

BIOLOGICAL RESOURCES LETTER REPORT

ROETZHEIM TENTATIVE PARCEL MAP

3390 Jamul Highlands Road, Jamul CA 91935

JAMUL/DULZURA COMMUNITY PLAN AREA
COUNTY OF SAN DIEGO, CA

APN: 596-152-04-00
PDS2017-TPM-21255; PDS2017-ER-19-003

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Prepared for:
County of San Diego

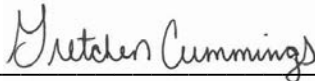
Project Proponent
William Roetzheim
13518 Jamul Drive
Jamul, California 91935

Prepared by:
Eliysha Loveless
Loveless Linton, Inc.
1421 West Lewis Street
San Diego, CA 92103
(707) 499-1140



Eliysha Loveless; Senior Biologist
and

Gretchen Cummings
Cummings Environmental, Inc.
1721 Main Street, Suite 104
Ramona, CA 92065
(760) 440-0349



Gretchen Cummings; Principal Biologist

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Summary

The proposed Tentative Parcel Map (TPM) is located on a vegetated hill surrounded by rural residential properties. It is located at 3390 Jamul Highlands Road, in the unincorporated community of Jamul in southeastern San Diego County, California (Figures 1 and 2). The project proposes to subdivide the parcel into 4 separate residential lots (Figure 4).

Loveless and Linton Environmental Services biologist conducted a biological assessment of the site to identify sensitive species and other biological resources that may be present and potentially impacted by project activities. Two habitat types, chamise chaparral and coastal sage scrub were identified within the study site. The proposed project will directly impact approximately 4.71 acres of chamise chaparral habitat and approximately 0.52 acres of coastal sage scrub habitat. No wetlands or other jurisdictional waters are located on the site. In addition, the parcel includes an approximately 0.1-acre area that will not be impacted by project activities. The area consists of approximately 0.08 acres of coast live oak woodland habitat and approximately 0.02 acres of coastal sage scrub habitat.

No sensitive plant species were observed during the survey. Scat of one California Department of Fish and Wildlife (CDFW) species of special concern (SSC), the San Diego horned lizard (*Phrynosoma coronatum blainvillii*) within the project site, and one turkey vulture (*Cathartes aura*) was observed flying overhead during the survey. No other sensitive animals were detected during the survey. The site contains suitable nesting habitat for raptors and migratory birds protected under the Migratory Bird Treaty Act and the California Fish and Wildlife Code, so impacts may occur if unsupervised clearing of vegetation takes place within the nesting season. A mitigation measure is recommended to avoid such impacts. Suitable habitat for three County Group 2 sensitive animals, Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), red diamond rattlesnake (*Crotalus ruber*), and San Diego horned lizard was observed within and adjacent to the project site. Habitat-based mitigation will benefit these species and mitigate this impact is recommended.

Introduction

Project Description, Location, Setting

The project is a Tentative Parcel Map to subdivide an existing 10.31-acre parcel into 4 separate residential parcels. The project site is located at 3390 Jamul Highlands Road in the Jamul/Dulzura Community Planning area, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Semi-Rural, Land Use Designation SR-2. Zoning for the site is Limited Agriculture (A70). The site is developed with an existing single-family residence that would be retained. Access would be provided by a private road connecting to Jamul Highlands Road. The project would be served by on-site septic systems and imported water from the Otay Water District. Approximately 900 feet extension of water, electric, and gas utilities will be required by the project. Earthwork will consist of cut and fill of 2,500 cubic yards of material to construct pads for future homes. No import or export is proposed. No off-site impacts are currently proposed. Connection of utility lines to the proposed residential plots will not require any new off-site structures and all impacts will be within the project area and within the Jamul Highland Road right-of-way. Approximately 5 acres of the project area have been previously graded under a previously-issued grading permit (PDS2015-LDGRMJ-30036), so the total area for the scope of this report is approximately 5.31 acres. A Biological open space easement is located east of the project site, across Jamul Highlands road, and a 100-foot limited building zone (LBZ) is established around the easement. An approximately 0.25-acre area along the east edge of the project site is included in the LBZ which will be dedicated as a condition of approval of the TPM. No habitable structures will be built within the LBZ.

Methods

Loveless & Linton senior biologist, Ely Loveless, conducted the survey within the project area on September 11, 2017 between 8:00 a.m. and 12:00 p.m. Weather conditions consisted of clear skies, winds at 1 to 3 miles per hour, and temperatures from 77 to 93 degrees Fahrenheit. A second survey was conducted on September 28, 2018 between 12:00 and 12:30 p.m. Weather conditions consisted of approximately 10 percent cloud cover, winds at 1 to 3 miles per hour, and a temperature of 76 degrees Fahrenheit. The site was surveyed on foot along existing cleared pathways and along meandering transects throughout the project site. The primary focus of the first survey was to document the location and overall quality of habitat types and occurrence or potential occurrence of any sensitive species. Wildlife species observed were identified directly by site and/or sound, and indirectly by scat, burrows/nests, and tracks. The primary focus of the second survey was to document the habitat types and overall quality of the habitats, as well as the occurrence or potential occurrence of any sensitive species within the approximately 0.1-acre area of the parcel located across Jamul Highlands Road from the impact site.

Prior to conducting the on-site survey, a preliminary review of literature and databases relevant to the sensitive species listed on the Comprehensive List of Sensitive Species located in the project Scoping Letter was conducted. In addition, soils maps (USDA Web Soil Survey), recent aerial imagery (Google Earth 2016), and other maps of the project site and immediate vicinity were acquired and reviewed to obtain updated information on the natural environmental setting.

Date	Survey Type	Time	Conditions	Biologist
9/11/2017	general, sensitive species	0800 - 1200	temp: 77-93°F winds: 1-3 mph cloud cover: 0%	Ely Loveless
9/28/2018	general, oak woodland habitat	1200-1230	temp: 76°F winds: 1-3 mph cloud cover: 10%	Ely Loveless

Regional Context

The site is located within the County's Multiple Species Conservation Program (MSCP). As such, the project must comply with the Biological Mitigation Ordinance (BMO), the County ordinance for implementing the MSCP. By the project's conformance with the BMO, the project will comply with the Federal and State Endangered Species Acts for species covered by MSCP. The site is located in the Metro-Lakeside-Jamul MSCP Subarea Plan and is not directly adjacent to any national forest lands, BLM lands, or sovereign Native American lands. Habitats identified in the project area are chamise chaparral and coastal sage scrub habitats, surrounded by disturbed oak woodland residential properties (Figure 3).

Habitats/Vegetation Communities

The project site is located on a conical-shaped hill with approximately 10 to 25 percent slopes and between approximately 370 and 412 meters in elevation. The soils (USDA Web Soil Survey 2017) are Cienaba-Fallbrook rocky sandy loams 9-30% slopes, eroded. Two vegetation communities, chamise chaparral and Diegan coastal sage scrub, were identified within the project site.

Chamise chaparral (tier 3) is defined as a one to three-meter-tall chaparral overwhelmingly dominated by chamise, with associated species contributing little to cover. Chamise chaparral habitat is adapted to repeated fires by stump sprouting. Mature stands are densely interwoven with very little herbaceous understory or litter. High quality chamise chaparral habitat is located on approximately 4.71 acres within the project area and is dominated by chamise (*Adenostoma fasciculatum*), mission manzanita (*Xylococcus bicolor*), jojoba (*Simmondsia chinensis*), and laurel sumac (*Malosma laurina*) with the average shrub height of approximately 4 to 5 feet and approximately 90 percent shrub cover with occasional openings and cleared pathways throughout the dense chaparral habitat.

