BIOLOGICAL LETTER REPORT

Project Number PDS2017-TM-5620
TM Log No. PDS2017-ER-17-08-009

2260 San Pasqual Valley Road
Escondido, California
UNINCORPORATED COMMUNITY OF
SAN PASQUAL VALLEY
COUNTY OF SAN DIEGO, CALIFORNIA
APNs: 234-261-23; 234-440-05; 234-430-21

UTM (NAD 83): 11-S: 496,500 mE; 3,662,750 mN
Latitude: 33° 06' 30"N; Longitude 117° 02' 32"W

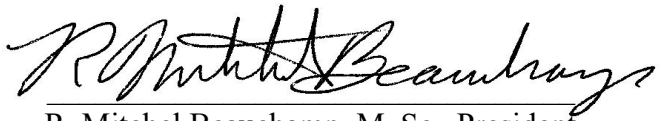
~~4 April 2018~~
~~13 June 2019~~
~~23 April 2020~~
~~18 May 2020~~
3 June 2020

Prepared for:
County of San Diego

Project Proponent:
Lundstrom Engineering and Surveying, Inc.
5333 Mission Center Road # 115
San Diego CA 92108
619 814 1220

Prepared by:
Pacific Southwest Biological Services, Inc.
Post Office Box 985
National City, CA 91951-0985
Telephone: (619) 477-5333
Facsimile: (619) 477-5380
E-mail: mitch@psbs.com

PSBS #W429



R. Mitchel Beauchamp, M. Sc., President
County of San Diego Approved Project Biologist

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SUMMARY

Pacific Southwest Biological Services, Inc., (Pacific Southwest) conducted a biological assessment of the site for a proposed 14-lot subdivision residential development at 2260 San Pasqual Valley, State Route 78 (Figure 1). The assessment of the 18.179-acre site was performed to identify biological resources and sensitive species that are present and potentially impacted by development.

The property is an occupied parcel and former orchard in the un-incorporated area of Escondido, located between Bear Valley Parkway and San Pasqual Valley in an area of residential development in western, central San Diego County, California. The site lies within an isolated section of the un-approved North County Subarea Plan of the Multiple Species Conservation Program.

The survey identified three vegetation communities within the study area: Non-Native Grassland, Urban/Developed, and Coast Live Oak and Eucalyptus-dominated drainage areas. Implementation of the proposed project would directly impact 0.3 acre of Urban/Developed and 16.3 acres of Non-Native Grassland (Figure 2). Drainages of 0.902 acre lie along the off-site west and east sides of the site. The channels qualify as a regulated riparian habitat type in San Diego County under federal, state and county criteria. Aside from removal of invasive Giant Cane, Eucalyptus and Canary Island Palm trees to abate a fire hazard, no impact is proposed for these wetland habitats and setbacks of 50 feet are designed to protect these woodland features.

No narrow endemic or special status plant species were discovered during the thorough botanical survey. No sensitive animals were detected on the property during the survey. Because the site contains native and non-native trees that could be used by nesting migratory birds protected under the federal Migratory Bird Treaty Act and the California Fish and Wildlife Code, impacts could occur to such species if unsupervised clearing of the invasive species along the channel on the site takes place between 15 February and 31 August. A mitigation measure is recommended to avoid such an impact.

INTRODUCTION

Project Description

Pacific Southwest, at the request of Lundstrom Engineering, conducted a general biological assessment for the 18.179-acre site in the community of western San Pasqual, San Diego County, California. The purpose of the survey was to document biological resources and/or any sensitive species occurring on the project site proposed for a 14-lot residential subdivision. This report summarizes the current biological conditions of the property, the results of the survey, and includes an analysis of on-site impacts from the proposed project. No off-site impacts are planned by the project. The site is composed of three assessor's parcels 234-261-23; 234-440-05; 234-430-21; totaling 18.179 acres.

This report provides the project applicant, the resource agencies and the public with current biological data to satisfy the review of the project under the California Environmental Quality Act (CEQA). It is anticipated that the information herein will be available for public review.

Methodology

Prior to the field investigation, Pacific Southwest searched the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB) for the USGS 7.5' Escondido, California topographic quadrangle. This search revealed several federally- and state-listed species, or species covered by the Multiple Species Conservation Program (MSCP), that may occur in the vicinity of the property. Pacific Southwest reviewed a recent aerial photograph (via Google Earth-no image date) for potential drainage patterns and vegetation types. Pacific Southwest also reviewed a soil survey map (Bowman 1973) of the project site and vicinity for soil types, including hydric soils.

Botanical and zoological resources were searched for on the site. Biologist R. Mitchel Beauchamp, conducted a biological investigation on 21 December 2016 and 12 January 2017. Vegetation communities consisting of different associations of plants were mapped (Figure 3) and a list of the flora was compiled in the field. Wildlife species on-site were also identified.

Table 1. Summary of Field Survey Conditions

Date	Personnel	**Survey Type**	**Time**	**Conditions**
12/21/16	Beauchamp	General Biological Assessment	1000-1110	60°F. Skies overcast with light rain.
1/12/17	Beauchamp	General Biological Assessment	0730-0900	68-67°F, Skies clear, calm

Wildlife was examined directly (as in the case of birds) and indirectly through tracks, scat, and nests (as in the case of mammals) in the field. Methods consisted of walking slowly over the site while watching and listening for wildlife, pausing frequently to observe and listen. "Pishing," a technique commonly used to attract the interest of passerines and draw them into view, was occasionally employed. Binoculars (8x42) were used to assist in the detection and identification of wildlife. Species presence was confirmed by visual observation and / or auditory detection, scats, bones, dens and burrows. The property area is sufficiently small so that the entire area could be covered during the visit.

