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10 March 2017

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BIOLOGICAL RESOURCES LETTER REPORT

Project Name: SVBF Church - PDS2015-MUP-15-011
Environmental Log No.: PDS2015-ER-15-08-012

Dear Sirs,

I have prepared the following letter report at your request in response to the scoping letters from County staff dated June 9, 2015 and April 27, 2016, and subsequent meetings with County staff.

The SVBF Church Project (see Figures and accompanying Biological Resources Map) is the application for a Major Use Permit (MUP) to construct a Hindu Temple with a meeting area and separate residential structure on a single legal parcel (APN 241-080-47).

PROJECT LOCATION AND SETTING

The project is located on Old San Pasqual Road in the North County Metropolitan Subregional Plan area. The site is bordered on the north by State Highway 78 (Figures 1 and 2). The approximate USGS coordinates of the site are 33°06'N, 117°02'W as determined on-site by Global Positioning System (GPS) receiver (Escondido 7.5-minute series quadrangle, see Figure 3). The elevation of the site is approximately 500 feet. Although the parcel extends on both sides of Old San Pasqual Road, all activity associated with the Major Use Permit will be confined to the area north of Old San Pasqual Road.

METHODS

To conduct an assessment of biological resources, I visited the project site on 8 December 2015. The conditions for observation during the visit were excellent, with a 5% cloud cover, no impediments to visibility, temperatures in the mid 70s, and a 3-6 mph NW wind. The visit lasted from approximately 1130 to 1445. During my visit, I was able to examine the entire project site and adjacent areas. My observations on-site were recorded as they were made, and form the basis of this report and the site Biological Resources Map. Animals were identified using scat, tracks, burrows, vocalizations, or by direct observation with the aid of 10X42 Leica binoculars.

Vegetation mapping was conducted in accordance with vegetation community definitions as described in Oberbauer, *et. al*. (2008). In addition, vegetation mapping on-site was aided by

the use of a digital color satellite photograph. It should be noted that all vegetation community mapping is verified on the ground to the greatest degree possible in the absence of a systematic land survey. All vegetation areas and boundaries are best estimates subject to final delineation by a licensed professional land surveyor.

Sensitive Species and Habitats

Prior to a site visit, a variety of sources are reviewed to ascertain the possible occurrence of sensitive species at the project site. First, soil types (Bowman 1973) are checked to determine if the site contains soils known to support sensitive plant species. Records searches for the USGS quadrangle and surrounding quads are done of the California Natural Diversity Data Base (CNDDB) and California Native Plant Society (CNPS) On-Line Inventory of Rare and Endangered Plants. Any sensitive species known to occur in the vicinity are given special attention, and available natural history information is reviewed. Seasonal occurrence patterns (*e.g.*, annual plants, migratory birds) are factored into survey plans in the event that site visits are made during time periods when certain species are not present or conspicuous. Information sources include the Jepson Manual (2012), Rare Plants of San Diego (Reiser 1994), A Flora of San Diego County, California (Beauchamp 1986), San Diego Native Plants (Lightner 2011), U.S. Fish and Wildlife Service Recovery Plans for Threatened/Endangered Species, the San Diego County Bird Atlas (Unitt 2004), and numerous other references, publications, and on-line resources.

A list of sensitive species with potential to occur on the site is also reviewed prior to field work (See Appendix D). All species on the list are reviewed, and those species requiring directed or focused protocol surveys are noted and given appropriate attention.

During site visits, all habitats are assessed for their suitability for occupation by any sensitive species with potential to occur.

RESULTS[1]

Soils

Based on soil conservation service maps (Bowman 1973), the soil types for the project site are Visalia sandy loam, 9-15% slopes (VaC) and Visalia coarse sandy loam, 15-30% slopes, eroded (VsE2). Although a detailed soil analysis is beyond the scope of this report, on-site examination appeared to verify this principal soil type.

[1] Scientific and common names for plant species are derived from The Jepson Manual, 2012; scientific and common names for birds from the A.O.U. Check-list of North American Birds, 1998.

Habitats / Vegetation Communities (See Biological Resources Map)

Non-native Grassland (Holland Code 42200 - 12.62 acres) - MSCP Tier III

The area to be impacted contains mostly this vegetation community type. It is highly disturbed and contains mostly weedy, invasive, non-native plant species. Typical species represented here include castor bean *Ricinus communis*, Jimson weed *Datura wrightii*, Russian thistle *Salsola tragus*, and several non-native grass species. Historic aerial imagery shows that much of this area was under cultivation in past decades, mainly in row crops. Signs of tilling can still be seen in places.

Diegan Coastal Sage Scrub (Holland Code 32520 - 3.73 acres) - MSCP Tier II

This habitat type contains typical CSS species, including California sagebrush *Artemesia californica*, California buckwheat *Eriogonum fasciculatum* ssp. *fasciculatum*, laurel sumac *Malosma laurina* and other common species. The only area of this habitat type on the project site is located on the south portion of the site, across Old San Pasqual Road. This area will not be impacted by project implementation.

Southern Mixed Chaparral (Holland Code 37120 - 0.11 acres) - MSCP Tier III

A narrow swath of the vegetation community, dominated by large old lemonade berry *Rhus integrifolia* and laurel sumac bushes occurs along Old San Pasqual Road, roughly in the center of the site.

Eucalyptus Woodland (Holland Code 79100 - 0.87 acres) - Tier IV

Situated along Old San Pasqual Road and in the northwest corner of the site are groves of tall, mature eucalyptus trees. Some individual native plant and non-native grasses are scattered in places under the canopy.

Southern Willow Scrub (Holland Code 63320 - 0.10 acres) - Tier I

An intermittent blue line stream passes through a culvert under San Pasqual Valley Road apparently originating at the active quarry area on the north side of the road. This drainage transports water to a linear drainage feature along the outside of the subject parcel then crosses the property. Most of the drainage feature on the site is severely eroded and contains no wetland vegetation. However, along the inside of the north property line in the center of the site there is a small patch of willows *Salix*, sp. that constitute Southern Willow Scrub habitat. This habitat extends slightly onto the parcel but will not be impacted by project implementation.

Urban / Developed (Holland Code 11300 - 0.52 acres) - Tier IV

The paved and graded area of Old San Pasqual Road is considered Urban / Developed habitat.

Disturbed Lands (Holland Code 11300 - 1.57 acres) - Tier IV

Examination of historic aerial imagery shows that a long, narrow landing strip was created on the site sometime earlier than 1946. The strip was paved sometime in the ensuing years (Photographs 2 and 3). This clearing, access to the strip, and an area of bare mineral earth on the north side of Old San Pasqual Road (that appears to be an old equipment staging area) were associated with a mining operation that was active at least until the late 1960s.

Wildlife

During the site survey common resident and migratory bird species were observed. These included Anna's Hummingbird *Calypte anna*, Western Scrub Jay *Aphelocoma californica*, and several other common resident bird species. The only mammal recorded from the site was Botta's Pocket Gopher *Thomomys bottae*. The only reptile or amphibian recorded was Western Fence Lizard *Sceloporus occidentalis*. Additional common animal species likely occur on-site. A complete list of wildlife species detected is provided in Appendix B.

Special Status Species

Directed surveys and habitat assessments for sensitive species with potential to occur were conducted. In general, the site lacks appropriate habitat for most sensitive species. Several species considered sensitive by the County of San Diego have low to high potential for occurring on the site. These are:

The **California Gnatcatcher** *Polioptila californica* is known to occur in the vicinity (Subarea HCP) so special attention to this species is warranted. The California Gnatcatcher is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near CSS. The California Gnatcatcher is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernadino, and Los Angeles counties. The population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

The only habitat on the project site suitable for this species is located on the south portion of the site, across Old San Pasqual Road. This area will not be impacted by project implementation. Accordingly, protocol surveys for this species were not completed and impacts to this species are not anticipated.

Turkey Vultures *Cathartes aura* forage for carrion over a variety of habitats. They are common migrants and winter residents in San Diego County, and were formerly a more common breeding species. Turkey Vultures occur throughout the Americas, with an estimated population of 4,500,000 individuals occupying at least 11,000,000 square miles. The site may be

occasionally used as foraging habitat for this species. However, impacts to this species are not anticipated. Turkey Vultures do not build nests as they prefer crevices in cliff faces or very steep densely vegetated slopes where they nest on the ground. Turkey vultures are only highly sensitive to disturbance at their nests. No suitable nesting habitat occurs on, near, or in the general vicinity of the project site. No impacts to this species are anticipated.