Coastal sage scrub (tier 2) is defined as Low, soft-woody subshrubs (to ca. 1 m high) that are most active in winter and early spring. Many taxa are facultatively drought- deciduous. Coastal sage scrub habitat is dominated by California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*) together with laurel sumac, white sage (*Salvia apiana*) and black sage (*Salvia mellifera*). Stem- and leaf-succulents, while present, are not nearly as conspicuous as in Maritime Succulent Scrub. Medium quality Diegan coastal sage scrub habitat is located on approximately 0.52 acres within the project area, adjacent to a roadside drainage along the eastern edge of the project site, and is dominated by California sagebrush, California buckwheat, and white sage, with broom baccharis (*Baccharis sarothroides*) and laurel sumac. The average shrub height is approximately 2 feet and the shrub cover is approximately 80 percent. An additional 0.02 acres of medium-quality coastal sage scrub habitat is located along the eastern edge of Jamul Highlands Road and consists of California buckwheat, broom baccharis, laurel sumac, California bricklebrush (*Brickellia californica*), black mustard, and wild oat.

Coast live oak woodland habitat (tier 1), is described as having one dominant tree, coast live oak (*Quercus agrifolia*), with a poorly-developed understory that may include toyon (*Heteromeles arbutifolia*), currant (*Ribes* sp.), laurel sumac, or blue elderberry (*Sambucus nigra* ssp. *caerulea*) and a continuous herb component of introduced taxa. Approximately 0.08 acres of medium-quality coast live oak woodland habitat is located east of Jamul Highlands Road and contains coast live oak with an understory of black mustard, Russian thistle (*Salsola tragus*), horehound (*Marrubium vulgare*) and poison oak (*Toxicodendron diversilobum*), with an herbaceous layer of wild oat (*Avena fatua*).

The project area is surrounded on all sides by chaparral habitat and disturbed coast live oak woodland with residential properties, with patches of coastal sage scrub habitat located adjacent to the southeast corner of the project area, and Jamul Highlands Road located along the eastern and western edges. Jamul Creek, which leads to the Otay Reservoir, is located across Jamul Highlands Road, approximately 200 feet southeast of the project site. An approximately 5-acre area, including one residential plot and an approximately 870-foot-long road have been previously graded.

Observed Species

Twenty-three plant species and 14 wildlife species were observed during the surveys, and are listed in Appendix C.

Special Status Species

Plants

Eighteen sensitive plant species, listed on the Comprehensive List of Sensitive Species located in the project Scoping Letter, were assessed for the potential to occur within the project site and are discussed in appendix A. None of the 18 species were observed during the survey, and 11 are not likely to occur on site due to lack of suitable habitat or appropriate soils. Suitable habitat for seven species, discussed

below, was observed within the project site. Please refer to Appendix A for California Native Plant Society (CNPS) codes.

Southern mountain misery (*Chamaebatia australis*), a San Diego County List D and CNPS 4.2 species, is a perennial shrub with fern-like leaves that flowers November through May and is found on dry slopes in chaparral, grasslands, and forests between 300 and 1020 meters in elevation. The survey was conducted within the flowering time for this shrub and, if present, would likely have been detected. Therefore, no impacts to this species are anticipated as a result of project activities.

San Miguel savory (*Clinopodium chandleri*), a San Diego County List A and CNPS 1B.2 species, is a perennial shrub that flowers March through July and is found in rocky, gabbroic, or metavolcanic soils in chaparral, woodland, coastal sage scrub, and valley grassland between 120 and 1075 meters in elevation. Although the survey was conducted outside of the flowering time for this species, San Miguel savory is a woody shrub that, if present, would likely have been detected during the survey. Therefore, no impacts to this species are anticipated as a result of project activities.

Pride of California (*Lathyrus splendens*), a San Diego County List D and CNPS 4.3 species, is a perennial herb that flowers April through June and is found in chaparral habitat between 200 and 1525 meters in elevation. According to the California Native Plant Society Inventory of Rare and Endangered Plants, this species has been documented in San Diego County within the Alpine, Tecate, and Live Oaks Springs Quads. The survey was conducted outside the flowering time for this species, so although it was not detected during the survey, it may occur within the project area. Therefore, impacts to this species may occur as a result of project activities.

Fish's milkwort (*Polygala cornuta fishiae*), a San Diego County List D and CNPS 4.3 species, is a perennial shrub that flowers May through August and is found in chaparral and oak woodland habitats between 100 and 1000 meters in elevation. Although the survey was conducted outside the flowering time for this species, Fish's milkwort is a shrub that often forms thickets and, if present, would likely have been detected during the survey. Therefore, no impacts to this species are anticipated as a result of project activities.

Caraway-leaved gilia (*Salpiglossis caruifolia*), a San Diego County List D and CNPS 4.3 species, is an annual herb that flowers May through August and is found in rocky soils in openings of forests and chaparral habitat from 840 to 2300 meters in elevation. The survey was conducted outside the flowering time for this species; however, the highest location in the project area is approximately 412 meters in elevation. Therefore, this species is not likely to occur in the area and no impacts to caraway-leaved gilia are anticipated as a result of project activities.

Parry's tetradlea (*Tetradlea dioica*), a San Diego County List A and CNPS 1B.2 species, is a perennial shrub that flowers April through May and is found in chaparral and coastal sage scrub habitats between 165 and 1000 meters in elevation. This species is a woody shrub that, if present, would likely have been detected during the survey. Therefore, no impacts to Parry's tetradlea are anticipated as a result of project activities.

Rush-like bristle brush (*Xanthisma junceum*), a CNPS 4.3 species, is a perennial herb or subshrub that flowers May through October and is found on dry open hillsides in chaparral and coastal sage scrub between 240 and 1000 meters in elevation. No dry open hillsides were observed in the project area. In addition, the survey was conducted within the flowering time for this species and, if present, would

likely have been detected. Therefore, no impacts to rush-like bristle brush are anticipated as a result of project activities.

Wildlife

Thirty-six sensitive wildlife species, listed on the Comprehensive List of Sensitive Species located in the project Scoping Letter, were assessed for the potential to occur within the project area and are discussed in appendix B. Suitable habitat for three sensitive reptile species, two sensitive bird species, and two sensitive mammal species, discussed below, was observed during the survey. In addition, one sensitive species, turkey vulture (*Cathartes aura*), was observed flying overhead during the survey, and scat of San Diego horned lizard as well as three woodrat middens were observed during the survey. The middens were observed in dense chamise chaparral habitat and therefore are most likely the middens of the big-eared woodrat (*Neotoma macrotis*), not the sensitive San Diego desert woodrat (*Neotoma lepida intermedia*), which favors open areas with rocky outcrops and plentiful succulents. The Quino checkerspot butterfly (*Euphydryas editha quino*) is listed on the Comprehensive List of Sensitive Species in project Scoping Letter, and is discussed below. No suitable habitat for this species was observed during the survey. In addition, the coastal California gnatcatcher is discussed below.

The Quino checkerspot butterfly (Quino), a federally endangered species, is restricted to Riverside and San Diego Counties in California, and northern areas of Baja California Norte, Mexico. More than 75 percent of the Quino's historical range has been lost, including more than 90 percent of its coastal mesa and bluff distribution. At listing, Quino populations were reduced in number and size from historical conditions by more than 95 percent range wide. Habitat for the Quino is characterized by patchy shrub or small tree landscapes with openings of several meters between woody plants, or a landscape of open swales alternating with dense patches of shrubs, habitats often collectively termed "scrublands". Quino will frequently alight on vegetation or other substrates to mate or bask, and require open areas with high solar exposure to facilitate breeding and movement. Adult butterflies will only deposit eggs on species they recognize as host plants. Quino oviposition egg deposition has been documented on dwarf plantain (*Plantago erecta*), purple owl's clover (*Castilleja exserta*), Patagonian plantain (*Plantago patagonica*), and white snapdragon (*Antirrhinum coulterianum*). The project falls within the Recommended Quino Survey Area; however, based on the habitat assessment, no focus surveys were required. The dense chaparral and coastal sage scrub habitats within the project area will not likely support this species, and no suitable habitat was observed in the vicinity of the project area during the survey. Therefore, Quino will not likely occur within the project area and no impacts to this species are anticipated as a result of project activities. Please refer to Appendix D for photos of the habitat within the project area.

Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), a San Diego County Group 2 species, can be found throughout western San Diego County in low, scattered brush and grass with loose sandy loam soils, in open coastal sage scrub, chaparral, washes, stream sides, and other sandy areas with rocks, patches of brush, and rocky hillsides. A small patch of suitable coastal sage scrub habitat for this species was observed adjacent to the southwest corner of the project site. Therefore, Belding's orange-throated whiptail may occur within the edges of the project site, and may be impacted by project activities.

The red diamond rattlesnake (*Crotalus ruber*), a San Diego County Group 2 species, can be found throughout San Diego county in arid scrub, coastal chaparral, oak and pine woodlands, rocky grassland, and cultivated areas. Usually on rocky hillsides. Suitable habitat for this species is located within the

project site, but no rocky hillsides were observed in the vicinity of the project area. Therefore, there is a low potential for this species to occur within the project site.

The San Diego horned lizard, a San Diego County Group 2 species and a state species of special concern, is found in a wide variety of habitats including coastal sage scrub, chaparral, grassland, coniferous forest, oak woodland, riparian, and the margins of the higher elevation desert where it is restricted to the juniper-desert chaparral. Within each of these habitats, this species prefers areas with loose, fine soils, an abundance of open areas for basking, and plenty of native ants and other insects. Horned lizard scat was observed along the western edge of the survey area, and several ant hills were observed within and surrounding the project area. Therefore, this species occurs within the project area and impacts to the San Diego horned lizard may occur as a result of project activities.

Coastal California gnatcatcher, a California and federally threatened species, is limited to mainly coastal sage scrub habitat in Southern California and Northern Baja, but they have been observed nesting in chaparral habitat that is directly adjacent to coastal sage scrub habitat. Explosive human population growth and resultant suburban sprawl within the last 50 years has reduced and fragmented the species' coastal sage scrub habitat, and led to Federal protection as a Threatened species in 1993. The coastal sage scrub habitat located within the project site are small roadside patches that are surrounded by chaparral habitat and are likely too fragmented to support nesting coastal California gnatcatchers. Therefore, there is low potential for this species to occur on the project site.

Cooper's hawk (*Accipiter cooperi*), a San Diego County Group 1 species, can be found throughout San Diego County in forests and woodlands, trees within scrub habitats and in landscape/ornamental trees in developed areas. One oak tree adjacent to Jamul Highlands Road and disturbed oak woodland located north and east of the project area provide suitable habitat. Therefore, if project activities take place within the Cooper's hawk nesting season (February - August), then a nesting bird survey must be completed by a qualified biologist.

The sharp-shinned hawk (*Accipiter striatus*), a San Diego County Group 1 species, winters in San Diego county and can be found in forest edges, in trees within scrub habitats and in landscape/ornamental trees in developed areas. One oak tree adjacent to Jamul Highlands Road and disturbed oak woodland located north and east of the project area may provide suitable habitat for this species; however, sharp-shinned hawks do not nest in the area and if present during project activities, will likely flee.

The turkey vulture, a San Diego County Group 1 species, can be found in open areas including mixed farmland, forest, along roadsides and at landfills. This species roosts on rocks, cliffs, and other high secluded spots. One turkey vulture was observed flying overhead during the survey, and did not land in or in the vicinity of the project site. No suitable habitat for this species is located within the project site; therefore, no impacts to this species are anticipated as a result of project activities.

The mountain lion (*Felis concolor*), a San Diego County Group 2 species, can be found in montane coniferous forests, lowland forests, grassland, dry brush country, swamps, and any areas with dense vegetation, caves, or rocky crevices. Suitable habitat for this species is located within the project site; however, no mountain lion scat or tracks were observed during the survey. Therefore, there is a low probability that the mountain lion occurs within the project area. In addition, the small semi-secluded project area is not likely pertinent to the long-term survival of the species.

The southern mule deer (*Odocoileus hemionus*), a San Diego County Group 2 species can be found in desert, scrublands, forests, and mountains throughout San Diego County. Potentially suitable foraging habitat for this species is located within and surrounding the project area. However, the scat and tracks of this species, if present, would likely have been detected during the survey. Therefore, it is not likely that southern mule deer occurs within or adjacent to the project area

Jurisdictional Wetlands and Waterways

The County of San Diego requires that wetland surveys be completed using the wetlands definition within the County's Resource Protection Ordinance (RPO). This definition includes:

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

- a. At least periodically, the land supports predominantly hydrophytes;
- 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.

The term "waters of the United States" includes

- a. all waters that have, are, or may be used in interstate or foreign commerce (including sightseeing or hunting), including all waters subject to the ebb and flow of the tide;
- b. wetlands;
- c. all waters such as interstate lakes, rivers, streams (including intermittent streams), mudflats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds; the use degradation or destruction of which could affect interstate or foreign commerce;
- d. all impoundments water mentioned above;
- e. all tributaries of waters mentioned above;
- f. the territorial seas; and
- g. all wetlands adjacent to the waters mentioned above.

No wetlands or other jurisdictional waters are located within the project area. Jamul Creek, which connects to the Otay Reservoir, is located approximately 200 feet southeast of the project, across Jamul Highlands Road, and is not anticipated to be impacted by project activities.

Other Unique Features/Resources

Wildlife corridors

Wildlife corridors are tracts of land or habitat that are linked and allow wildlife to travel from one location to another to find food, shelter, a mate and a place to raise their young. They are especially important because they ensure genetic exchange between wildlife populations. The project area is surrounded on all sides by residential properties located within disturbed oak woodland habitat. In addition to the disturbed oak woodland residential properties, undisturbed or minimally-disturbed coastal sage scrub and chaparral habitats are located between the project area and larger areas of undisturbed habitat; however, in order to reach the larger areas of undisturbed habitat, animals will have to travel through fenced residential properties and/or across paved roads. Therefore, the area is not likely used as a wildlife movement corridor.

Raptor Foraging and Nesting

Raptors are unlikely able to use the project site as a foraging area due to the density of the vegetation, but one oak tree on the eastern edge of the project site and disturbed oak woodland habitat surrounding the project site may support nesting raptors.

Evaluation of the Impact Area as Biological Resource Core Area and Preapproved Mitigation Area

The area of impact is not shown as a Preapproved Mitigation Area (PAMA) on the wildlife agencies' preapproved mitigation map and does not qualify as a Biological Resources Core Area. Biological Resources Core Areas are defined as:

1. Land that is shown as a PAMA on the wildlife agencies' preapproved mitigation map; or
2. land that is located within an area of habitat which contains biological resources that support or contribute to the long-term survival of Sensitive Species, which determination is based upon a biological analysis approved by the Director, and is adjacent or contiguous to preserved habitat that is within the preapproved mitigation area on the wildlife agencies' preapproved mitigation map and is not shown as a Pre-Approved Mitigation Area on the wildlife agencies' preapproved mitigation map.

The site does not qualify as a Biological Resource Core Area (BRCA) as defined under County ordinances. The site is not likely an area of habitat which contains biological resources that support or contribute to the long-term survival of Sensitive Species, and it is not adjacent or contiguous to preserved habitat that is within the preapproved mitigation area on the wildlife agencies' preapproved mitigation map, and the site does not consist of, nor is it located in, a block of habitat greater than 500 acres.