As required by County of San Diego Biological Survey Requirements (County of San Diego 2006), a distance of 100 feet beyond the proposed project footprint was surveyed and mapped.

Location and Setting

In the regional context the proposed 14-lot residential project is located in the un-incorporated community of Escondido, San Diego County, California. The project is within the un-approved North County Subarea Plan of the MSCP. Primary access to the project site is via San Pasqual Valley Road, (State Route 78) east of Bear Valley Parkway. The map location of the area surveyed is within Rancho El Rincón del Diablo Escondido, Tier 12 South, Range 2 West, of the San Bernardino Base and Meridian, USGS 7.5' Escondido, California quadrangle UTM (NAD 83): 11-S: 469,500 mE; 3,662,750mN; Latitude: 33° 06' 30"N; Longitude 117° 02' 32"W (33.108N; 117.04°W)

The proposed project area is a roughly rectangular parcel, extending along the north side of San Pasqual Road (State Route 78), with a low point of approximately 643 feet above mean sea level (amsl) at the southwestern drainage. The project area rises to a northern high point of approximately 780 feet.

San Pasqual Valley Road forms the south boundary of the parcel. An eastern extension accesses Highgrove Drive. Soils for the project area are mapped as Fallbrook sandy loam, 9 to 15 percent slopes (FaD2) in the upland portion of the site and Ramona sandy loam, 5 to 9 percent slopes (RaC) in the two drainage areas (Bowman 1973). The surface geologic stratum is mapped as plutonic Cretaceous granodiorite. (Rogers 1965).

The two drainages on the site are un-named tributaries to another drainage, here named Bear Valley Creek, that flows into the San Dieguito River as part of the Lake Hodges impoundment area.

The site is bounded to the west, north and east by large lot residences with some agricultural and horticultural operations. Residential areas south of San Pasqual Valley Road are of a similar land use. One existing single-family home is located on the central knoll of the site and it would be removed as part of the proposed project.

Aside from the single residence, the bulk of the site was formerly a fruit orchard, probably oranges by the nature of the re-sprouting trees in the disturbed field (Figure 3). The site has surviving plantings of other non-native trees and shrubs, as well as immature Coast Live Oaks (*Quercus agrifolia*) most probably bird-dispersed from the adjacent woodlands.

OBSERVATIONS

The survey identified three habitat types within the project area and the 100-foot study area beyond the project area boundary: Non-Native Grassland, Urban/Developed and Coast Live Oak Riparian - Eucalyptus dominated Woodland in the canyon drainage areas. The vegetation/habitat type and acreage occurring within the project footprint are discussed below with appropriate Holland (1986) and Oberbauer (1996) element codes.

Habitats/Vegetation Communities

Non-Native Grassland (#42200) (16.3429 acres)

County mapping indicates this habitat as Orchard and Vineyards. This was the case several years ago but now the area is largely open fields. Re-sprouting of some of the root stock of the orchard plantings is evident as are seedling oaks close to the western woodland habitat. The open areas of the site represent Non-Native Grassland since the criteria of disturbance frequency is not met.

Urban/Developed (#12000) (0.9344 acre)

The area about the established residence and access driveway is mapped as Urban/Developed.

Southern Coast Live Oak Riparian Woodland-Eucalyptus Woodland (#65100) (0.9017 acre) This vegetation community is primarily comprised of a mix of Eucalyptus (*Eucalyptus sp.*) and Coast Live Oak (*Quercus agrifolia*); however, mixed within are Canary Island Date Palms (*Phoenix canariensis*) (Figure 4). Both the west and east drainages have defined bed and bank and mesic soil-associated species but these features are largely off-site for the western feature and are on the boundary line in the case of the eastern feature. Up

and downstream the habitat continues on the off-site western, larger channel, but the eastern feature terminates along the project site boundary.

Flora

A total of 59 plant species has been recorded on-site (Appendix 1). Of this total, 48 are non-native. The site, aside from the adjacent wetlands, lacks any significant level of ecological function in terms of native plant species.

Fauna

A total of 16 vertebrate animal species was recorded within the study area (Appendix 2), which are representative of the disturbed conditions and non-native vegetation on the site.

Sensitive Taxa

In addition to the CNDDB search, listing of plant and animal species was supplied by County staff to be used to evaluate the on-site habitat and adjacent areas for potential impacts to the listed species by the proposed project. As detailed below, the lack of undisturbed, native habitat largely precludes the potential for presence of any of the plants or animals on the listing.

Plants

The CNDDB search revealed several federal- and/or state-listed floral species reported from the Escondido and Valley Center U.S.G.S. 7.5' topographic quadrangles. Appendix 3 lists these plant species, their conservation status, their typical habitat requirements, and potential for occurrence on the property.

Special Status Species

The site does not contain any special status plants.

Animals

The CNDDB search revealed federal- or state-listed animal species reported from the Escondido and San Pasqual quadrangles that may occur within the study area. Appendix 4 lists these species, their conservation status, their typical habitat requirements, and potential for occurrence in the study area. Due to habitat degradation on the site, none of the animal species listed in Appendix 4 have a significant probability of occurrence. None occur on the site.