Red-shouldered Hawks *Buteo lineatus* are common and widespread residents and migrants in San Diego County, occurring in a wide variety of habitats including orchards and residential areas. Their population has increased dramatically in the last 100 years, and they are now extremely common in urban settings. It can be stated with a high degree of certainty that urbanization and agriculture have been beneficial for this species. The species was not recorded during site surveys, but their occasional occurrence would not be unlikely. Project implementation is unlikely to have any adverse impacts because this species has a high degree of adaptability to human-altered habitats and human disturbance, especially in Southern California (Bloom, *et. al.* 1993). This species is not included in the U.S. Fish and Wildlife Service's comprehensive list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002). The project shall comply with the Migratory Bird Treaty Act (MBTA) and a preconstruction survey shall be conducted prior to any disturbance on the site during the raptor breeding season.

Cooper's Hawks *Accipiter cooperi*, a state species of special concern, often forage in search of small birds over a variety of habitats. This urban-adapted species also occurs in oak woodlands and developed/residential areas. They are a common resident and migratory species in San Diego County. Although this species has apparently declined throughout much of California, there is no evidence for a breeding population decline in San Diego County. This species is not included in the U.S. Fish and Wildlife Service's comprehensive list of Birds of Conservation Concern for the Southern California Bird Conservation Region (USFWS 2002). No Cooper's Hawks were seen during the site surveys, but their occasional occurrence would not be surprising. The project would not adversely affect the species, thus no impacts are expected. The project shall comply with the Migratory Bird Treaty Act (MBTA) and a preconstruction survey shall be conducted prior to any disturbance on the site during the raptor nesting season.

No other sensitive species are considered likely to occur on the project site.

JURISDICTIONAL WETLANDS

Resource Protection Ordinance

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 (plants whose habitat is water or very wet places);
>
> b. The substratum is predominantly undrained hydric soil; or
>
> c. The substratum is nonsoil and is saturated with water or covered by water at some time during the growing season each year.

Other pertinent definitions from the RPO include:

> Mature Riparian Woodland - A grouping of sycamores, cottonwoods and/or oak trees having substantial biological value, where at least ten of the trees have a diameter of six inches or greater.
>
> Riparian Habitat - An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and surface-emergent aquifers (such as springs, seeps, and oases). Riparian habitat is characterized by plant and animal communities which require high soil moisture conditions maintained by transported freshwater in excess of that otherwise available through local precipitation.

U.S Army Corps of Engineers

The County's definition of wetlands varies from the U.S. Army Corps of Engineers' (ACOE) definition. The ACOE requires that formal or informal wetland delineations be conducted under guidelines set forth in the 1987 Corps of Engineers Wetland Delineation Manual. The ACOE defines a wetland as "an area… inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Typically, ACOE wetlands are characterized by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. The absence of any one of these three characteristics precludes the presence of a ACOE wetland.

The ACOE also has jurisdiction over "Waters of the United States". A determination of whether or not "Waters" occur on a site is based on the Corp's *Final Summary Report: Guidelines for Jurisdictional Determinations for Waters of the United States in the Arid Southwest, June 2001*. A variety of indicators are considered, including (but not limited to) the presence of an Ordinary High Water Mark (OHWM), absence of vegetation, interruption of upland vegetation, presence of hydrophytic vegetation, and litter, debris, or clay deposits. In the absence of these indicators, especially where upland vegetation dominates in a drainage feature, there are no "Waters of the United States".

California Regional Water Quality Control Board

Jurisdiction of the Regional Water Quality Control Board (RWQCB) is most often concurrent with ACOE jurisdiction under the federal Clean Water Act (CWA). In cases where a

wetland resource is determined to be isolated from navigable waters of the United States the RWQCB may assert jurisdiction under the Porter-Cologne Act.

California Department of Fish and Wildlife

The USGS maps of the project site show the drainage transecting the site as an unnamed intermittent blue line stream ultimately connecting with the San Dieguito River. The upper parts of this drainage (shown as Southern Willow Scrub on the project Biological Resources Map) are under U.S. Army Corps jurisdiction. In addition, this Southern Willow Scrub area qualifies as wetlands under the authority of the California Department of Fish and Wildlife (CDFW - due to the presence of hydrophytic vegetation) and the RPO based on conditions described above. These areas will not be impacted by project implementation, and those areas on the subject parcel will be placed in a buffered Biological Open Space Easement. There will be a 50' wide biological buffer in place along this feature, and a 100' limited building zone extending from the biological buffer. Most of the wetland area in the vicinity is located adjacent to the north and is not situated on the subject parcel. Accordingly, biological buffers and Limited Building Zone easements will be placed only as appropriate on the project parcel (See Biological Resources Map).

Approximately 250 feet southeast of the wetland is the location where septic lines will cross a highly eroded drainage feature. Although this drainage feature has highly eroded banks, the predominance of upland vegetation precludes it from being designated as a "Waters of the United States". This portion of the drainage also lacks features that would designate it as a RPO wetland, a ACOE wetland, or a CDFW wetland. Other portions of the drainage do qualify as jurisdictional wetlands and will be protected in a buffered Biological Open Space Easement, as discussed above.

The crossing will take place by means of a pipe support structure (Figure 6) which will not impact but avoid the drainage. Access for the installation and maintenance of the structure and septic areas east of the drainage will be from access points that will not impact the drainage.

Conclusions

With the implementation of a Biological Open Space Easement and Limited Building Zone Easement, no impacts to RPO wetlands, jurisdictional wetland areas, or waters of the United States will result from project implementation. No wetland permits will be required for the project.

Wildlife Movement Corridors and Nursery Sites

A wildlife corridor can be defined as a linear landscape feature allowing animal movement between two larger patches of habitat. Connections between extensive areas of open space are integral to maintain regional biodiversity and population viability. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support significantly lower numbers of species and increase the likelihood of local extinction for

select species when they are restricted to small isolated areas of habitat. Areas that serve as wildlife movement corridors are considered biologically sensitive.

Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. These linkages effectively allow a series of small, connected patches to function as a larger block of habitat and perhaps result in the occurrence of higher species diversity or numbers of individuals than would otherwise occur in isolation. Target species for wildlife corridor assessment typically include species such as bobcat, mountain lion, and mule deer.

To assess the function and value of a particular site as a wildlife corridor, it is necessary to determine what areas of larger habitats it connects, and to examine the quality of the corridor as it passes through a variety of settings. High quality corridors connect extensive areas of native habitat, and are not degraded to the point where free movement of wildlife is significantly constrained. Typically, high quality corridors consist of an unbroken stretch of undisturbed native habitat.

The project site is surrounded on all sides by long-established residential, agricultural, and industrial (quarries) development as well as a major roadway (See Figure 5) and is not part of a wildlife corridor. The shallow eroded drainage feature that traverses the site from north to south may have some function as a very local movement corridor. However, this feature will not be impacted by project implementation. The San Dieguito River, approximately a mile south of the site, is the major wildlife corridor in the region. Significant impacts to wildlife movement corridors by project implementation are not anticipated.

Large mammals, such as mule deer *Odocoileus hemionus* and mountain lion *Felis concolor* prefer large unfragmented natural areas that offer extensive adequate forage or hunting opportunities as well as the opportunity for movement across long distances. Because the project site is situated within a highly developed, essentially urbanized area, these opportunities are very limited. The project site is unsuitable for use by large mammal species because of its disturbed nature and surrounding land uses.

Native Wildlife Nursery Sites, which are considered sensitive resources that require protection, are defined in the County of San Diego Guidelines for Determining Significance - Biological Resources as “sites where wildlife concentrate for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies”. Features such as individual raptor or woodrat nests do not constitute places where wildlife *concentrate*, thus they do not meet this definition and are therefore not considered Native Wildlife Nursery Sites. No Native Wildlife Nursery Sites occur on or near the project site, and none will be impacted by project implementation.

PROJECT MSCP COMPATIBILITY

The conversion of natural habitats in the unincorporated County of San Diego is currently regulated through Subarea Planning efforts in compliance with the Natural Community Conservation Program (NCCP) process, and in accordance with County Guidelines based on the California Environmental Quality Act (CEQA). The site is within the South County MSCP Subarea Plan, and is not designated as a Pre-Approved Mitigation Area (PAMA).

The intent of the MSCP and CEQA efforts is to retain large, connected areas of native vegetation in order to preserve habitat values and reduce the threat of endangerment to "covered" species through the retention of essential biotic variability and long term population viability. Because the County has adopted a Subarea Plan in compliance with the NCCP, development of the SVBF Church project site is subject to regulation in conformance with the NCCP's Conservation Guidelines and the County's Biological Mitigation Ordinance (BMO). This is because approval of the project would result in a significant loss of sensitive vegetation.