Evaluation as Resource Protection Ordinance Habitat

The habitats within the project area are not considered Resource Protection Ordinance (RPO) habitats. RPO include wetlands, wetland buffer areas, and sensitive habitat lands, which are defined as follows:

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

- (a). At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- (b). The substratum is predominantly undrained hydric soil; or
- (c). An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

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

"Sensitive habitat lands" include those which support unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants, including the area which is necessary to support a viable population of any of these species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning corridor. (County, 2012)

Limited Building Zone

A limited building zone easement is required adjacent to any on- or off-site biological open space or conservation easement. The easement prohibits the building of structures that would require vegetation clearing within the protected open space for fuel management purposes. An off-site biological open

space easement is located approximately 50 feet east of the project site, across Jamul Highlands Road. The 100-foot limited building zone (*BIOMIT 4*) that has been established around the open space easement falls on approximately 0.25 acres of the project area. In order to protect biological resources within the open space easement, this area prohibits construction of habitable structures that would require fire-clearing.

No other unique features or resources were observed during the survey.

Significance of Project Impacts and Proposed Mitigation

Habitat Mitigation

In compliance with the San Diego County Biological Mitigation Ordinance, the following habitat mitigation ratios are recommended:

Habitat	Existing (acres)	Impacts (acres)	Mitigation Ratio	Mitigation Required (acres)
chamise chaparral (tier 3)	4.71	4.71	0.5:1	2.36
coastal sage scrub (tier 2)	0.52	0.50	1:1	0.50
bare ground (recently graded under permit PDS2015-LDGRMJ-30036)	5	0	No mitigation required	0
coast live oak woodland (tier 1)	0.08	0	1:1	0
Total	10.31	5.2		2.96

No impacts to an approximately 0.1-acre area that includes approximately 0.02 acres of coastal sage scrub habitat and 0.08 acres of coast live oak woodland habitat will occur as a result of proposed project activities and therefore no mitigation is required.

Mitigation for impacts to vegetation communities within the MSCP Subarea shall occur in vegetation communities within the MSCP Subarea; however, if mitigation is not feasible (capable of being accomplished with a reasonable amount of effort and cost) within the MSCP Subarea, mitigation may occur on land covered by another approved MSCP subarea plan. Mitigation outside the MSCP Subarea will only be allowed when an applicant has demonstrated a good faith effort to mitigate within the MSCP Subarea and has shown that such mitigation is not feasible, to the satisfaction of the Director of the Department of Planning and Land Use. Mitigation shall be within a habitat tier equal to or greater than the impact site with two exceptions:

- a) Mitigation may be out of tier if mitigation credits are acquired from a mitigation bank located within the MSCP Subarea, and use of the credits is consistent with Board of Supervisors Policy I-117 (Attachment L of Document No. 0769999 on file with the Clerk of the Board).
- b) Mitigation must be in-kind for the following types of habitat:

Southern Maritime Chaparral, Maritime Succulent Scrub, and vegetation communities specified under the category “Wetlands” in Tier I, the List of San Diego County Vegetation Communities and Tier Levels Within the MSCP.

In addition, the mitigation habitat must be part of a Biological Resources Core Area, defined as: part of a conservation bank recognized by the Wildlife Agencies as contributing to a Habitat Conservation Plan (HCP)/Natural Communities Conservation Plan (NCCP) and located within the MSCP Subarea Boundary Map Area; or

1. The land is shown as preapproved mitigation area on the wildlife agencies' preapproved mitigation map
2. The land is located within an area of habitat which contains biological resources that support or contribute to the long-term survival of sensitive species and is adjacent or contiguous to preserved habitat that is within the preapproved mitigation area on the wildlife agencies' preapproved mitigation map
3. The land is part of a regional linkage/corridor
4. The land is shown on the Habitat Evaluation Map as very high or high and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as Biological Resource Core Area;
5. The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of sensitive species;
6. The land contains a high number of Sensitive Species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support sensitive species:
 - A. gabbroic rock;
 - B. metavolcanic rock;
 - C. clay;
 - D. coastal sandstone.

The chamise chaparral, coastal sage scrub, and coast live oak woodland habitats located on the parcel will be mitigated by purchasing 2.36 credits of tier 3 habitat or higher and 0.52 credits of tier 2 habitat or higher from the Crestridge Mitigation Bank or another location acceptable to the County and Wildlife Agencies.

Migratory Birds

The project site contains suitable habitat for nesting birds and raptors protected under the Migratory Bird Treaty Act of 1918. If clearing of vegetation were scheduled to occur between January 1 and August 31, nesting birds may be impacted by direct impacts to nesting sites or indirectly by noise, causing abandonment of nesting sites. Potential impacts to nesting migratory birds and raptors are considered significant under the California Environmental Quality Act (CEQA) but would be reduced to a less-than-significant level by application of BIOMIT 1.

Sensitive Plant Species

One List D plant species, Pride of California, may occur within the project area. The survey was conducted outside the flowering time for this species, and a spring survey would be required in order to confirm presence or absence. However, impacts to this species are considered “significant” under CEQA if the project would impact the long-term survival of the species. Although uncommon, pride of California is widespread where suitable habitat exists, and the small semi-secluded project area will not

likely impact the long-term survival of this species. As such, any impacts to this species would be mitigated on a habitat basis through the recommended mitigation measures BIOMIT 2 and BIOMIT 3.

Sensitive Wildlife Species

Three County Group 2 animal species; Belding's orange-throated whiptail, red diamond rattlesnake, and San Diego horned lizard are likely to occur within the project area. Impacts to the San Diego horned lizard and red diamond rattlesnake, both state species of special concern, are considered "significant" under CEQA without mitigation. Mitigation for direct impacts to these species is mitigated on a habitat basis in compliance with Mitigation Measures BIOMIT 2 and BIOMIT 3. This is because, although uncommon, red diamond rattlesnake and San Diego horned lizard are widespread where suitable habitat exists in the area. The habitat-based mitigation will benefit these species and mitigate this impact. Impacts to Belding's orange-throated whiptail are considered "significant" under CEQA if the project would impact the long-term survival of the species. Because Belding's orange-throated whiptail, although uncommon, is also widespread where suitable habitat exists in the area, the small semi-secluded project area will not likely impact the long-term survival of this species. Any impacts to this species would be mitigated on a habitat basis through the recommended mitigation measures BIOMIT 2 and BIOMIT 3.

BIOMIT 1: Migratory Bird Treaty Act Provisions

Prior to any brushing, clearing and/or grading activities during the breeding season of nesting migratory birds and raptors (1 January and 31 August), a survey must be performed by a qualified biologist that documents that no actively nesting migratory birds or raptors would be affected. If active migratory bird or raptor nests are detected, an area 300 feet from the nest shall be staked and posted to prohibit all clearing, grubbing and construction work within the perimeter until the qualified biologist determines that the nests are no longer occupied with written notification to the approval of the Director of the Planning and Development Services.

BIOMIT 2: Mitigation for on-site impacts to approximately 4.71 acres of chamise chaparral habitat will be mitigated at a ratio of 0.5:1 providing for the preservation of a total of approximately 2.35 acres of Tier 3 (chamise chaparral) habitat, in compliance with the Biological Mitigation Ordinance.

BIOMIT 3: Mitigation for on-site impacts to approximately 0.52 acres of coastal sage scrub habitat will be mitigated at a ratio of 1:1 providing for the preservation of a total of approximately 0.52 acres of Tier II (coastal sage scrub) habitat, in compliance with the Biological Mitigation Ordinance.

BIOMIT 4: In order to avoid impacts to the existing biological open space easement adjacent to the project site, a Limited Building Zone easement will be dedicated onsite as shown on the Tentative Parcel Map.

Habitat Loss Permit Ordinance

The Habitat Loss Permit (HLP) Ordinance was adopted in March of 1994 in response to both the listing of the California gnatcatcher as a federally threatened species, and the adoption of the Natural Communities Conservation Plan (NCCP) Act by the State of California. The HLP Ordinance states that projects must obtain an HLP prior to the issuance of a grading permit, clearing permit or improvement plan if the project will directly or indirectly impact any of several coastal sage scrub (CSS) habitat types. The project will impact approximately 0.50 acres of coastal sage scrub habitat; however, HLPs are not

required for projects within the boundaries of the MSCP since take authorization is conveyed to those projects through compliance with the MSCP. Therefore, the project does not require an HLP.