The other species likely to occur with moderate probability on the site are all fairly common and widespread in the coastal foothills of southern California. The site does not contain any other special status species, although the native shrubs could serve as nesting sites for birds protected by the Migratory Bird Treaty Act and California Fish and Game Code.

Jurisdictional Wetlands and Waterways

The site involves two un-named channels tributary to the San Dieguito River. The channels have bed and bank and wetland-associated vegetation, so are jurisdictional under federal, state, or county criteria for such habitat. Although this bed and bank aspect of the western drainage occurs off-site, its canopy affects setback requirements on the western side of the site also.

JURISDICTIONAL DRAINAGE DELINEATION

SUMMARY OF REGULATIONS

Three key agencies regulate activities within inland streams, wetlands, and riparian areas in California. The U. S. Army Corps of Engineers (Corps) Regulatory Program regulates activities pursuant to Section 404 of the Federal Clean Water Act, and Section 10 of the Rivers and Harbors Act. The CDFW regulates activities under the Fish and Game Code Section 1600-1607, and the Regional Water Quality Control Board (RWQCB) under Section 401 of the Federal Clean Water Act and the California Porter-Cologne Act. The County of San Diego also defines wetlands through its Resource Protection Ordinance.

Summary of Wetland-related Regulations

Wetlands are considered important resources because of their habitat value, water quality function, and potential flood hazards. Typically, local, state and federal agencies have regulations regarding identification, protection, and permitting of wetlands (or jurisdictional areas) uses; these are generally discussed below.

State of California

Regional Water Quality Control Board

The San Diego RWQCB is the primary agency responsible for protecting water quality in this region of California. The RWQCB regulates discharges to surface waters under the federal Clean Water Act and the California Porter-Cologne Water Quality Control Act. The RWQCB's jurisdiction extends to all waters of the State and to all waters of the United States, including wetlands.

The Federal Clean Water Act, Section 401 gives the RWQCB the authority to regulate, through 401 Certification, any proposed federally permitted activity, which may affect water quality. Among such activities are discharges of dredged or fill material permitted by the Corps under Clean Water Act Section 404. Certification or waiver must be based on a finding that the proposed discharge will comply with water quality standards. The RWQCB will not require permits for this project since there is no fill of State Waters.

California Department of Fish and Wildlife

The State of California regulates activities in rivers, streams, and lakes pursuant to Sections 1600-1603 of the California Fish and Game Code. These sections discuss the process by which an individual, government agency, or public utility must notify the CDFW prior to any activity that would "substantially divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, or lake…" Following such notification, CDFW must inform the individual, agency, or utility of the existence of any fish and wildlife resources that may be substantially adversely affected by the activity. CDFW must also include a proposal for measures to protect fish and wildlife resources. The proposal is called a "Streambed Alteration Agreement".

CDFW defines wetlands as "Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly undrained hydric soil; and (3) the substrate is non-soil and is saturated

with water or covered by shallow water at some time of the growing season of each year." [Note: This is different from the U.S. Environmental Protection Agency (EPA) and Corps in that it requires no more than one criterion.] No action by State Fish and Wildlife is required for the drainage on the site.

Federal Agencies

U. S. Army Corps of Engineers

The Corps has regulatory authority over the discharge of dredged or fill material into waters of the United States under Section 404 of the Clean Water Act. The term "waters of the United States" includes (1) 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; (2) wetlands; (3) 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; (4) all impoundments of water mentioned above; (5) all tributaries of waters mentioned above; (6) the territorial seas; and (7) all wetlands adjacent to the waters mentioned above. Under this definition, and in the absence of wetlands, the limits of the Corps' jurisdiction in non-tidal waters extending to the ordinary high water mark (OHWM), which is defined as "…that line on the shore established by the fluctuations if water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas".

Wetlands, a subset of jurisdictional waters, are defined as "those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." The Corps has developed a methodology for determining the boundaries of jurisdictional wetlands known as the 1987 Manual (Environmental Laboratory 1987). The methodology set forth in the Manual is based on the following three indicators that are normally present in wetlands: (1) hydrology providing permanent or periodic inundation by groundwater or surface water, (2) hydric soils, and (3) hydrophytic vegetation. In order to be considered a wetland, an area must exhibit at least minimal hydric characteristics within these three parameters.

Environmental Protection Agency

The U.S. EPA regulates the Corps and the National Environmental Protection Act (NEPA) concerning the regulations of jurisdictional waters and wetlands. No impact occurs to Waters of the United States, so no special separate delineation needs to be carried out.

U. S. Fish and Wildlife Service

The U. S. Fish and Wildlife Service (Service) defines wetlands as "Lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. For purposes of this classification, wetlands must have one or more of the following three attributes: (1) at least periodically, the land supports predominantly hydrophytes; (2) the substrate is predominantly un-drained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during

the growing season of each year." Because the Service reviews permits processed by the Corps, no separate delineation needs to be carried out.

Methods

The presence of wetlands waters and non-wetland waters of the Service and CDFW jurisdictional drainages on the property was evaluated by R. Mitchel Beauchamp, Certified Wetlands Assessor # 1697, on 12 January 2017. Soils, hydrology, and vegetation on the site were examined.