In order to approve the project, the County, as Lead Agency, must make determinations and publish certain necessary "Findings" of NCCP and BMO conformance for this project, based primarily on the data presented in this report. These "Findings" include legally-binding statements with respect to the following: (1) The project's consistency with the "Take Authorization" identified in the County's Section 10 (a) Recovery Permit and Habitat Conservation Plan (HCP); (2) Statements and quantification regarding the projects contribution to the regional "Take"; (3) Statements with respect to how approval of the project will not preclude connectivity between areas of high biological habitat values; (4) Statements with respect to how approval of the project is consistent with the Subregional NCCP for this area and the County's Subarea Plan; (5) Statements with respect to how approval of the project will minimize and mitigate to the maximum extent practicable impacts to habitat in accordance with Section 4.3 of the NCCP Guidelines; (6) Statements with respect to how approval of the project will not appreciably reduce the likelihood of the survival and recovery of the California Gnatcatcher or any of the other "covered" species in the wild, and; (7) Statements with respect to how approval of the project and the subsequent removal of habitat is incidental to otherwise lawful activities. The intent of these "Findings" is to ensure that the subject project will comply with the requirements of third-party beneficiary status afforded under the County's 10(a) permit under the federal Endangered Species Act.

Because the project will impact Non-Native Grassland and Southern Mixed Chaparral (habitat types regarded as sensitive), the County of San Diego, functioning in a third-party permitting role must ensure that all of the requisite "Findings" are complete and accurate. The primary concern of the County and the Wildlife Agencies will be to ensure that not only will the minimal mitigation requirements for projects pursuant to the BMO be adhered to, but that any onsite preserve design be compatible with any applicable wildlife corridor function and long-term habitat viability.

PROJECT IMPACTS

The California Environmental Quality Act (CEQA) requires that projects avoid or adequately mitigate for the loss of sensitive species and habitats. Such avoidance or mitigation enables County staff to make a finding that all project impacts are below or will be reduced to a level below significant and to issue a Negative Declaration or Mitigated Negative Declaration for the proposed project.

Indirect Impacts

There is the potential for indirect impacts to occur as a result of implementation of the proposed project. The areas where indirect impacts have the potential to occur could extend from the development areas into sensitive habitat due to such activities as excessive landscape irrigation, vegetation trampling outside developed areas, and introduction of non-native species (*e.g.*, argentine ants, cats, non-native invasive plant species). These indirect impacts are referred to as "edge effects." There is the potential for indirect impacts on animals as a result of an increase in noise, dust, and light during permitted activities and from vehicle use. These indirect impacts are considered unavoidable due to the nature of the project and existing surrounding land uses.

Indirect impacts from edge effects are considered adverse, but not significant, because BMPs and other conditions imposed on the project mitigate indirect impacts, and existing edge effects and disturbance are already impacting the site. Additional effects, if any, would be incremental and less than significant.

Direct Impacts

Direct impacts occur when biological resources are altered or destroyed during the course of, or as a result of, project implementation. Examples of such impacts include removal or grading of vegetation, filling wetland habitats, or severing or physically restricting the width of wildlife corridors. Other direct impacts may include loss of foraging or nesting habitat and loss of individual species as a result of habitat clearing. Indirect impacts may include elevated levels of noise or lighting, change in surface water hydrology within a floodplain, and increased erosion or sedimentation. These types of indirect impacts can affect vegetation communities or their potential use by sensitive species. Permanent impacts may result in irreversible damage to biological resources. Temporary impacts are interim changes in the local environment due to construction and would not extend beyond project-associated construction, including revegetation of temporarily disturbed areas adjacent to native habitats.

The CEQA Guidelines define "significant effect on the environment" as a "substantial, or potentially substantial adverse change in the environment." The CEQA Guidelines further indicate that there may be a significant effect on biological resources if the project will:

A. Substantially affect an endangered, rare or threatened species of animal or plant or the habitat of the species.

B. Interfere substantially with the movement of any resident or migratory fish or wildlife species to the extent that it adversely affects the population dynamics of the species.

C. Substantially diminish habitat for fish, wildlife, or plants.

The project as proposed will impact a sensitive vegetation community. A tabulation of project impacts is presented in Table 1.

Table 1. Existing and impacted vegetation communities on the project site.

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE ON-SITE	IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	OFF-SITE MITIGATION REQUIRED (Ratio)
Non-Native Grassland[3]	12.62	8.60	0	0	4.30 (0/5:1)
Diegan Coastal Sage Scrub[2]	3.73	0	0	0	0
Southern Willow Scrub[1]	0.10	0	0	0.10	0
Southern Mixed Chaparral[3]	0.11	0.09	0	0	0.05 (0.5:1)
Urban / Developed	0.52	N / A	0	0	N / A
Eucalyptus Woodland[4]	0.87	0.44	0	0	0
Disturbed Lands[4]	1.57	0.85	0	0	0
TOTAL	19.52	9.98	0	0.10	4.35

1. Tier I Vegetation Community 2. Tier II Vegetation Community 3. Tier III Vegetation Community 4. Tier IV Vegetation Community

No off-site impacts will result from project implementation as proposed.

Cumulative Impacts

Cumulative impacts consider the potential regional effects of a project and how a project may affect an ecosystem or one of its sensitive components beyond the project limits and on a regional scale. Section 15064 of the State CEQA Guidelines governs the determination of significant environmental impacts caused by a project. The evaluation of a project's cumulative impacts is discussed in Section 15064(h) of the CEQA Guidelines. Cumulative impacts must be discussed when project impacts, although individually limited, may be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant 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 (CEQA Guidelines §15064(h)(1)).

A lead agency may determine in an initial study that "a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant". When a project might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than "cumulatively considerable" (CEQA Guidelines §15064(h)(2)). The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CEQA Guidelines §15064 (h)(4)).

To assess potential cumulative impacts for this project, several factors were considered. First, the project site is surrounded on three sides existing development. The area to be impacted is not located within a proposed Pre-Approved Mitigation Area (PAMA), suggesting that in the regional context, it will not be an area slated for long-term preservation. Thus, take of sensitive upland habitat in the area (and required mitigation) is likely to be supported as a means of funding and acquiring important tracts of habitat that will ultimately lead to assembly of a regional preserve system consisting of core habitat areas and the linkages that connect them, including habitat that can support candidate, sensitive, or special status species, three of which are found on the project site.

In the absence of adequate mitigation, the SVBF Church project would have the potential to significantly degrade the quality of the environment. Other effects that would be considered cumulatively considerable would include substantial reduction the habitat of a fish or wildlife species that cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or significantly reduce the number or restrict the range of a rare or endangered plant or animal species. None of these other effects apply to the SVBF Church project.

This project would result in losses of Non-Native Grassland and Southern Mixed Chaparral. However, this is not considered cumulatively significant, because mitigation for these impacts will contribute to the preservation of biologically viable habitat that can support candidate, sensitive, or special status species.

As stated, the project could result in cumulatively considerable impacts (in the absence of adequate mitigation). However, because all project impacts will be mitigated to a level that is "less than significant", the SVBF Church project will not result in impacts that are cumulatively considerable.

MITIGATION AND RECOMMENDATIONS

Impacts to 8.60 acres of Non-Native Grassland and 0.09 acres of Southern Mixed Chaparral is considered significant and will require mitigation to reduce impacts to a level below significant. The project site is not located within a Pre-Approved Mitigation Area (PAMA) within the South County MSCP Sub-area Plan, and does not qualify as a Biological Resources Core Area (BRCA).

Mitigation ratios for impacts to Non-Native Grassland and Southern Mixed Chaparral are 0.5:1. Because the site is not located within a PAMA, mitigation is proposed to take place off-site. Therefore, a total of 4.30 acres of Non-Native Grassland and 0.05 acres of Southern Mixed Chaparral (4.35 acres of Tier III) credits will be acquired in an approved mitigation bank within the MSCP.

Limitations on grading or clearing activities during the bird nesting season (February 1st through August 1st) are recommended to reduce impacts to avian resources. If it is determined by a qualified biologist that no nesting is occurring within 300 feet (for passerine birds) or 500 feet (for raptors) of construction activity, such activities may proceed.

Temporary fencing should be installed to ensure that no activities impact the wetlands located on the north side of the project site or other sensitive habitat outside the footprint of the MUP. A 50' Biological Buffer and 100' Limited Building Zone easement is proposed to protect the wetlands and other sensitive habitats on-site.

The 0.10 acres of wetland on the project site will be protected by a 50' buffered Biological Open Space Easement and 100' Limited Building Zone Easement. The Biological Open Space easement (including buffer) will be fenced and signage will be installed prohibiting access. In addition, fencing and signage will be installed to prohibit access to areas on the site not included within the MUP boundaries.

In order to prevent any adverse impacts to off-site resources, it is recommended that adequate measures (Best Management Practices) be taken during construction to prevent runoff from entering drainages or other properties. These measures should be sufficient to reduce any possible indirect impacts of the proposed project to a level well below significant.

Impacts to sensitive biological resources will be mitigated to below a level of significance as defined by CEQA.

Thank you very much for the opportunity to conduct this work and prepare this report. Please contact me if I can provide any additional information or provide clarification.

Sincerely,

William T. Everett, MS, FN, FRGS
San Diego County Approved Biological Consultant

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U.S. Geologic Survey. 1967. 1975 Photo Revised. Escondido Quadrangle 7.5 minute topographical map.