Cumulative Impacts

A recent past project included clearing and grading of a total of approximately 5 acres of chamise chaparral and coastal sage scrub habitats within the project area. Therefore, in conjunction with the current proposed TPM, a total of approximately 10.21 acres of chamise chaparral and coastal sage scrub habitat within the project area has been or is proposed to be impacted. An additional 0.1-acre area of coast live oak woodland and coastal sage scrub habitats is located within the parcel but is not proposed to be impacted by project activities. Any future on-site impacts will take place within the impact area of this project, and so will not contribute to additional impacts. No future off-site impacts are proposed for this project. Connection of utility lines to the proposed residential plots will not require any new off-site structures and all impacts will be within the project area and within the Jamul Highlands Road right-of-way.

Although special status species may be impacted by this project, mitigation reducing impacts to a level that is below significance will ensure that approval of the project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource.

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Preparer and Persons/Organizations Contacted

Prepared by: Gretchen Cummings (San Diego County approved consultant, Cummings Environmental, Inc.) and Eliysha Loveless (Loveless and Linton, Inc.)

Attachments

Appendix A
Sensitive Plant Species

Name	Status	Habitat	Potential for Occurrence
<i>Acanthomintha ilicifolia</i> San Diego thornmint	CNPS 1B.1, CE, FT	Openings within coastal sage scrub, chaparral, and native grasslands in clay soils between 10 and 960 meters in elevation	Not likely to occur due to no appropriate soils
<i>Astragalus deanei</i> Dean's milkvetch	CNPS 1B.1	Open shrubby slopes in chaparral, coastal sage scrub between 75 and 695 meters in elevation	Not likely to occur due to no suitable habitat
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	CNPS 1B.1	Meadows and vernal pools in coniferous forest, chaparral, woodlands and grassland between 30 and 1692 meters in elevation. Mesic/clay soils	Not likely to occur due to no appropriate soils or habitat
<i>Calochortus dunnii</i> Dunn's mariposa lily	CNPS 1B.2, CR	Dry, stony ridges in chaparral, closed-cone pine forest between 185 and 1830 meters in elevation	Not likely to occur due to no stony ridges in project area
<i>Chamaebatia australis</i> southern mountain misery	CNPS 4.2	Dry slopes in chaparral, grassland, closed-cone coniferous forest between 300 and 1020 meters in elevation	Not likely to occur. Suitable habitat within project site; however, if present, the perennial shrub would likely have been detected during the survey.
<i>Chorizanthe leptotheca</i> peninsular spine flower	CNPS 4.2	Chaparral, coastal sage scrub, lower montane coniferous forest in alluvial fan or granitic soils between 300 and 1900 meters in elevation	Not likely to occur due to no appropriate soils
<i>Clinopodium chandleri</i> San Miguel savory	CNPS 1B.2	Chaparral, woodland, coastal sage scrub, valley grassland	Not likely to occur. Suitable habitat within project site; however, if

		between 120 and 1075 meters in elevation. Rocky, gabbroic, or metavolcanics soils	present, the perennial woody shrub would likely have been detected during the survey.
<i>Galium californicum californicum</i> California bedstraw	Not listed	Closed-cone coniferous forest	Not likely to occur due to no suitable habitat
<i>Harpagonella palmeri</i> Palmer's grappling hook	CNPS 4.2	Dry, semi-barren sites in chaparral, coastal scrub, grassland between 20 and 955 meters in elevation. Clay soils	Not likely to occur due to no appropriate soils
<i>Lathyrus splendens</i> pride of California	CNPS 4.3	Chaparral between 200 and 1525 meters in elevation	May occur within the project area
<i>Monardella hypoleuca lanata</i> felt-leaved rock mint	CNPS 1B.2	Rocky, granitic slopes or hilltops in chaparral between 300 and 1575 meters in elevation	Not likely to occur due to no rocky, granitic slopes or hilltops
<i>Nolina interrata</i> Dehasa beargrass	CNPS 1B.1, CE	Chaparral. Gabbroic, metavolcanic, or serpentinite soils between 185 and 855 meters in elevation.	Not likely to occur due to no appropriate soils
<i>Piperia leptopetala</i> narrow-petaled rein orchid	CNPS 4.3	Cismontane woodland, montane coniferous forest between 380 and 2225 meters in elevation	Not likely to occur due to no suitable habitat
<i>Polygala cornuta fishiae</i> Fish's milkwort	CNPS 4.3	Chaparral, oak woodland, riparian woodland between 100 and 1000 meters in elevation	Not likely to occur. Suitable habitat within project site; however, if present, the perennial shrub would likely have been detected during the survey.
<i>Packera ganderi</i> Gander's butterweed	CNPS 1B.2, CR	Recently burned chaparral slopes and understory between 400 and 1200 meters in elevation. Gabbroic soils	Not likely to occur due to no appropriate soils and habitat not recently burned
<i>Saltugilia caruifolia</i>	CNPS 4.3	Openings in chaparral and yellow pine forest	Not likely to occur within the project area

caraway leaved gilia		840-2300 meters in elevation. Rocky soil	due to not being in the suitable elevation range.
<i>Tetracoccus dioicus</i> Parry's tetracoccus	CNPS 1B.2	Chaparral, coastal sage scrub between 165 and 1000 meters in elevation	Not likely to occur. Suitable habitat within project site; however, if present, the perennial woody shrub would likely have been detected during the survey.
<i>Xanthisma junceum</i> rush-like bristle brush	CNPS 4.3	Dry hillsides in chaparral and coastal sage scrub between 240 and 1000 meters in elevation	Not likely to occur. No dry open hillsides; also, survey conducted within flowering time and if present, the perennial herb would likely have been detected during the survey.

CNPS = California Native Plant Society

1B.1 = plants rare, threatened, or endangered in California and elsewhere, seriously threatened in California

1B.2 = plants rare, threatened, or endangered in California and elsewhere, moderately threatened in California

4.2 = plants of limited distribution - a watch list, moderately threatened in California

4.3 = plants of limited distribution - a watch list, not very threatened in California

CE = California endangered species

CT = California threatened species

CR = California rare species

FE = federally endangered species

FT = federally threatened species

Not listed = not listed as sensitive by CNPS and not listed as endangered, threatened, or rare federally or within California

Appendix B
Sensitive Animal Species

Name	Status	Habitat	Potential for Occurrence
Invertebrates			
<i>Euphydryas editha quino</i> Quino checkerspot butterfly	FE	Scrub habitats with shrub cover at 50% or less	Not likely to occur due to no suitable habitat
<i>Lycaena hermes</i> hermes copper	Candidate for FE	Cismontane coastal sage scrub and chaparral with occurrence of spiny red berry (host plant)	Not likely to occur due to no spiny redberry observed during the survey.
Reptiles & amphibians			
<i>Lichanura trivirgata</i> rosy boa	Not listed	Rocky shrub lands and desert	Not likely to occur due to no suitable habitat
<i>Aspidoscelis hyperythra beldingi</i> Belding's orange-throated whiptail	CDFW WL	low, scattered brush and grass with loose sandy loam soils. It can be found in open coastal sage scrub, chaparral, washes, stream sides, and other sandy areas with rocks, patches of brush, and rocky hillsides	Suitable habitat observed directly adjacent to the project site, so this species may occur within the edges of the project area
<i>Aspidoscelis tigris stejnegeri</i> San Diegan tiger whiptail	CDFW SSC	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Not likely to occur due to no suitable habitat
<i>Coleonyx variegatus abbotti</i> San Diego banded gecko	CDFW SSC	Rocky outcrops in coastal sage scrub and chaparral	Not likely to occur due to no rocky outcrops
<i>Crotalus ruber</i>	CDFW SSC	Arid scrub, coastal chaparral, oak and pine	Low potential to occur within project site, due