Site Conditions: Delineation Results

The channel feature on the site are jurisdictional under California Fish and Game 1600 codes as a streambed as well as under Section 404 of the Clean Water Act administered by the Corps as non-wetland waters. There are bed and bank characteristics in the channels and evidence of flow due to extensive rainfall prior to the survey. The western channel upstream and downstream of the proposed development has similar associated vegetation. Only the eastern canopy fringe of the western drainage lies on the project site, however. The eastern channel has its headwaters starting on the project site. The on-site vegetation of the canopies is dominated by Eucalyptus and Canary Island Date Palm trees mixed with the native Coast Live Oak as well as a scattering of native Willows (*Salix lasiolepis*).

The Corps released new definitions of Waters of the United States and these become effective on 22 June 2020. The on-side, eastern drainage would not qualify under the new federal definitions of waters of the United States.

FINDINGS AND IMPACTS

County of San Diego Resource Protection Ordinance (RPO) Wetland Criteria

Since drainages are often a sensitive biological resource, the status of the on-site eastern drainage is addressed below, based principally on the RPO. Recited below is the format of the body of the ordinance used to interpret the channel condition on the subject site:

QUOTED FROM COUNTY
REGULATIONS: "San Diego County Code
TITLE 8 ZONING AND LAND USE REGULATIONS
DIVISION 6. MISCELLANEOUS LAND USE REGULATIONS
CHAPTER 6. RESOURCE PROTECTION ORDINANCE
SEC. 86.601. FINDINGS, PURPOSE AND INTENT.

"Riparian Habitat": An environment associated with the banks and other land adjacent to freshwater bodies, rivers, streams, creeks, estuaries, and other 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. The Coast Live Oak trees in the drainages represent a native riparian plant community.

"Mature Riparian Woodland": A grouping of sycamores, cottonwoods, willows and/or oak trees having substantial biological value, where at least ten of the

trees have a diameter of six inches or greater. Native oak trees are the dominant, mature trees in the eastern drainage and western fringe area.

"Wetland":
(1) Lands having one or more of the following attributes are "wetlands":
(aa) At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); native wetland species predominate off-site in the understory of the western channel.
(bb) The substratum is predominantly undrained hydric soil; or the off-site, western channel soils show anoxic characteristics and are wetland soils.
(cc) 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 two drainages function as wetland habitats.
(2) Notwithstanding paragraph (1) above, the following shall not be considered "Wetlands":
(aa) Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:
(i) Have negligible biological function or value as wetlands; the drainages are confluent with a navigable stream, the San Dieguito River.
(ii) Are small and geographically isolated from other wetland systems; the drainages communicate with the larger drainage.
(iii) Are not vernal pools; and, no vernal pools or ephemeral ponds occur on the site.
(iv) Do not have substantial or locally important populations of wetland dependent sensitive species." wetland-dependent species occur in the off-site western drainage.

In summary, the eastern channel conditions meet the RPO criteria.

The western drainage does not occur on the property, only the riparian fringe, represented by Coast Live Oak trees. The bed and bank lie off-site, leaving only the canopy fringe to represent CDFW jurisdiction. The fringe represents 0.70 acre of CDFW jurisdiction. The eastern 0.20 ac has 0.10 ac of channel (52 feet) and 0.10 ac of canopy, involving federal state and county jurisdiction. No impact to the western or eastern jurisdictional features will occur by the project aside from mitigation to remove exotic vegetation. The Figure 2 - Site Vegetation Map indicates the location of these jurisdiction areas, labelled as Live Oak Riparian.

The off-site western and partially on-site eastern channel areas are considered a sensitive riparian habitat due to the presence of a preponderance of native wetland plant species, and evidence of storm flow. The drainage and fringe meet the criteria of the RPO riparian habitat. The project has been designed to place a setback from the western and eastern riparian areas which will be designated as open space. The buffer provided adjacent to the riparian areas serves to protect not only the root zones of the riparian trees, but allows for greater protection of the adjacent riparian areas and use by largely small mammals and birds. No additional regulatory processing is required relative to these drainages. The impact from the proposed development is less than significant with the associated mitigation.

Jurisdictional Areas

Drainage/Agency	Corps of Eng.	CDFW	SD County RPO
Western		**0.70ac**	
Eastern	**0.20ac-52'**	**0.20ac-52'**	**0.20ac-52'**

Fuel Modification

The lack of significant native vegetation on the proposed development site and the presence of developed areas on the east and north sides of the project preclude any necessity for fuel modification and removal of an attractive nuisance, aside from removal of the non-native vegetation in the eastern channel. Removal of non-native trees in that area of the ~~western~~ eastern woodland is proposed, mostly eucalyptus and palm trees, to enhance the native woodland and remove flammable non-native vegetation.

Other Unique Biological Features/Resources

Wildlife movement through the area, if there indeed is any, would not be constrained by this project due to its setback from the channels.

Raptor Foraging and Nesting

Raptors are likely to use woodland portions of the western side of the site for nesting and the open, non-native grassland areas for foraging. The wetland buffer retains a significantly large area to permit foraging by raptors and other birds, particularly those utilizing the western off-site riparian area. The open field condition on the site can serve as foraging habitat for raptors as well as most of the avian species in the region. The mitigation for Non-Native Grassland embodies the mitigation for this foraging function, since it is not a sensitive botanical designation due to its largely weedy nature, but one of wildlife habitat, cf. BIOMIT 3.