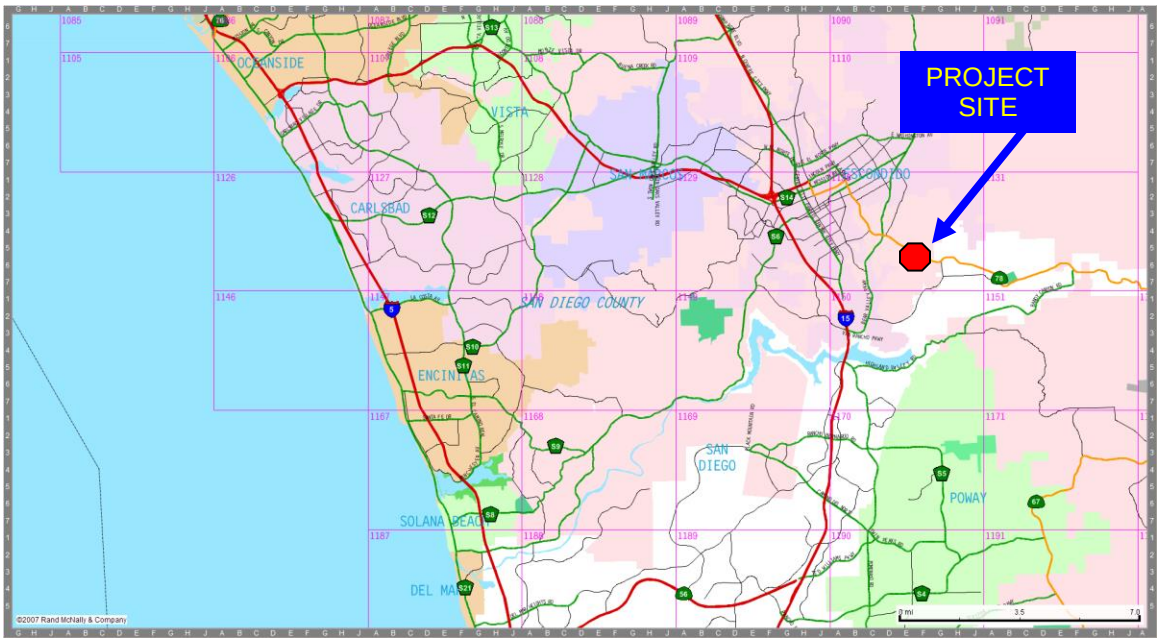


Figure 1. Location of project site in regional context. Thomas Bros. Map page #1130, F6.

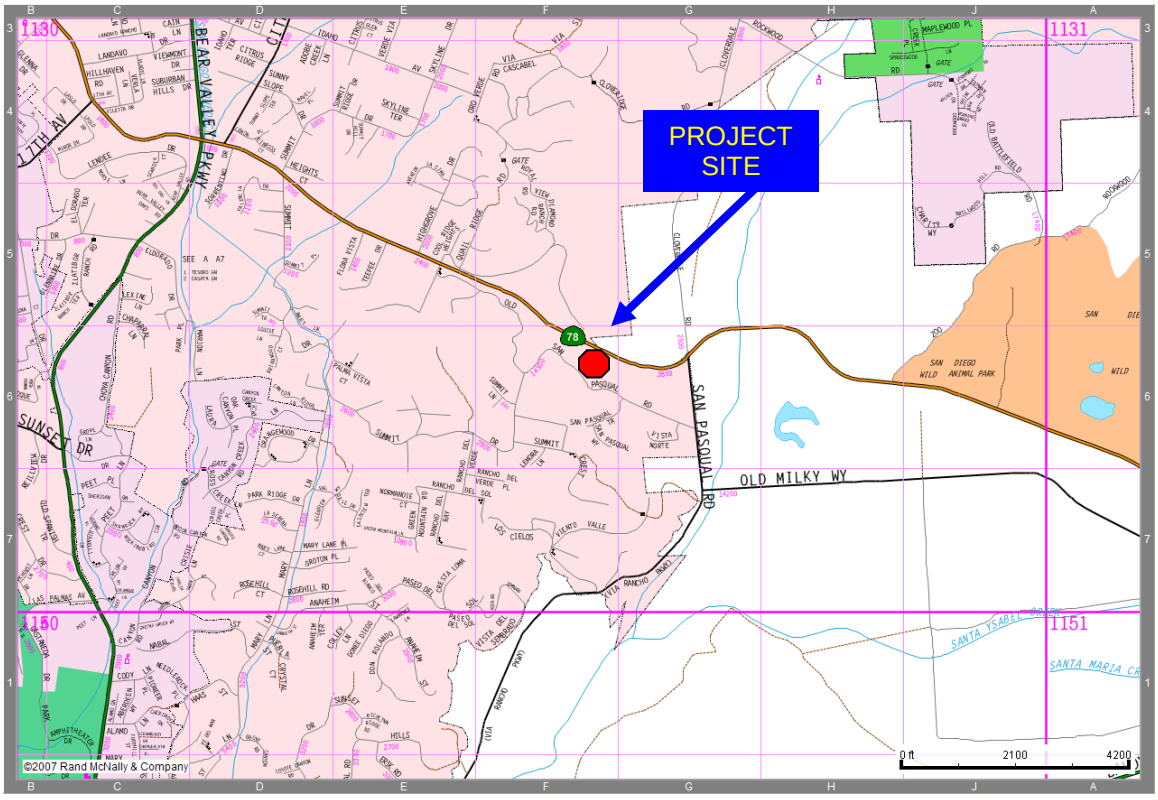


Figure 2. Detail location map of project site. Thomas Bros. Map page #1130, F6.

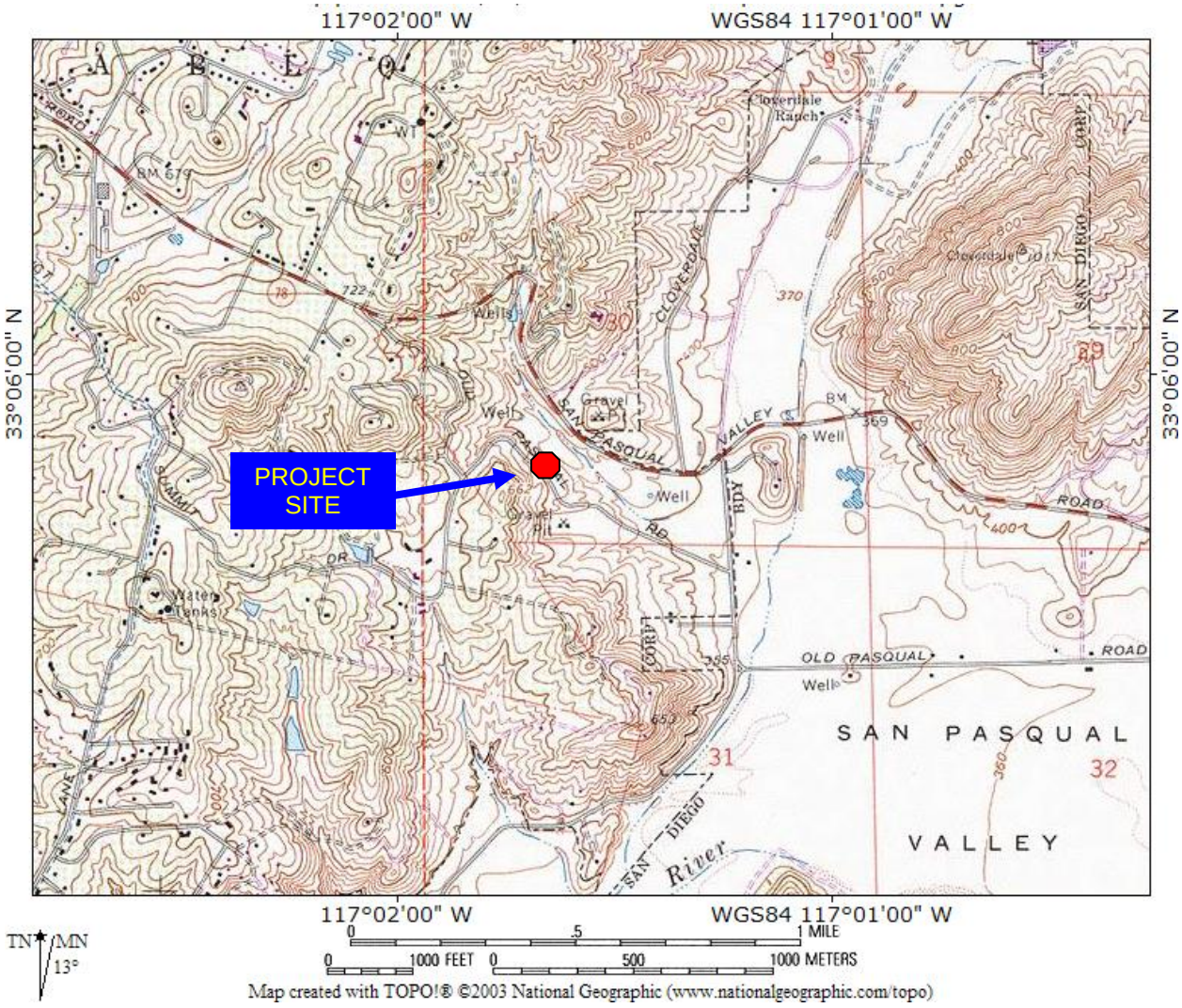


Figure 3. Topographical map showing project site location. Taken from USGS Escondido 7.5 minute series quadrangle.