red diamond rattlesnake		woodlands, rocky grassland, cultivated areas. Usually on rocky hillsides	to suitable habitat but no rocky hillsides
<i>Diadophis punctatus similis</i> San Diego ringneck snake	Not listed	Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, woodlands.	Not likely to occur due to no moist habitats
<i>Phrynosoma coronatum blainvillii</i> San Diego horned lizard	CDFW SSC	grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills.	Observed (scat) within project site during survey
<i>Salvadora hexalepis virgultea</i> coast patch-nosed snake	CDFW SSC	semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains	Not likely to occur due to no canyons, rocky hillsides, or plains
<i>Spea hammondi</i> western spadefoot	CDFW SSC	Prefers open areas with sandy or gravelly soils, in a variety of habitats. Rain pools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Not likely to occur due to no suitable habitat
Birds			
<i>Accipiter cooperi</i> Cooper's hawk	CDFW WL	Forests and woodlands, trees within scrub habitats and landscape/ornamental trees	One oak tree along Jamul Highlands Road and disturbed oak woodland adjacent to Lyons Valley Road provide suitable habitat
<i>Accipiter striatus</i> sharp-shinned hawk	CDFW WL	Prefer dense forests and woodlands, will be seen in trees within	One oak tree along Jamul Highlands Road and disturbed oak

		scrub habitats and landscape/ornamental trees during migration	woodland adjacent to Lyons Valley Road provide suitable habitat
<i>Aimophila ruficeps canascens</i> rufous-crowned sparrow	CDFW WL	Coastal sage scrub and chaparral with open hillsides covered with grasses, rocks, and scattered shrubs	Not likely to occur due to no suitable habitat
<i>Amphispiza belli belli</i> Bell's sage sparrow	CDFW WL	Shrub-steppe habitats consisting of shrubs up to about 6 feet tall, especially big sagebrush (<i>Artemisia tridentata</i>) as well as saltbush, rabbitbrush, shadscale, and bitterbrush	Not likely to occur due to no suitable habitat
<i>Aquila chrysaetos</i> golden eagle	CDFW WL, FP	Open and semi-open country featuring native vegetation. They are found primarily in mountains canyonlands, rimrock terrain, and riverside cliffs and bluffs. Nest on cliffs and steep escarpments in grassland, chaparral, shrubland, forest, and other vegetated areas.	Not likely to occur due to no suitable habitat
<i>Cathartes aura</i> turkey vulture	Not listed	Open areas including mixed farmland, forest, along roadsides and at landfills. Roost on rocks, cliffs, and other high secluded spots.	Not likely to occur due to no suitable habitat
<i>Polioptila californica californica</i> coastal California gnatcatcher	CT	Coastal sage scrub habitat	Not likely to occur. Only small (0.1 acres or less) patches of coastal sage scrub habitat, and no adjacent coastal sage scrub habitat.
Mammals			
<i>Antrozous pallidus</i> pallid bat	CDFW SSC	Desert habitats, oak and pine forests, and farmland. Roost in	Not likely to occur due to no suitable habitat

		caves, rock crevices, mines, hollow trees, and buildings.	
<i>Bassariscus astutus</i> ringtail	Not listed	Semi-arid habitats, desert habitats, chaparral, oak woodlands, pinyon pine woodlands, juniper woodlands and montane conifer forests with rocky outcroppings, canyons, or talus slopes.	Not likely to occur due to no suitable habitat
<i>Chaetodipus californicus femoralis</i> Dulzura California pocket mouse	CDFW SSC	Valley foothill, annual grassland, sagebrush scrub, chamise-redshank and montane chaparral, and coastal scrub. Occurs in greatest abundance in habitats where grassland and chaparral are in close proximity.	The dense chamise chaparral is not likely to support this species. In addition, no burrows were observed during the survey.
<i>Chaetodipus fallax fallax</i> northwestern San Diego pocket mouse	CDFW SSC	Sandy soils with low growing vegetation or rocky outcroppings in chaparral, grassland, scrub, and desert habitats	The dense chamise chaparral is not likely to support this species. In addition, no burrows were observed during the survey.
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	CDFW SSC	Montane forests thick with pine, fir and aspen trees, and bounded by shrub and grasslands. Roost in caves, cliffs, rock ledges and man-made structures	Not likely to occur due to no suitable habitat
<i>Eumops perotis californicus</i> western mastiff bat	CDFW SSC	Open, semi-arid to arid habitats including coastal and desert scrublands, annual and perennial grasslands, conifer and deciduous woodlands. Roost in crevices in rock outcroppings and cliff	Not likely to occur due to no suitable habitat

		faces, tunnels and tall buildings.	
<i>Puma concolor</i> mountain lion	CDFW SSC	Montane coniferous forests, lowland forests, grassland, dry brush country, swamps, and any areas with dense vegetation, caves, or rocky crevice.	May occur within the project site
<i>Lepus californicus bennettii</i> San Diego black-tailed jackrabbit	CDFW SSC	Sage scrub, desert scrub, open chaparral	Not likely to occur due to no suitable habitat
<i>Myotis ciliolabrum</i> small-footed myotis	Not listed	Open grasslands, foothills, and lower mountains. Roosts include cracks and crevices in cliffs, beneath tree bark, in mines and caves, and man-made structures.	Not likely to occur due to no suitable habitat
<i>Myotis evotis</i> long-eared myotis	Not listed	Forested regions up to 10,000 feet in elevation	Not likely to occur due to no suitable habitat
<i>Myotis thysanodes</i> fringed myotis	Not listed	Oak, pinyon, and ponderosa pine forests and desert scrub habitats	Not likely to occur due to no suitable habitat
<i>Myotis Volans</i> long-legged myotis	Not listed	Coniferous forests and canyons, usually 6,000 – 10,000 feet in elevation	Not likely to occur due to no suitable habitat
<i>Myotis yumanensis</i> Yuma myotis	Not listed	Humid forests to deserts, always near ponds, lakes, or rivers	Not likely to occur due to no ponds, lakes, or rivers in the vicinity of the project area
<i>Neotoma lepida intermedia</i> San Diego desert woodrat	CDFW SSC	Coastal sage scrub and desert scrub habitats with rocky outcrops and plentiful succulents	Not likely to occur due to no suitable habitat.
<i>Nyctinomops macrotis</i> big free-tailed bat	CDFW SSC	Rocky cliffs in arid hilly regions and lowlands up to 6,000 feet in elevation	Not likely to occur due to no suitable habitat

<i>Nyctinomops femorosaccus</i> pocketed free-tailed bat	CDFW SSC	Semi-arid desert habitats. Roost in caves, tunnels, mines, and rock crevices.	Not likely to occur due to no suitable habitat
<i>Odocoileus hemionus</i> southern mule deer	Not listed	Desert, scrublands, forests, and mountains	May occur within the project area
<i>Onychomys torridus ramona</i> southern grasshopper mouse	CDFW SSC	Low desert with scattered shrubs such as creosote bush and mesquite	Not likely to occur due to no suitable habitat
<i>Taxidea taxus</i> American badger	CDFW SSC	Plains, prairies, desert habitats, open valleys, woodland edges, alpine meadows	Not likely to occur due to no suitable habitat

CDFW = California Department of Fish and Wildlife

SSC = species of special concern

WL = watch list

FP = fully protected

CE = California endangered species

CT = California threatened species

FE = federally endangered species

FT = federally threatened species

Not listed = not listed as endangered, threatened, or rare federally or within California. Not listed as a CDFW SSC, WL, or FP. May have a sensitive listing with United States Forest Service (USFS) or Bureau of Land Management (BLM)