Large Mammal Use, Regional Wildlife Corridors and Native Nursery Sites

Because the site lacks native habitats, aside for the adjacent channels in an otherwise urbanized neighborhood, it is unlikely to serve as a regional or local wildlife corridor and it contains no resources that would constitute a native nursery site. The presence of pet guard dogs creates a territory issue the contraindicates for the presence of large, native mammals. The project creates no impact to such uses.

The project would not substantially interfere with connectivity between existing or potential blocks of habitat nor interfere with any regional wildlife corridor. The project would not noticeably interfere with or eliminate wildlife nursery sites.

Evaluation as Biological Resource Core Area

The site does lie within an area to be yet approved as a ~~a~~ Biological Resource Core Area (BRCA) as defined under County ordinances. Aside from that matter, the site may serve as a tenuous linkage for wildlife movement but it does not contain adequate vegetation cover to provide visual continuity so as to encourage use by wildlife. The site does not consist of, nor is it located in, a block of habitat greater than 500 acres. The project is outside of the Pre-Approved Mitigation Areas.

Significance of On-site Project Impacts

Vegetation Community/Habitat Impacts

Implementation of the project would result in impacts to most of the 16.34 acres of Non-Native Grassland and 0.3 acre of Urban/Developed habitat, with 0.93 acre of Coast Live Oak Riparian -Eucalyptus-Woodlands remaining. This remaining on-site portion of the habitat is proposed to be cleared of non-native species as a fuel reduction action at the direction of the local Fire Marshall, and Limited Building Zone setback of from channel centerline.

As mentioned above, the project has been designed to place a setback from the western and eastern riparian areas which will be designated as open space, with additional, adjacent open space on the western portion of the woodland that occur on the site, totaling 0.9 acre. Table 1 summarizes the impacts to the vegetation communities from the proposed project (Figure 3).

Table 2. Summary of Existing Vegetation Types and Potential Impacts within Project Footprint (area in acres)

Vegetation Type/Ratio	MSCP Tier	Existing	Directly Impacted	Mitigation Ratio	Mitigation
Non-Native Grassland	III	16.3 ac	16.3ac -5.38ac fuel clearing)= 10.92 ac	0.5 : 1	5.46 ac off-site
Urban/Developed	IV	0.9 ac	0.3 ac	N/A	N/A
Coast Live Oak Riparian - Eucalyptus Woodland	II	0.9 ac	0 ac	N/A	Conserved in Open Space
Total		18.1	11.23 ac		

The loss of 16.3 acres of Non-Native Grassland and 0.3 acre of Urban/Developed is significant under CEQA because of the avian foraging value of the open habitat.

The project, has no significant direct impact on the 0.9 acre of Oak Woodlands. The provision of buffer and LBZ areas retains and preserved the adjacent avian foraging aspect of the woodlands and functionality and value of the adjacent riparian areas.

MITIGATION MEASURES

Special Status Species

The site contains no special status plants.

The site does contain habitat that could support nesting migratory birds or raptors protected under the Migratory Bird Treaty Act of 1918 and the California Fish and Wildlife Code. If clearing of trees 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.

Migratory Bird Group	Nominal Nesting Period
Golden Eagle	Jan 1 - July 31
Tree-Nesting Raptors	Jan 15 - July 15
Ground-Nesting Raptors	Feb 1 - July 15
Non-raptor Migratory Birds	Feb 15 - Aug 31

BIOMIT 1: Migratory Bird Treaty Act Provisions

If grading, clearing, brushing, and/or construction activities occur during the breeding seasons for migratory birds and raptors (January 15 to August 31), survey(s) shall be conducted within 7 days prior to project implementation by a qualified biologist to determine whether breeding birds occur within the areas potentially impacted by noise (within 2,600 feet of project impact site). If it is determined at the completion of surveys that there are no nesting birds (includes nest building or other breeding/nesting behavior) within the potential impact area, project activities shall be allowed to proceed. If surveys determine the presence of active nests, then operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: general construction within 500 ft of a raptor nest and 300 feet for all other migratory birds; a bulldozer within 400 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. Construction within the specified distances shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output may be confirmed by a County-approved noise specialist, and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. Furthermore, if project activities are to resume in an area where they have not occurred for a period of seven or more days during the breeding season, an updated survey for avian nesting will be conducted. All improvement plans and the Site Plan shall state the same.

Conclusion

Potential impacts to nesting migratory birds and raptors are considered significant under CEQA but would be reduced to a less-than-significant with mitigation.

Protection of Preserved Open Space and Riparian Habitat

BIOMIT 2: Open Space Fencing and Signage

Since Open Space is designated on each parcel, the boundary between the LBZ and buffers areas will be fenced during and after construction. Temporary fencing will be required along all open space boundaries where clearing or grading is proposed within 100 feet of on- or off-site preserved habitat and permanent fencing has not yet been constructed. Temporary fencing is intended to prevent encroachment into biologically sensitive areas during grading, clearing and construction. Permanent fencing or walls are required when open space is proposed within 300 feet of development or when open space is included within residential lots less than 5 acres in size. Permanent fencing will be installed between development and open space and will not be placed between on and off-site contiguous open space. Signage as an Open Space Easement will occur on each proposed parcel. All improvement plans and the Site Plan shall state the same (Figure 4). Open space signage will include the following information:

Sensitive Environmental Resources
Disturbance Beyond this Point is Restricted by Easement
For Information Concerning Maintenance of Vegetation in this Area Contact
County of San Diego, Department of Planning and Land Use Ref: PDS2017-TM-5620

Conclusion

Impacts to Preserved Open Space and Riparian areas within the property will be avoided during and after construction with temporary and permanent fencing, and permanent signage. These direct and indirect impacts are considered significant but are reduced to less than significant with mitigation.