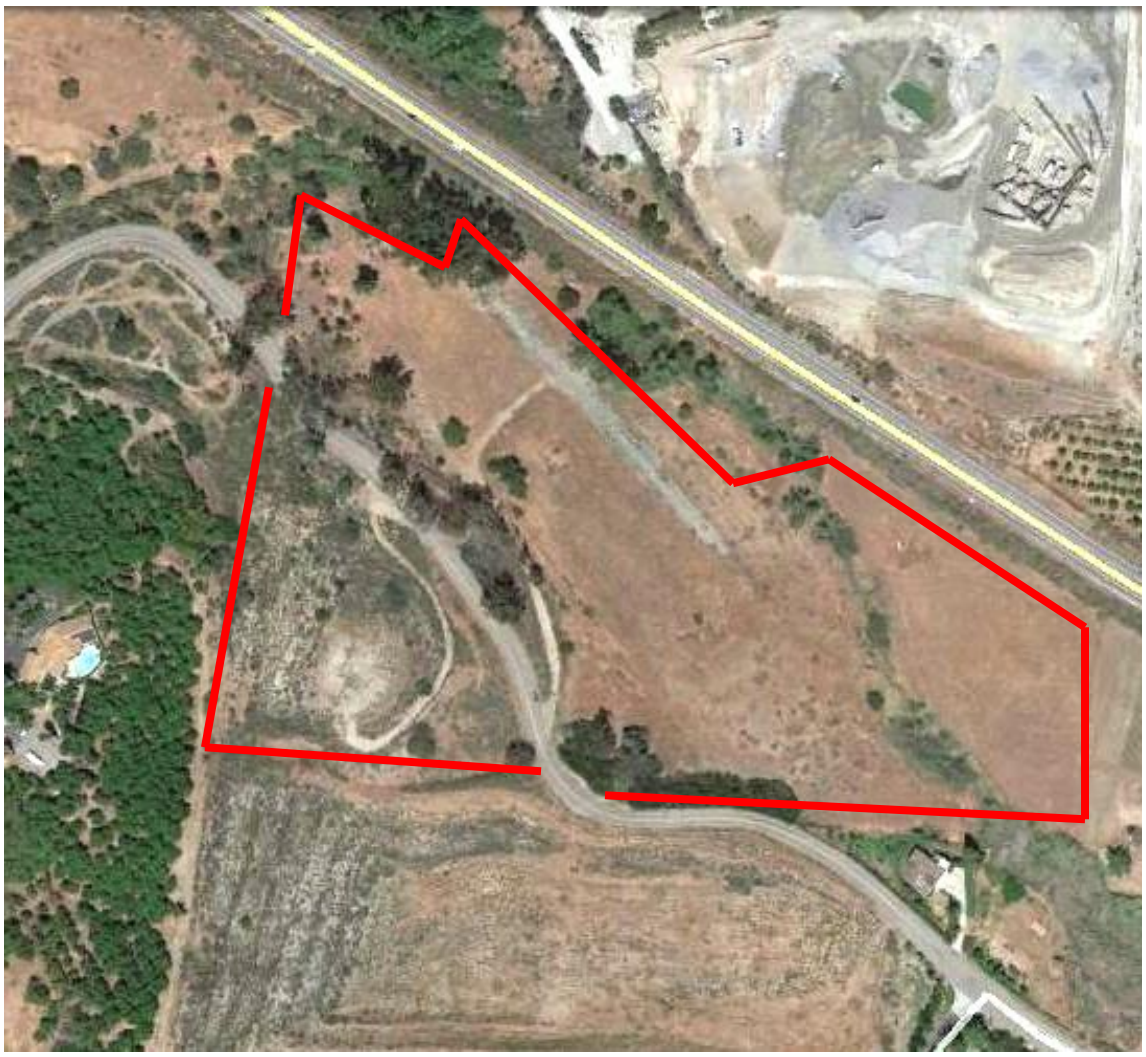


Figure 4. Satellite image of project site showing approximate boundaries for project. Note that the right of way for Old San Pasqual Road is not part of the parcel. Top of photo is true north.

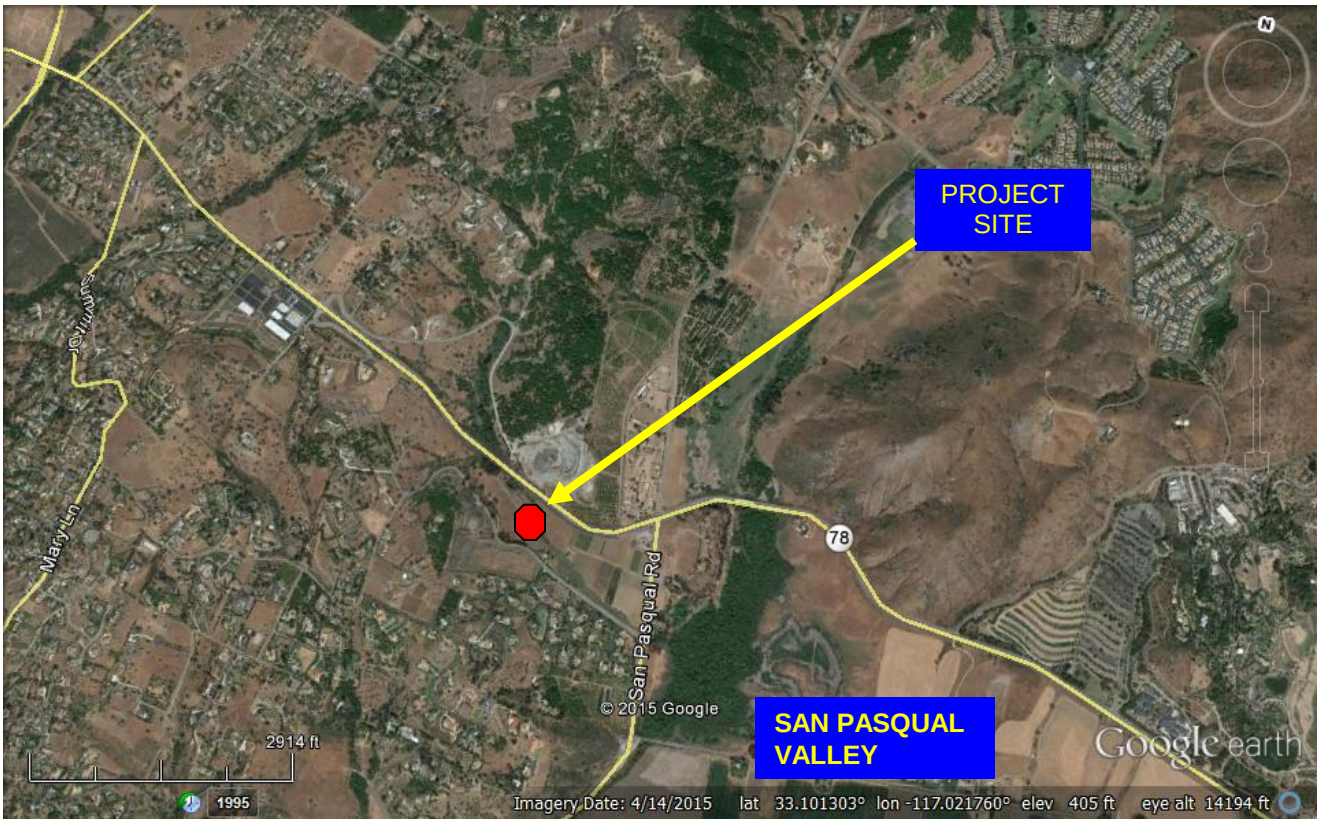


Figure 5. Vicinity of project site showing surrounding area.

