia	San Diego Desert Woodrat								X	X		X	X	X													L	1a
Nyctinomops macrotis	Big Free-tailed Bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		L	1a
Nyctinomops femorosaccus	Pocketed Free-tailed Bat								X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		L	1a

Odocoileus hemionus	Southern Mule Deer								X	X	X	X	X	X	X	X	X		X	X			X				L	1a
Onychomys torridus ramona	Southern Grasshopper Mouse								X	X	X			X													L	1a
Perognathus l. brevinasus	Los Angeles Little Pocket Mouse								X	X	X			X											X		L	1a
Perognathus l. internationalis	Jacumba Little Pocket Mouse																		X	X				X			L	1a
Phrynosoma coronatum blainvillei	San Diego Horned Lizard								X	X	X			X													L	1a
Polioptila californica californica	California Gnatcatcher		X						X																		L	1a
Salvadora hexalepis virgultea	Coast Patch-nosed Snake								X	X				X			X										L	1a
Scaphiopus hammondii	Western Spadefoot Toad								X	X	X	X	X	X				X					X				L	1a
Sialia mexicana	Western bluebird								X	X	X	X		X				X									O	-
Taxidea taxus	American Badger								X	X	X		X	X	X		X		X	X				X			L	1a
Tyto alba	Common barn-owl										X		X		X		X										M	2a

Probability of Occurrence Codes:
L – Low Probability
M – Moderate Probability
H – High Probability
O – Observed; see text for detailed discussion.

Factual Basis for Determination:
1a - no significant habitat (animal or plant)
1b - distinctive perennial that would not have been missed if present onsite (plant)

2a - might be expected to occur onsite based on habitat suitability and quality (plant or animal);
2b - might be expected to occur onsite, but very rare or cryptic (animal), and/or poorly known (plant or animal)

3a - nearly certain to occur onsite based on habitat suitability and quality (plant or animal)
3b - ephemeral species known from the immediate vicinity and likely to occur onsite, but seasonal in occurrence (plant)

Figure 1. Regional Location – Lehman Tentative Parcel Map Project U.S.G.S. "Bonsall, California" 7.5′ Quadrangle