BIOMIT 3: Non-Native Grassland Off-Site Mitigation

Since 16.3 acres of Non-Native Grassland will be impacted by the project, the purchase of credits for 5.46 acres of Non-Native Grassland habitat will be required as mitigation for this impact to comply with the 0.5 to 1 compensation ratio for this habitat. The perimeter 50' fire clearance is impact neutral and deducted from the total area requiring mitigation for a net liability of 5.46 acres to be purchased at Tier III or up tier. The credit for this mitigation will be completed prior to recordation of Subdivision Map of the CEQA action for this project. The project will purchase 5.46 acres of offsite non-native grassland mitigation credits in the Brook Forest Mitigation Bank or another approved mitigation bank subject to the approval of PDS.

Conclusion

Non-native grassland habitat will be removed from the property for the proposed project. This impact is considered significant but the impacts are reduced to less than significant with mitigation.

Cumulative Impacts

The following analysis was performed to determine if the proposed project, a subdivision and residential development of 18.179 acres, which lie outside any approved MSCP area and requires accounting of habitat losses and preservations, would result in cumulative impacts when viewed in connection with the effects of past projects, other current projects and probable future projects in conformance with Section 15130(a) of the State CEQA Guidelines. Impacts to approximately 17.2 acres of Non-Native Grassland (16.3 ac, less 5.38 ac of fire clearing) and Urban Developed (0.9 ac) area would occur as a result of the proposed project. Replacement of the area disturbed by removal of non-native trees in the drainages would be achieved through natural recruitment. Aside from Biological Open Space and Limited Building Zones assignment and fuel management in these areas on the project site, no additional actions are proposed. The project is outside the Pre-Approved Mitigation Area of the as yet to be approved regional conservation.

Past development, mostly residential, in the nearby region has been largely to the east, west of the Wild Animal Park. Minor in-fill projects are on-going within the City of Escondido's jurisdiction. A nearby area of riparian habitat and sage scrub supporting Coastal California Gnatcatchers and Cactus Wrens lies along Bear Valley Parkway, south of San Pasqual Valley, to the west of the project site. This area is involved with the aqueduct of the County Water Authority, so its likely development is highly constrained and very possibly the habitat, although limited in extent and isolated, will remain as it is now.

In summary, the project would not contribute to significant cumulative biological impacts.

Indirect Effects

The project is not likely to have any significant indirect effects on biological resources because it would result in infilling of habitat that is already disturbed and would be surrounded by existing residential development on all sides.

10.0 LIST OF PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED

R. Mitchel Beauchamp, M.Sc., President, Pacific Southwest Biological Services, Inc.
County approved consultant.

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Preparer and Person/Organizations Contacted

R. Mitchel Beauchamp, M.Sc., President, Pacific Southwest Biological Services, Inc.

Appendix 1. Floral Checklist of Species Observed at the San Pasqual Valley Road Site

GYMNOSPERMS

DICOTYLEDONS

Amaranthaceae - Amaranth and Goosefoot Family
Amaranthus fimbriatus (Torr.) Benth. Pigweed
**Atriplex semibaccata* R. Br. Australian Saltbus
**Chenopodium murale* L. Nettle-leaf Goosefoot
**Salsola tragus* L. Russian-Thistle
Anacardiaceae - Sumac Family
Malosma laurina (Torr. & Gray) Abrams Laurel Sumac
**Schinus terebinthifolius* Raddi Brazilian Pepper Tree
Apiaceae - Carrot Family
**Foeniculum vulgare* Mill. Fennel
Asteraceae - Sunflower Family
**Carduus pynocephalus* L. Italian Thistle
**Centaurea melitensis* L. Tocalote
**Conyza canadensis* (L) Cronq. Fleabane
Encelia californica Nutt. California Sunflower
Heterotheca grandiflora Nutt. Telegraph Weed
**Hypochoeris glabra* L. Smooth Cat's-ear
Isocoma menziesii (Hook. & Arn.)G. Nesom Goldenbush
**Lactuca serriola* L. Wild Lettuce
**Sonchus oleraceus* L. Common Sow
Boraginaceae - Borage Family
Amsinckia menziesii (Lehm.) Nelson & J. F.
Macbr. **Brassicaceae** - Mustard Family
**Hirschfeldia incana* (L.) Lagr.-Fossat Short-pod Mustard
**Raphanus sativus* L. Radish
**Sisymbrium irio* L. London Rocket
**Sisymbrium orientale* L.
Cactaceae - Cactus Family
**Opuntia ficus-indica* (L.) Miller Indian-fig
Caryophyllaceae - Pink Family
* *Cerastium fontanum* Baumg. ssp. *vulgare* (Hartman) Greuter & Burdet Chickweed
Fabaceae - Legume Family
* *Medicago polymorpha* L. Burr-clover
Fagaceae - Oak Family
Quercus agrifolia Nees var. *agrifolia*. Coast Live Oak
Geraniaceae - Geranium Family
**Erodium botrys* (Cav.) Bertol. Long-beak Filaree
**Erodium cicutarium* (L.) L'Hér. Red-stem Filaree
Juglandaceae - Walnut Family
**Juglans regia* L. English Walnut, Persian Walnut
Lamiaceae - Mint Family
**Marrubium vulgare* L. Horehound
Lauraceae - Laurel Family
**Persea americana* L. Avocado
Malvaceae - Mallow Family
**Malva parviflora* L. Cheeseweed, Little Mallow
Myrtaceae - Myrtle Family
**Eucalyptus camaldulensis* Dehn. Murray River Red Gum
Oleaceae - Olive Family
**Fraxinus udhei* (Wenz.) Lingelsh Shammel Ash
Oxalidaceae - Wood-Sorrel Family
**Oxalis pes-caprae* L. Bermuda-buttercup