Appendix C

Species Observed During the Survey

Scientific Name	Common Name	Habitat Type Observed In
Plants		
<i>Acmispon glaber</i>	deerweed	coastal sage scrub
<i>Adenostoma fasciculatum</i>	chamise	chamise chaparral
<i>Artemisia californica</i>	California sagebrush	coastal sage scrub
<i>Avena fatua</i>	wild oat	coast live oak woodland & coastal sage scrub
<i>Baccharis sarothroides</i>	broom baccharis	coastal sage scrub
<i>Brassica nigra</i>	black mustard	coast live oak woodland & coastal sage scrub
<i>Brickellia californica</i>	California brickellbush	coast live oak woodland
<i>Eremocarpus setigerus</i>	dove weed	coastal sage scrub & chamise chaparral
<i>Ericameria pinifolia</i>	pine goldenbush	chamise chaparral
<i>Eriogonum fasciculatum</i>	California buckwheat	coastal sage scrub & chamise chaparral
<i>Hesperoyucca whipplei</i>	chaparral yucca	chamise chaparral
<i>Malosma laurina</i>	laurel sumac	coastal sage scrub & chamise chaparral
<i>Marah macrocarpa</i>	wild cucumber	chamise chaparral
<i>Marrubium vulgare</i>	horehound	coast live oak woodland
<i>Plantago lanceolata</i>	English plantain	chamise chaparral
<i>Quercus agrifolia</i>	coast live oak	coast live oak woodland
<i>Rhamnus ilicifolia</i>	holly-leaved redberry	chamise chaparral
<i>Salsola tragus</i>	Russian thistle	coast live oak woodland and coastal sage scrub
<i>Salvia apiana</i>	white sage	coastal sage scrub
<i>Simmondsia chinensis</i>	jojoba	chamise chaparral
<i>Toxicodendron diversilobum</i>	poison oak	coast live oak woodland
<i>Xylococcus bicolor</i>	mission manzanita	chamise chaparral
<i>Yucca schidigera</i>	Mojave yucca	chamise chaparral
Reptiles		
<i>Phrynosoma coronatum blainvillii</i>	San Diego horned lizard (scat)	chamise chaparral
Birds		
<i>Apelocoma californica</i>	California scrub-jay	chamise chaparral
<i>Baeolophus inornatus</i>	oak titmouse	disturbed oak woodland/residential off site
<i>Calypte anna</i>	Anna's hummingbird	chamise chaparral & coastal sage scrub
<i>Cathartes aura</i>	turkey vulture	chamise chaparral
<i>Chamaea fasciata</i>	Wrentit	chamise chaparral
<i>Corvus corax</i>	common raven	observed flying over the site

<i>Haemorhous mexicanus</i>	house finch	observed flying over the site
<i>Melanerpes formicivorus</i>	acorn woodpecker	Disturbed oak woodland/residential off site
<i>Melospiza crissalis</i>	California towhee	chamise chaparral
<i>Pipilo maculatus</i>	spotted towhee	chamise chaparral
<i>Sayornis saya</i>	Say's phoebe	chamise chaparral
<i>Zenaidura macroura</i>	mourning dove	chamise chaparral
Mammals		
<i>Canis latrans</i>	coyote (scat)	bare ground (previously graded)

Appendix D
Project Photos



Photo 1: Chamise chaparral habitat west of the previously graded plot. View northwest.



Photo 2: Chamise chaparral habitat and recently graded road. View east



Photo 3: The southern area of the project site, showing coastal sage scrub and chamise chaparral habitats. View west.



Photo 4: The northern area of the project site, showing coastal sage scrub and chamise chaparral habitats. View northwest.



Photo 5. The southeast corner of the parcel, showing the coast live oak woodland and coastal sage scrub habitats that will not be impacted by project activities, with the approximate parcel borders in red. View southeast.