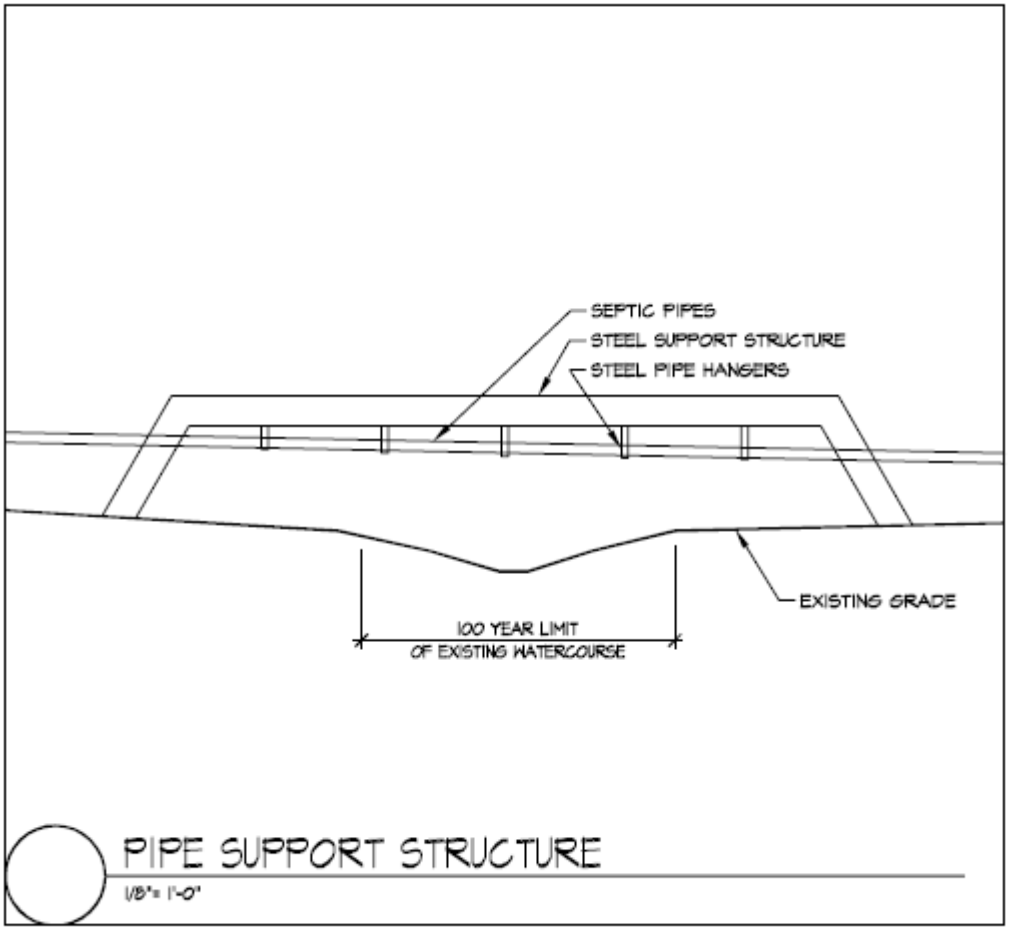


Figure 6. Proposed pipe support structure crossing drainage on the project site.

APPENDIX A

PLANT SPECIES OBSERVED ON THE SITE

Note: This list contains plant species observed on the site and does not purport to be a complete list of species that occur on the site. Floral lists are compiled to assist in accurate plant community determination and as a by product of surveys for sensitive species.

Adoxaceae - Moschatel Family

Sambucus mexicana
Mexican Elderberry

Anacardiaceae - Sumac Family

Malosma laurina
Laurel Sumac
Rhus integrifolia
Lemonadeberry

Apiaceae (Umbelliferae) - Carrot Family

***** Foeniculum vulgare
Sweet Fennel

Asteraceae (Compositae) - Sunflower Family

Ambrosia psilostachya
Ragweed
Artemisia californica
California Sagebrush
Baccharis salicifolia
Mule Fat
Baccharis sarathroides
Broom Chaparral
* Carduus pycnocephalus
Italian Thistle
* Centaurea melitensis
Tocalote
* Cirsium sp.
Thistle
* Conyza bonariensis
Conyza
Conyza canadensis
Horseweed

Deinandra fasciculata
Tarweed
Heterotheca grandiflora
Telegraph Weed
Hazardia squarossa var. grindelioides
Sawtooth Goldenbush
Sonchus asper
Prickly Sow Thistle

Boraginaceae - Borage Family

Phacelia cicutaria var. hispida
Caterpillar Phacelia

Brassicaceae (Cruciferae) - Mustard Family

* Hirschfeldia incana
Short-Pod Mustard

Cactaceae - Cactus Family

Opuntia littoralis
Prickly Pear
Opuntia ficus-indica
* Indian Fig

Chenopodiaceae - Goosefoot Family

Salsola tragus
Russian Thistle

Cistaceae - Rock-rose Family

Helianthemum scoparium
Rock Rose

Convolvulaceae - Morning-glory Family

Cuscuta californica var. californica
Dodder

Euphorbiaceae - Spurge Family

Eremocarpus setigerus
Turkey Mullein, Dove Weed

* Ricinus communis
Castor Bean

Fabaceae (Leguminosae) - Pea Family

Acmispon glaber
Deerweed

Geraniaceae - Geranium Family

* Erodium sp.
Filaree

Grossulariaceae - Gooseberry Family

Ribes indecorum
White-flowered Currant

Lamiaceae (Labiatae) - Mint Family

Salvia apiana
White Sage

Malvaceae - Mallow Family

Malacothamnus sp.
Bush mallow

Myrtaceae - Myrtle Family

* Eucalyptus sp.
Eucalyptus

Oleaceae - Olive Family

* Olea europea
Olive

Platanaceae - Plane Tree Family

Platanus racemosa
Western Sycamore

Poaceae (Gramineae) - Grass Family

* Avena barbata
Wild Oats
Bromus carinatus var. carinatus
California Brome
* Bromus diandrus
Ripgut Grass
* Bromus hordeaceus
Soft Chess
* Bromus madritensis ssp. rubens
Red Brome
* Polypogon monspeliensis
Rabbitfoot Grass
* Vulpia sp.
Fescue

Polygonaceae - Buckwheat Family

Eriogonum fasciculatum ssp. fasciculatum
California Buckwheat

Salicaceae - Willow Family

Salix sp.
Willow sp.

Scrophulariaceae - Figwort Family

Mimulus aurantiacus
Red Bush Monkey-Flower

Solanaceae - Nightshade Family

Datura wrightii

* = Non-Native Species

* Nicotiana glauca
Tree Tobacco

APPENDIX B

WILDLIFE SPECIES OBSERVED OR DETECTED ON THE PROJECT SITE

BIRDS

Anna's Hummingbird	*Calypte anna*
Wrentit	*Chamaea fasciata*
Mourning Dove	*Zenaida macroura*
Western Kingbird	*Tyrannus verticalis*
Western Scrub-Jay	*Aphelocoma californica*
American Crow	*Corvus brachyrhynchos*
House Finch	*Carpodacus mexicanus*

MAMMALS

Southern Pocket Gopher *Thomomys bottae*	Burrows

AMPHIBIANS AND REPTILES

Western Fence Lizard
Sceloporus occidentalis

APPENDIX C

PHOTOGRAPHS OF THE PROJECT AREA

All photographs taken 2015 by W.T. Everett

Photograph 1. View looking northwest from the central portion of the site.

Photograph 2. View looking west from the central portion of the site. Paved area is former landing strip.

Photograph 3. View looking southeast from the central portion of the site. Paved area is former landing strip.

Photograph 4. View looking north over the central portion of the site where the major construction is to take place.

APPENDIX D

COUNTY LIST OF SENSITIVE SPECIES WITH POTENTIAL TO OCCUR ON THE PROJECT SITE

Legend

Status

1 = Federally Endangered
2 = Federally Threatened
3 = State Endangered
4 = State Threatened
5 = State Rare
6 = MSCP Narrow Endemic
7 = Not Listed
8 = County Sensitive Plant List Designation (A-D)
Ext = Extirpated

Potential to Occur On-site

Note: Species shown in **bold** are those for which Directed Surveys were conducted

L = Low
M = Moderate
H = High
U = Unknown (Sufficient data are not available on the status, distribution, abundance, or natural history of the species to make a reliable determination of the probability of occurring on-site)

Rationale

1 = Would likely have been detected during directed surveys if present
2 = Appropriate suitable habitat not present on-site
3 = Insufficient natural history information is available to determine if presence is likely

Common Name	Scientific Name	Status	Observed On-Site (Y or N)	Potential to Occur On-site	Habitat Preferences
Ambrosia pumila	**San Diego ambrosia**	**1, 6, 8A**	**N**	**L - 2**	**Coastal Sage Scrub, Grassland, Riparian, Vernal Pools**