Appendix 1. Floral Checklist of Species Observed at the San Pasqual Valley Road (continued)
Polygonaceae - Buckwheat Family
**Polygonum arenastrum* Bor. Common Knotweed
**Rumex crispus* L. Curly Dock
Primulaceae - Primrose Family
**Anagallis arvensis* L. Scarlet Pimpernel
Punicacee - Pomegranate Family
**Punica granatum* L. Pomegranate
Rutaceae - Rue Family
**Citrus sinensis* (L.) Osbeck. Orange
Solanaceae - Nightshade Family
Datura wrightii Regel Tolahuache
**Nicotiana glauca* Grah. Tree Tobacco
Solanum douglasii Douglas Nightshade
Salicaceae – Willow Family
Salix lasiolepis Ball. Arroyo
Willow **Urticaceae** - Nettle Family
**Urtica urens* L. Dwarf Nettle
Vitaceae - Grape Family
**Vitis vinifera* L. Wine Grape

MONOCOTYLEDONS
Arecaceae - Palm Family
**Phoenix canariensis* Chaub. Canary Island Date Palm
**Washingtonia robusta* Wendle. Thread Palm
Poaceae - Grass Family
**Arundo donax* L. Giant Reed
**Avena barbata* Link Slender Wild Oat*
**Bromus diandrus* Roth Ripgut Grass
**Bromus rubens* L. Red Brome
**Cynodon dactylon* (L.) Pers. Bermuda Grass
**Hordeum murinum* ssp. *glaucum* (Steud.) Tzvel. Glaucous Barley
**Hordeum murinum* ssp. *leporinum* (Link) Arcang. Hare Barley
**Lamarckia aurea* (L.) Moench Golden-top
**Pennisetum setaceum* Forsk. Fountain Grass
**Piptatherum miliaceum* (L.) Cosson Smilo Grass
**Vulpia myuros* (L.) Gmelin var. *hirsuta* (Hacketl) Asch & Graetoner Foxtail Fescue
Typhaceae – Typha Family
Typha dominguensis L. Cat-tails
* - Denotes non-native plant taxa

Appendix 2. Faunal Checklist of Species Observed or Detected at the San Pasqual Valley Road Site

COMMON NAME	SCIENTIFIC NAME
REPTILES	
Western Fence Lizard	*Sceloporus occidentalis*
BIRDS	
Black Phoebe	*Sayornis nigricans*
Western Flycatcher	*Empidonax difficilis*
Columbidae - Pigeons and Doves	
Mourning Dove	*Zenaida macroura*
Trochilidae - Hummingbirds	
Anna's Hummingbird	*Calypte anna*
Picidae - Woodpeckers and Allies	
Nuttall's Woodpecker	*Picoides nuttallii*
Corvidae - Crows and Jays	
American Crow	*Corvus brachyrhynchos*
Emberizidae - Emberizids	
California Towhee	*Melozone crissalis*
Brown Towhee	*Pipilio fuscus*
Song Sparrow	*Melospiza melodia*
House Finch	*Haemorhous mexicanus*
English Sparrow	*Passer domesticus*
MAMMALS	
Beechy Groundsquirrel	*Spermophilus beecheyi*
Botta's Pocket Gopher	*Thomomys bottae*
Cottontail	*Sylilagus aubudoni*
Opossum	*Didelphus virginicus*

Appendix 3. Sensitive Plant Species from USGS 7.5' Escondido and San Pasqual quadrangles (CNDDB)

SPECIES NAME	STATUS Federal/State/CNPS	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Acanthomintha ilicifolia San Diego Thorn-mint	FT/CE/1B (2-3-2)	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, endemic to active vertisol clay soils of mesas & valleys, usu on clay lenses within grassland or chaparral communities, 10-935 m.	None. No clay soil
Artemisia palmeri San Diego Sagewort	None/None/4.2(1-2-1)	Riparian draainges, 15-300 m.	Not observed
Aphanisma blitoides Aphanisma	None/None/1B (2-2-2)	Coastal bluff scrub , coastal dunes, coastal scrub/sandy;1-305 m.	None. No habitat
Brodiaea filifolia Thread-leaved Brodiaea	FT/CE/1B (3-3-3)	Cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools, usu associated w/annual grassland and vernal pools, often surr by shrubland habitats, clay soils, 35-855 m.	None. No habitat
Eryngium aristulatum var. *parishii* San Diego Button-celery	FE/CE/1B (2-3-2)	Vernal pools, coastal scrub, valley & foothill grassland, esp in SD mesa hardpan & claypan vernal pools & southern interior basalt flow vernal pools; usu surr by scrub, 15-620 m	None. No habitat
Myosurus minimus ssp. *apus* Little Mousetail	FSC/None/3 (2-3-2)	Vernal pools. This ssp. has taxonomics probs. Distinguishing betw this and *M. sessilis* is difficult. Hybrid? Alkaline soils, 20-640 m.	None. No habitat
Navarretia fossalis Spreading Navarretia	FT/None/1B (2-3-2)	Vernal pools, chenopod scrub, marshes and swamps, playas, esp in San Diego hardpan and San Diego claypan vernal pools, in swales and vernal pools, often surr . by other habitat types, 30-1300 m.	None. No habitat