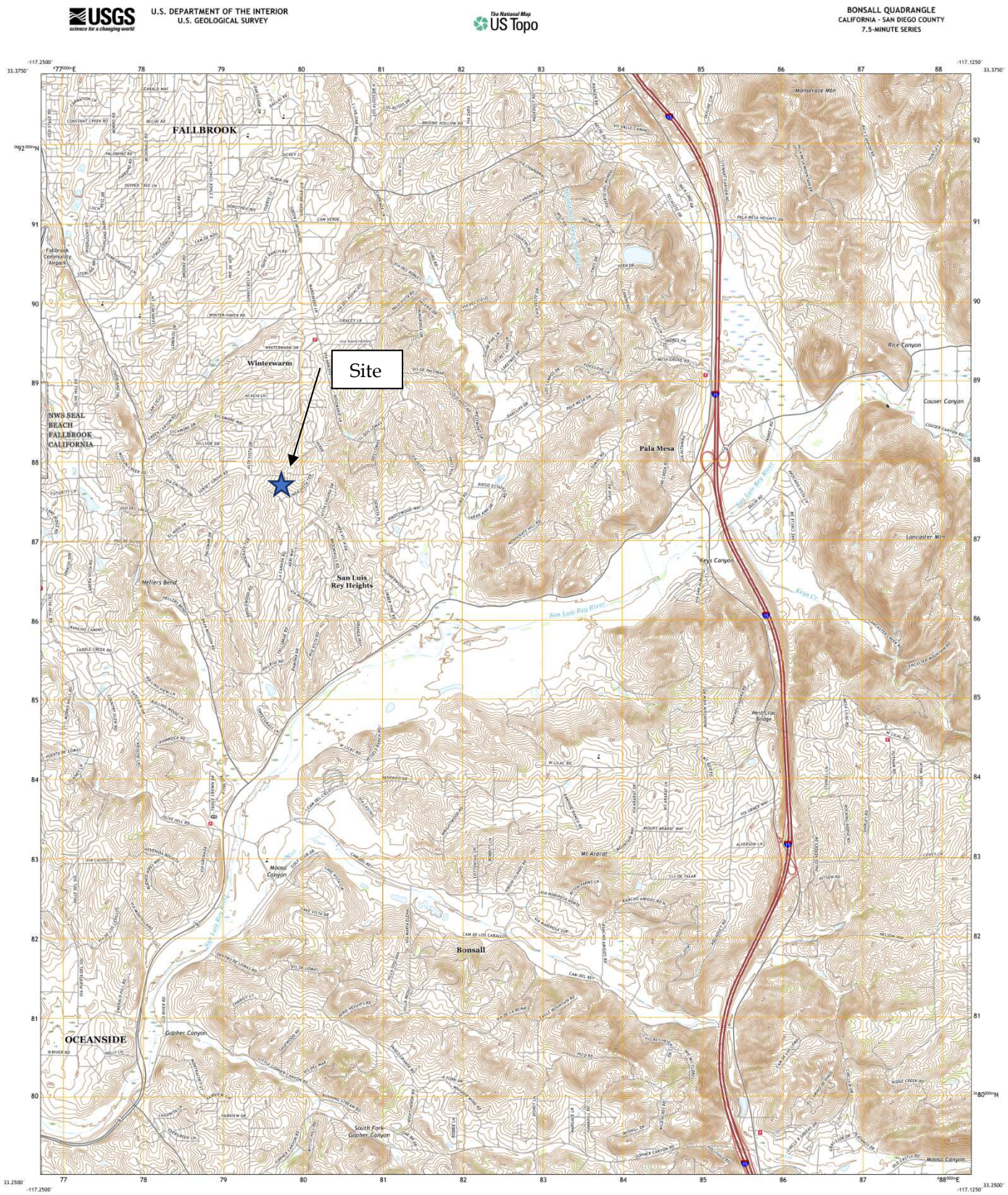


Figure 2. Biological Resources on Recent Aerial Photo - Lehman Tentative Parcel Map Project

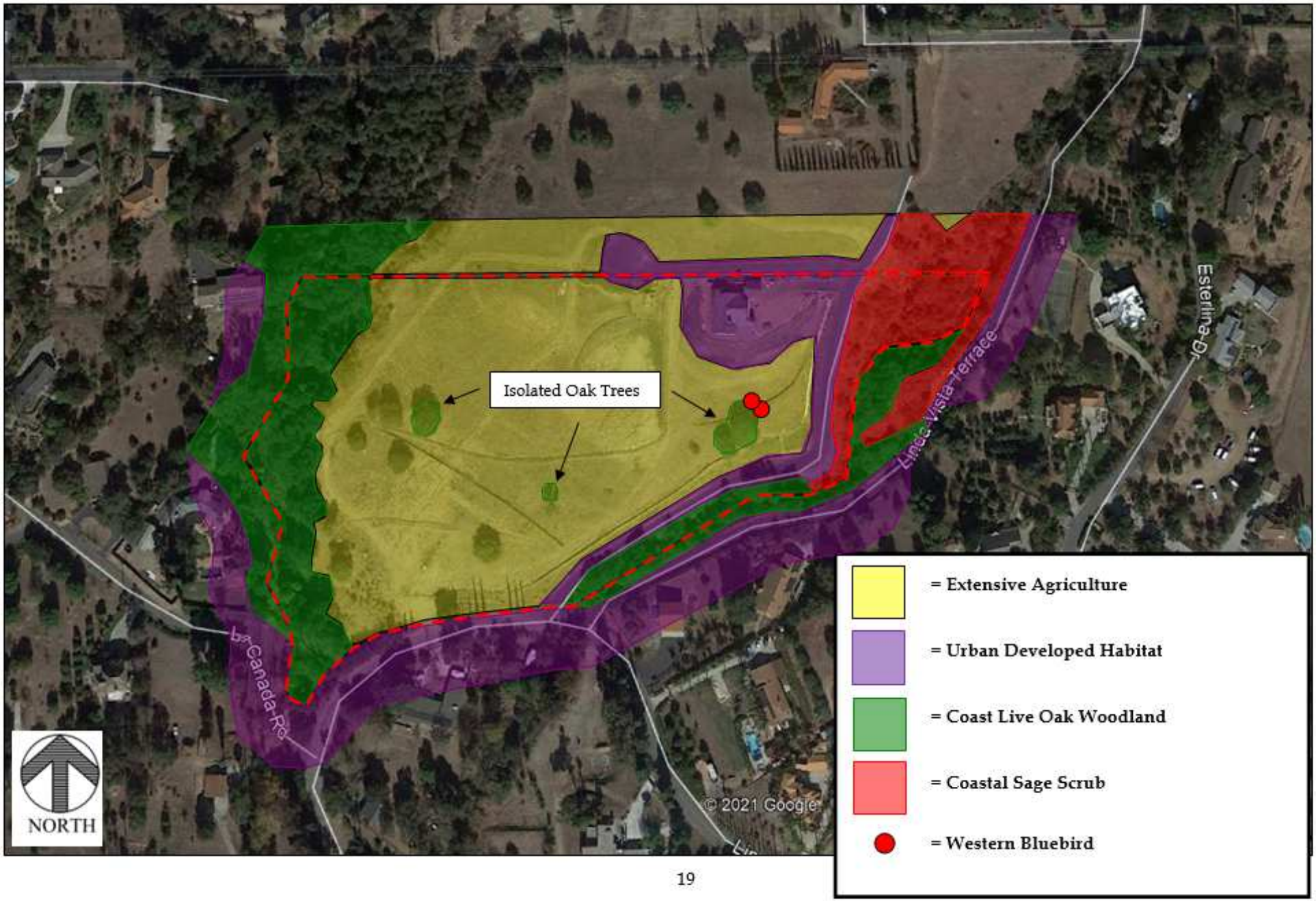
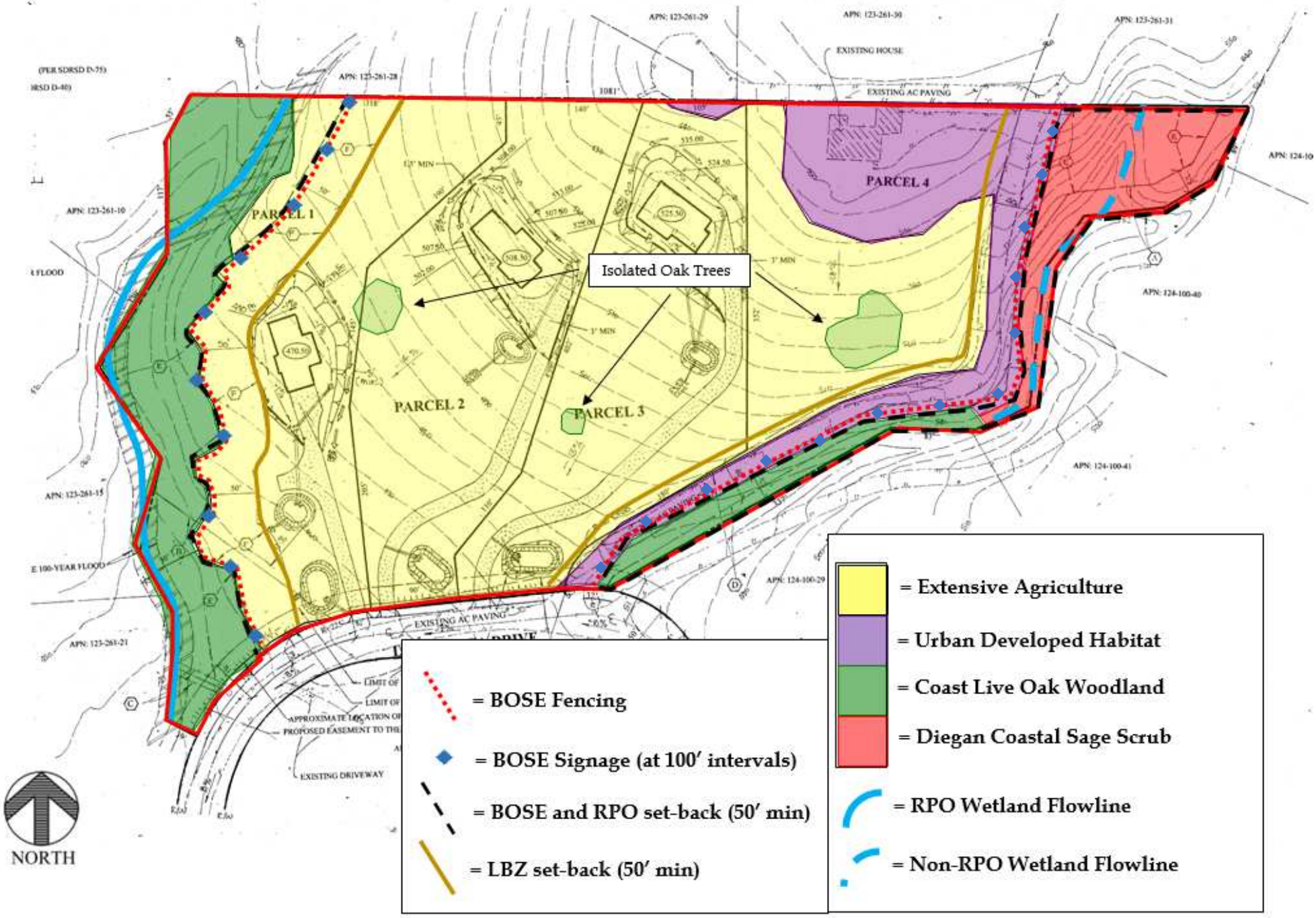