Acanthomintha ilicifolia	**San Diego thornmint**	**2, 3**	**N**	**L - 2**	**Coastal Sage Scrub, Grassland, Chamise Chaparral, Vernal Pools**
Achnatherum diegoensis	San Diego needlegrass	7, 8A	N	L - 2	Coastal Sage Scrub, Grassland
Adolphia californica	**California adolphia**	**7, 8B**	**N**	**L - 1**	**Coastal Sage Scrub, Mixed Chaparral**
Artemesia palmeri	Palmer's sage	7, 8B	N	L - 2	Coastal Sage Scrub, Riparian
Brodiaea filifolia	**Thread-leaved brodiaea**	**2,3**	**N**	**L - 2**	**Non-Native Grassland, Vernal Pools**
Brodiaea orcutti	**Orcutt's brodiaea**	**7, 8A**	**N**	**L - 2**	**Grassland, Riparian, Oak Woodland, Chamise Chaparral, Vernal Pools**
Calandrinia breweri	Brewer's calandrinia	7, 8D	N	L - 2	Coastal Sage Scrub, Mixed Chaparral
Calochortus catalinae	Catalina mariposa lily	7, 8D	N	L - 2	Grassland
Camissonia lewisii	Lewis sun cup	7, 8C	N	L - 2	Beach Bluffs
Caulanthus stenocarpus	**Slender pod jewellflower**	**5, 8D**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Oak Woodland**
Chorizanthe procumbens	**Prostrate spineflower**	**7, 8D**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral**
Centromadia pungens laevis	**Smooth tarplant**	**7, 8A**	**N**	**L- 2**	**Grassland**
Convolvulus simulans	Small-flowered morning glory	7, 8D	N	L - 2	Non-Native Grassland
Dichondra occidentalis	Western dichondra	7, 8D	N	L – 2	Coastal Sage Scrub, Mixed Chaparral, Coast Live Oak Woodland

Dudleya variegata	**Variegated dudleya**	**7, 8A**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Vernal Pools**
Dudleya viscida	**Sticky dudleya**	**7, 8A**	**N**	**L - 1**	**Coastal Sage Scrub, Mixed Chaparral**
Erodium macrophyllum var macrophyllum	**Large leaf fillary**	**7, 8B**	**N**	**L - 2**	**Coastal Sage Scrub**
Ferocactus viridescens	**Coast barrel cactus**	**7, 8B**	**N**	**L - 1**	**Coastal Sage Scrub**
Githopsis diffusa filicaulis	Mission canyon bluecup	7, 8C	N	L - 2	Coastal Sage Scrub, Mixed Chaparral
Holocarpha virgata elongate	Graceful tarplant	7, 8D	N	L - 2	Grassland
Juncus acutus leopoldii	Southwestern spiny rush	7, 8D	N	L - 2	Riparian, Oak Woodland, Freshwater Marsh,
Lepidium virginicum robinsonii	**Robinson pepper grass**	**7, 8A**	**N**	**L - 2**	**Grassland**
Lepidium virginicum robinsonii	**Robinson pepper grass**	**7, 8A**	**N**	**L - 2**	**Grassland**
Microseris douglasii platycarpha	Small flowered microseris	7, 8D	N	L - 2	Grassland
Muilla clevelandii	**San Diego goldenstar**	**7, 8A**	**N**	**L - 2**	**Coastal Sage Scrub, Riparian, Chamise Chaparral**
Myosurus minimus apus	Little mousetail	7, 8C	N	L - 2	Coastal Sage Scrub, Grassland, Chamise Chaparral, Vernal Pools
Piperia cooperi	Cooper's rein orchid	7, 8D	N	L - 2	Grassland, Chamise Chaparral
Selaginella cinerascens	Mesa club moss	7, 8D	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral

Senicio aphanactis	**Rayless ragwort**	**7, 8B**	**N**	**L - 2**	**Grassland**
Viguiera laciniata	San Diego sunflower	7, 8A	N	L - 1	Coastal Sage Scrub
Danaus plexippus	Monarch butterfly	7	N	L - 2	Grassland, Oak Woodland, Montane Meadow
Lycaena hermes	**Hermes copper**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral**
Euphydryas editha quino	**Quino checkerspot butterfly**	**1**	**N**	**L - 2**	**Coastal Sage Scrub, Grassland, Chamise Chaparral, Desert Scrub, Vernal Pools**
Phobetus robinsonii	Robinson's Beetle	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral
Scaphiopus hammondii	Western spadefoot toad	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Freshwater Marsh, Vernal Pools
Coleonyx variegates blainvillei	**San Diego banded gecko**	**7**	**N**	**L - 2**	**Riparian, Freshwater Marsh, Montane Meadow, Lakes and Bays**
Phrynosoma coronatum blainvillei	San Diego horned lizard	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral, Mixed Conifer

Cnemidophorus hyperythrus	**Orange-throated whiptail**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral**
Anniella pulchra pulchra	Silvery legless lizard	7	N	L - 2	Coastal Sage Scrub, Grassland, Riparian, Coastal or Desert Dune
Eumeces skiltonianius interparietalis	Coronado skink	7	N	L - 2	Coastal Sage Scrub, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh
Diadophis punctatus similis	San Diego ringneck snake	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
Charina trivirgata roseoffusca	Coastal rosy boa	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Oak Woodland, Chamise Chaparral
Salvadora hexalepis virgultea	Coast patch-nosed snake	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral, Freshwater Marsh
Crotalus ruber ruber	Northern red diamond rattlesnake	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral Chamise Chaparral, Pinon Juniper, Desert Scrub
Choeronycteris mexicana	Mexican long-tongued bat	7	N	L - 2	Coastal Sage Scrub, Desert Scrub, Desert Wash

Myotis yumanensis	Yuma myotis	7	N	U - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Corynorhinus townsendii	Townsend's big-eared bat	7	N	L - 2	Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Antrozous pallidus	Pallid bat	7	N	U - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Nyctinomops femorosaccus	Pocketed free-tailed bat	7	N	U - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer,

					Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Nyctinomops macrotis	Big free-tailed bat	7	N	U - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Eumops perotis californicus	Greater western mastiff bat	7	N	L - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays

Lepus californicus bennettii	San Diego black-tailed jackrabbit	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest
Chaetodipus californicus femoralis	Dulzura California pocket mouse	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer
Chaetodipus fallax fallax	Northwestern San Diego pocket mouse	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Chamise Chaparral, Desert Scrub, Desert Wash
Onychomys torridus Ramona	Southern grasshopper mouse	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Chamise
Neotoma lepida intermedia	San Diego desert woodrat	7	N	L - 2	Coastal Sage Scrub, Riparian, Oak Woodland, Chamise Chaparral
Odocoileus hemionus	Southern mule deer	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow

Taxidea taxus	American badger	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Felis concolor	Mountain lion	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Ardea herodias	Great Blue Heron	7	N	L - 2	Grassland, Freshwater Marsh, Lakes and Bays
Elanus caeruleus	**Black-shouldered Kite**	**7**	**N**	**L - 2**	**Grassland, Riparian**
Accipiter cooperi	**Cooper's Hawk**	**7**	**N**	**M**	**Grassland, Riparian, Oak Woodland**
Aquila chrysaetos	**Golden Eagle**	**6**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper**
Circus cyaneus hudsonius	**Northern Harrier**	**7**	**N**	**L - 2**	**Grassland, Freshwater Marsh, Salt or Alkali Marsh**

Falco mexicanus	**Prairie Falcon**	**7**	**N**	**L - 2**	**Desert Scrub, Desert Wash**
Falco columbarius	**Merlin**	**7**	**N**	**L - 2**	**Grassland, Salt or Alkali Marsh**
Cathartes aura	**Turkey Vulture**	**7**	**Y**	**H**	**Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest**
Accipter striatus	**Sharp-shinned Hawk**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Oak Woodland, Mixed Conifer**
Athene cunicularia hypugea	**Burrowing Owl**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Grassland, Desert Wash, Coastal or Desert Dune**
Larus californicus bennettii	California Gull (Non-breeding)	7	N	L - 2	Not Specified
Lanius ludovicianus	**Loggerhead Shrike**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Grassland, Riparian, Oak Woodland, Desert Scrub, Desert Wash**
San Diego cactus wren	***Campylorhynchus brunneicapillus cousi***	**7**	**N**	**L - 2**	**Coastal Sage Scrub**
Agelaius tricolor	**Tricolored blackbird**	**7**	**N**	**L - 1**	**Grassland, Riparian, Freshwater Marsh**
Eremophila alpestris actis	Horned Lark	7	N	L - 2	Grassland, Montane Meadow
Polioptila californica california	**California Gnatcatcher**	**2**	**N**	**L - 2**	**Coastal Sage Scrub**
Ammodramus savannarum	**Grasshopper Sparrow**	**7**	**N**	**L - 2**	**Grassland**

Amphispiza belli belli	**Bell's sage sparrow**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Mixed Chaparral, Chamise Chaparral**
Aimophila ruficeps canescens	**Rufous-crowned sparrow**	**7**	**N**	**L - 2**	**Coastal Sage Scrub, Chamise Chaparral**

APPENDIX E

PREPARER QUALIFICATIONS

William T. Everett is a research, consulting, and conservation biologist with more than 40 years experience in the San Diego environment and around the world. He has logged more than 14,000 hours of field work, all detailed with field notes. In the 1970's Bill apprenticed in the study of chaparral ecology under Frank Gander, the retired but renown premier California botanist of the 1930s and 40s. Although his specialty is ornithology, Bill has a long-standing interest in all endangered species management and conservation issues. As President then Conservation Chairman of the San Diego Chapter of the Audubon Society in the late 1970s, he gained a keen understanding of the conservation challenges facing a growing Southern California. He subsequently became one of the first Biological Consultants certified by the County of San Diego in the 1980s. Bill is a Fellow of the National Association of Environmental Professionals (NAEP) and subscribes to the NAEP Code of Ethics and Standards of Practice for Environmental Professionals.