Figure 1
Regional Map

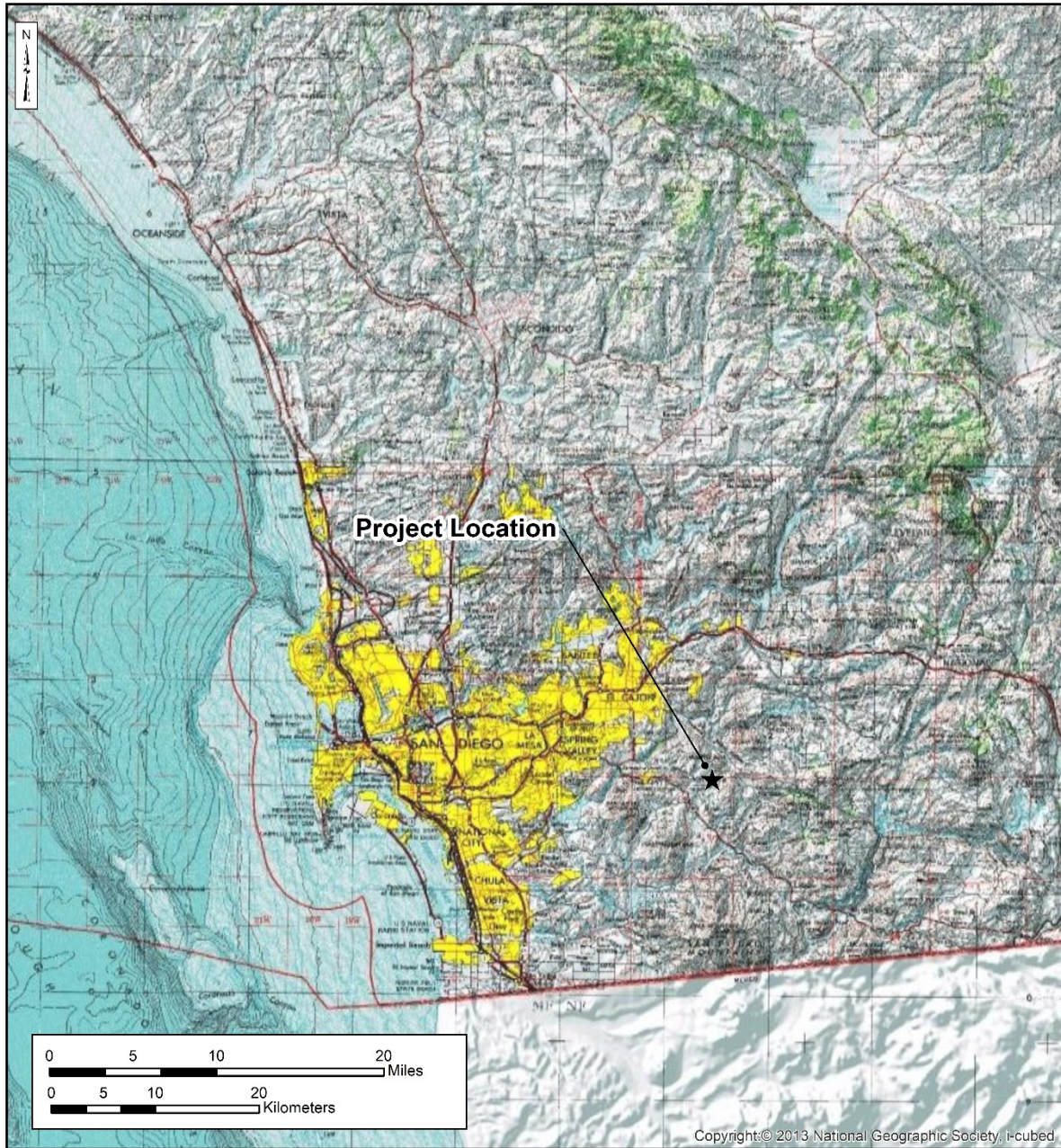


Figure 2
Project Site Map

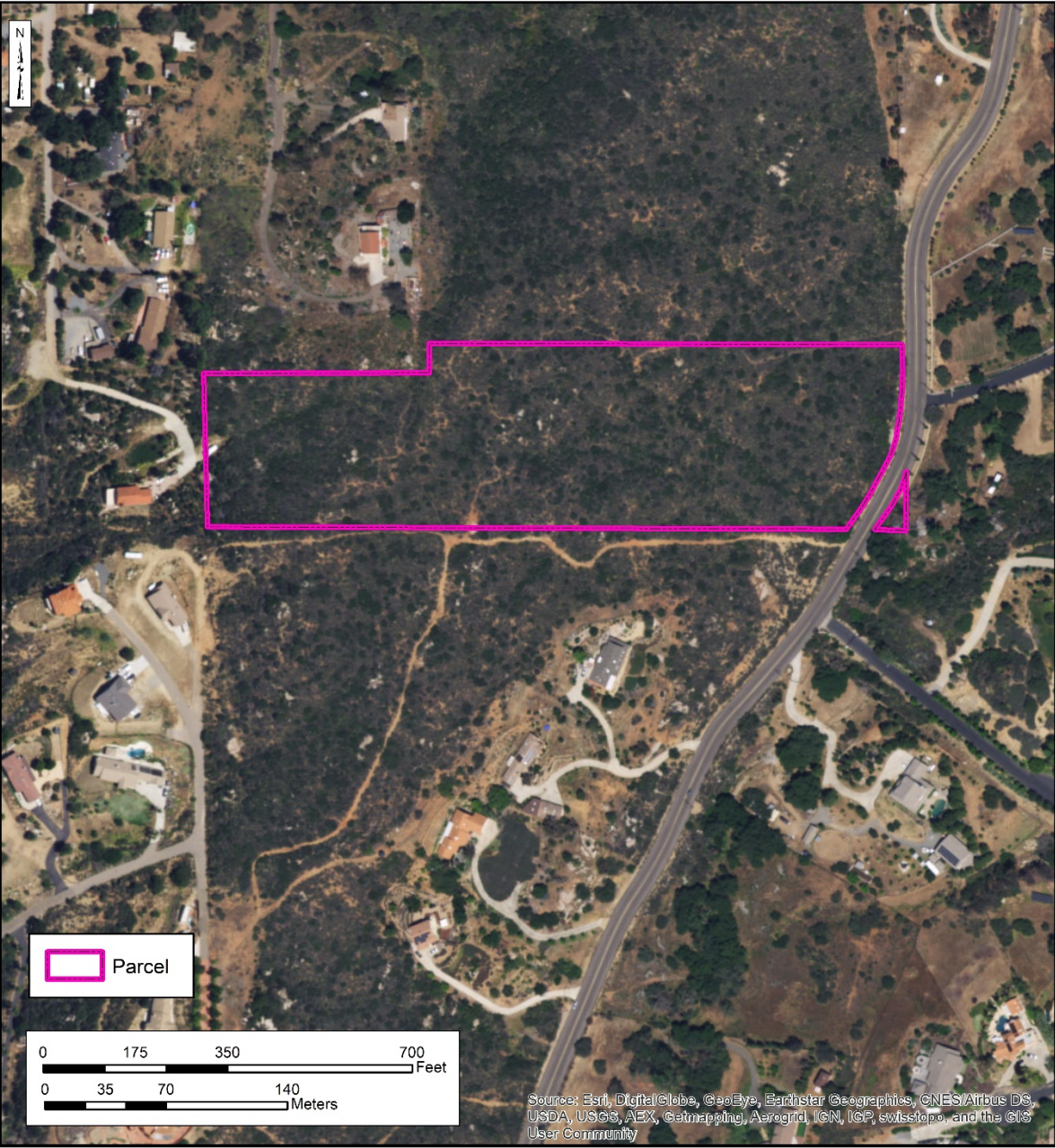


Figure 3
Vegetation Communities Map

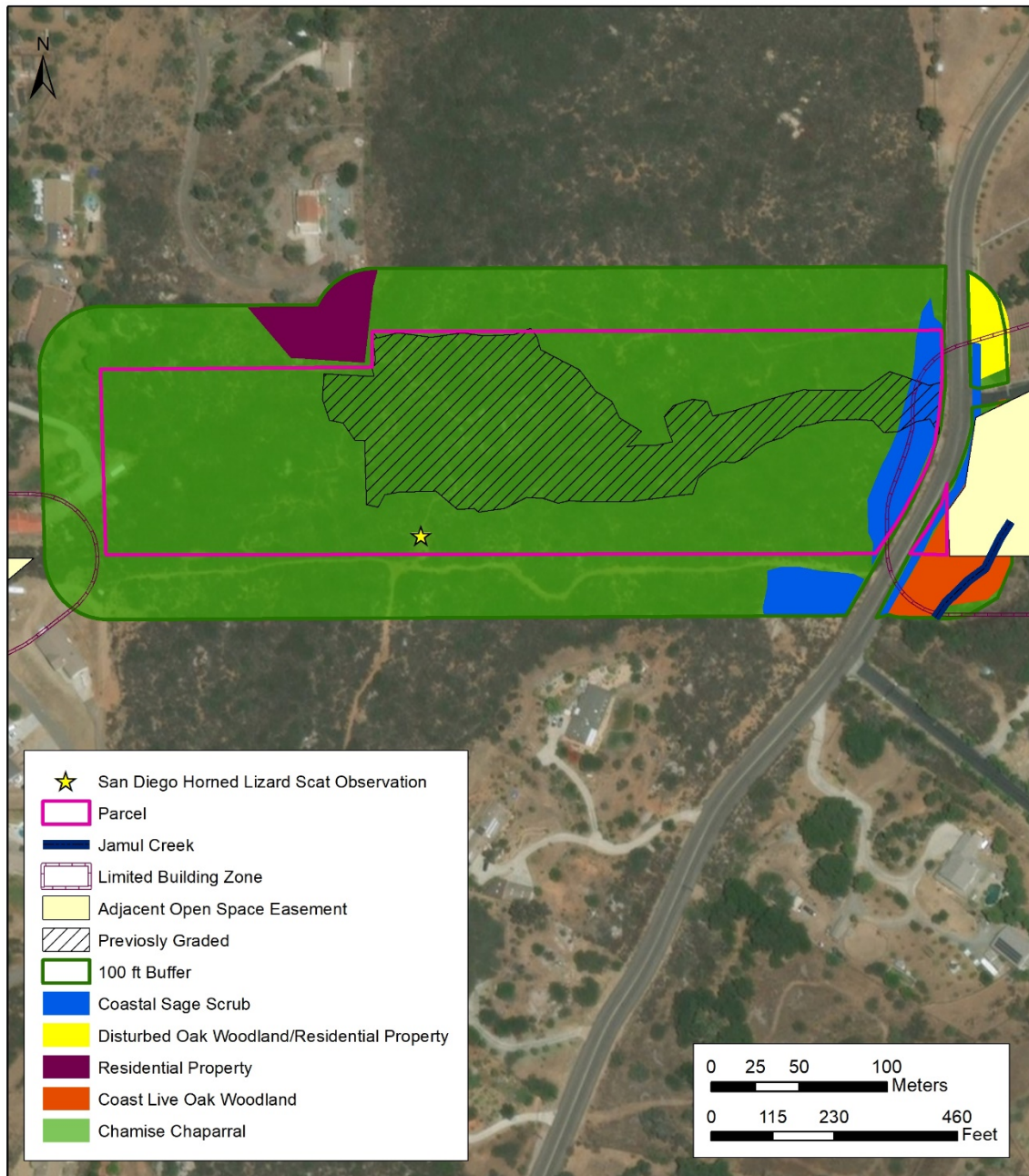


Figure 4 Proposed Site Plan