Figure 3. Biological Resources on Preliminary Grading Plan - Lehman Tentative Parcel Map Project



Attachment A.

Correspondence from North County Fire District Authorizing 50′ Defensible Space (LBZ)

Linda Vlsta tpm

Dominic Fieri <dfieri@ncfire.org> Fri, Apr 8, 2022 at 9:31 AM
To: "harrisonrce@aol.com" <harrisonrce@aol.com>, "vince.scheidt@gmail.com" <vince.scheidt@gmail.com>

Hello All,

Regarding Parcel 1 TPM 21278 Linda Vista 50' of defensible space to from protected space may be allowed and mitigated for with the use of a "blaze wall." Such criteria will be reviewed during the building permit phase when the structure is going through fire plan check. The applicant at the time of parcel 1 structure may propose an alternate means that will meet the intent of the fire code and provide the same level of fire protection to the structure.

Sincerely,

Dominic

Dominic Fieri, MPA, CFI | Fire Marshal

North County Fire Protection District | 330 S. Main Ave – Fallbrook, CA 92028

T: (760) 723-2040 **F:** (760) 723-2045

dfieri@ncfire.org | **www.ncfire.org**

Proudly serving the communities of Fallbrook, Bonsall and Rainbow ~ Duty, Integrity and Respect

Discover North County Fire on social media:

Facebook | Twitter | LinkedIn | Instagram | YouTube

[Quoted text hidden]