Bill Everett has published numerous scientific articles and conducted research in Southern California, Alaska, Antarctica, Baja California, South America, and throughout the tropical Pacific Ocean. In 1977, in recognition of his accomplishments, he was appointed as a Research Associate of the Department of Birds and Mammals of the San Diego Natural History Museum, a position he holds to this day. In 1990 he was elected as a Research Fellow of the Zoological Society of San Diego, and in 1988 was appointed as the Senior Conservation Biologist of the Western Foundation of Vertebrate Zoology. The Royal Geographic Society of London elected Bill as a Fellow in 1996, following his election as a Fellow of the Explorers Club in 1990.

Hired as a biologist for the U.S. Fish and Wildlife Service in 1977, Bill conducted research on endangered Peregrine Falcons in Northern California at a time when their continued existence was questionable. His interest in threatened species led to publication by the Audubon Society in 1979 of his paper entitled "Threatened, Declining and Sensitive Bird Species in San Diego County" (Sketches 36:1-2). This paper contained the first published account of the decline of the California Gnatcatcher.

Beyond the Southern California area, Bill has prepared the seabird impacts sections for the Draft and Final Environmental Impact Statements for Hawaii-based Pelagic Fisheries of the Western Tropical Pacific Ocean (2001), received a National Science Foundation major grant to lead an International Biocomplexity Survey and Expedition to Isla Guadalupe, Baja California, Mexico (2000), led the effort to save North America's most endangered bird species, the San Clemente Loggerhead Shrike (1991-1997), and currently heads up efforts to restore bird populations on Wake Atoll and Christmas Island in the central Pacific.

Bill holds a U.S. Fish and Wildlife Master Bird Banding Permit (#22378) with Endangered Species Authorization, and California Gnatcatcher Survey Authorization Permit # TE-788036. He received his Master's Degree from the University of San Diego in 1991, and completed a Post-Graduate Program at Harvard University's John F. Kennedy School of Government in 1997.

Bill served as a member of the Conservation and Research Committee of the Zoological Society of San Diego since the committee was first established. In 1990, he founded the Endangered Species Recovery Council (www.esrc.org), an international organization of scientists and conservationists dedicated to finding solutions to the problem of species extinctions. He continues as President of the organization.

In May 2002 Bill was honored in New York as a first recipient of the Explorers Club "Champions of Wildlife" award.

BIOLOGICAL RESOURCES MAP

PDS2015-MUP-15-011

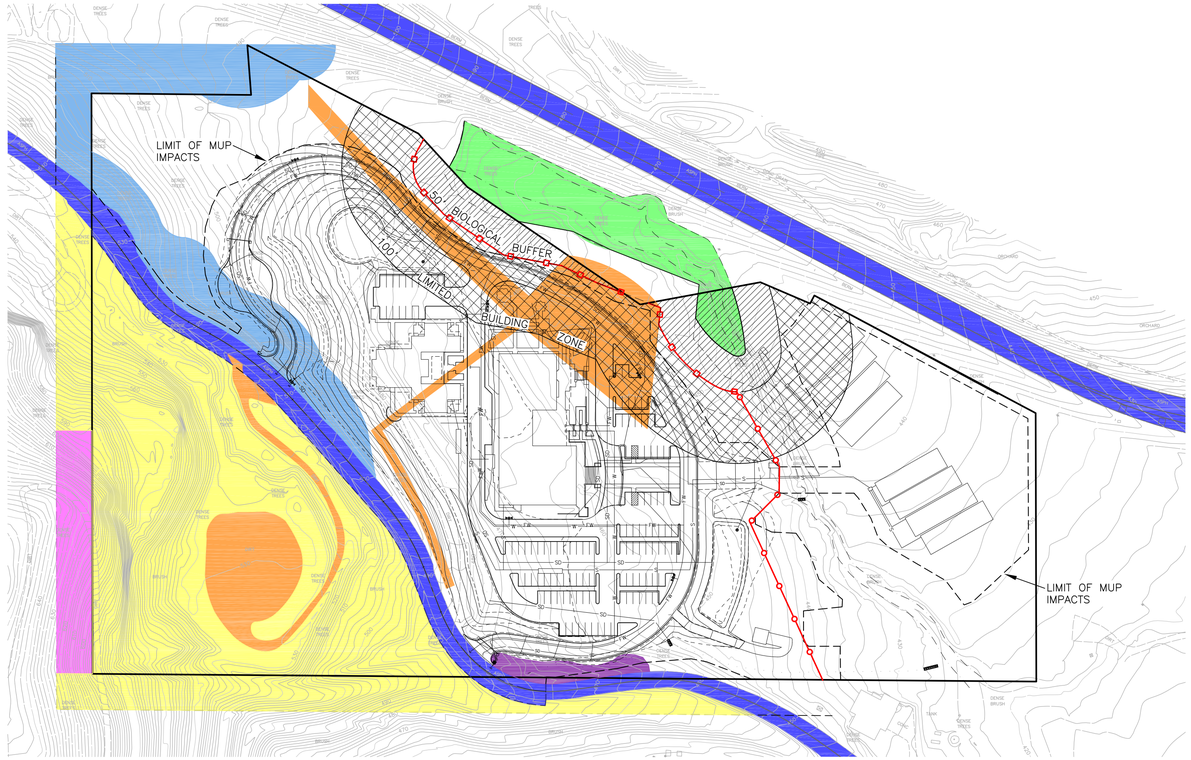
BIOLOGICAL RESOURCES MAP – SVBF CHURCH

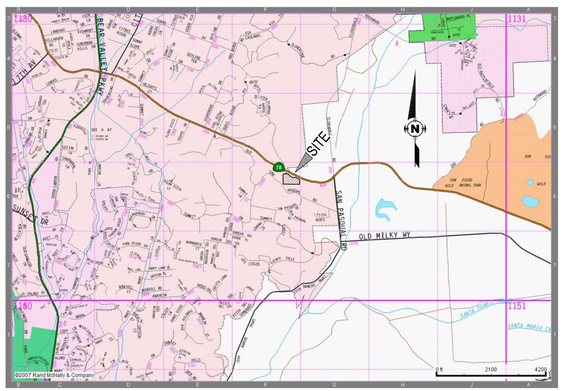
LEGEND

- NON-NATIVE GRASSLAND HOLLAND CODE 42200
- EUCALYPTUS WOODLAND HOLLAND CODE 79100
- DISTURBED HABITAT HOLLAND CODE 11300
- SOUTHERN MIXED CHAPARRAL HOLLAND CODE 37120
- DIEGAN COASTAL SAGE HOLLAND CODE 32500
- ORCHARD/VINEYARD HOLLAND CODE 18100
- URBAN/DEVELOPED HOLLAND CODE 12000
- SOUTHERN WILLOW SCRUB HOLLAND CODE 63320
- PROPOSED 50' BIOLOGICAL OPEN SPACE/BUFFER
- PROPOSED 100' LIMITED BUILDING ZONE
- FENCING AND SIGNAGE PROHIBITING ACCESS TO BIOLOGICAL OPEN SPACE (INCLUDING BUFFER)
- FENCING AND SIGNAGE PROHIBITING ACCESS TO AREAS OUTSIDE OF MUP LIMITS

0 100 200 300 400

SCALE 1"=100'





EXISTING AND IMPACTED VEGETATION COMMUNITIES ON THE PROJECT SITE

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE ON-SITE	IMPACTED OFF-SITE	ACREAGE PRESERVED ON-SITE	OFF-SITE MITIGATION REQUIRED (Ratio)
Non-Native Grassland[3]	12.62	8.60	0	0	4.30 (0/5:1)
Diegan Coastal Sage Scrub[2]	3.73	0	0	0	0
Southern Willow Scrub[1]	0.10	0	0	0.10	0
Southern Mixed Chaparral[3]	0.11	0.09	0	0	0.05 (0.5:1)
Urban / Developed	0.52	N / A	0	0	N / A
Eucalyptus Woodland[4]	0.87	0.44	0	0	0
Disturbed Lands[4]	1.57	0.85	0	0	0
TOTAL	19.52	9.98	0	0.10	4.35

1. Tier I Vegetation Community 2. Tier II Vegetation Community 3. Tier III Vegetation Community 4. Tier IV Vegetation Community

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NOTE:

VEGETATION COMMUNITY MAPPING IS PREPARED USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS AND IS VERIFIED ON THE GROUND TO THE GREATEST DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES, AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES SUBJECT TO FINAL DELINEATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.