Appendix 4. Sensitive Animal Species from USGS 7.5' Escondido and San Pasqual quadrangles (CNDDB)

SPECIES NAME	STATUS Federal/State/CDFG/MSCP	HABITAT REQUIREMENTS	PROBABILITY OF OCCURRENCE
Monarch Butterfly *Danaus plexippus*	None/None/None/NC	Winter roost sites extend along coast from N. Mendocino to Baja Calif.; roosts located in wind-protected tree groves (eucalyptus, Monterey Pine, Cypress), with nectar and water source nearby	None. Habitat too exposed
San Diego Fairy Shrimp *Branchinecta sandiegonensis*	FE/None/None/C	Vernal pools	None. No habitat
San Diego Horned Lizard *Phrynosoma coronatum blainvillii*	FSC/None/CSC	Coastal sage scrub, chaparral in arid and semi-arid climate, esp. friable, rocky, or shallow sandy soils	Moderate. Limited suitable habitat
Belding's Orange-throated Whiptail *Cnemidophorus hyperythrus beldingi*	FSC/None/CSC	Coastal scrub (low elev.), chaparral, valley and foothill hardwood, esp washes & sandy areas w/patches of bursh & rocks	Moderate. Limited suitable habitat
Two-striped Gartersnake *Thamnophis hammondii*	FSC/None/CSC	Coastal California, from Salinas to NW Baja California, from sea to about 7000 ft elev.; esp. highly aquatic, found in or near permanent fresh water, often along streams w/rocky beds and riparian growths	Moderate. Restricted to riparian areas.
Northern Red-diamond Rattlesnake (*Crotalus [exsul] ruber ruber*)	FSC/None/CSC/?	Chaparral, woodland, grassland & desert areas, esp in rocky areas & dense vegetation	None. No habitat
Prairie Falcon *Falco mexicanus*	None/None/CSC	Dry, open terrain, level or hilly, breeding sites on cliffs	None. No habitat
Burrowing Owl (*Athene [Speotyto] cunicularia*) (burrow sites)	FSC/None/None/C	Open dry annual or perennial grasslands, desert and scrublands w/low growing vegetation, uses ground squirrel burrows for nesting	None. No habitat
Least Bell's Vireo *Vireo bellii pusillus*	FE/CE/None	Summer resident in So. Calif., inhabits low riparian growth in vic. of water or in dry river bottoms, below 2000 ft, usu. willow, baccharis, mesquite	None. Habitat too open
Coastal Cactus Wren *Campylorhynchus brunneicapillus couesi*	None/None/CSC	Southern California coastal sage scrub, esp w/tall opuntia cactus for nesting	None. No habitat
Coastal California Gnatcatcher *Polioptila californica californica*	FT/None/CSC/C	Coastal sage scrub, below 2,500 ft in So. California, esp low coastal scrub in arid washes, mesas & slopes	None. No habitat
Yellow Warbler *Dendroica petechia brewsteri*	None/None/SC	Riparian plant associations, prefers willows, cottonwoods, aspens, sycamores & alders for nesting and foraging, esp nests in montane shrubbery in open conifer forests.	None. Habitat too open
Southern California Rufous-crowned Sparrow *Aimophila ruficeps canescens*	FSC/None/CSC	Coastal sage scrub, sparse chaparral, esp rel. steep, often rocky hillsides w/grass & forb patches	Low. Limited suitable habitat

Appendix 4. Sensitive Animal Species from USGS 7.5' Escondido and San Pasqual quadrangles (CNDDB)

Dulzura (California) Pocket Mouse *Chaetodipus californicus femoralis*	FSC/None/CSC	Variety of habitats including coastal scrub, chaparral, sagebrush, and grassland. Attracted to grassland-chaparral edges	Low. Limited suitable habitat
Northwestern San Diego Pocket Mouse *Chaetodipus fallax fallax*	FSC/None/CSC	Coastal scrub, chaparral, grasslands, sagebrush, etc. in southwestern CA, esp. sandy, herbaceous areas w/rocks or coarse gravel	Low. Limited suitable habitat
San Diego Desert Woodrat *Neotoma lepida intermedia*	FSC/None/FSC	Mixed and chamise-redshank chaparral, sagebrush and other habitats. Prefers rocky areas to build stick nest.	Low. Limited suitable habitat

Appendix 5a County-mandated Sensitive Species Listing

Plant	Animal	Latin Name	Common Name	Directed Survey Required
X		*Acanthomintha ilicifolia*	San Diego Thornmint	X
X		*Achnatherum diegoensis*	San Diego needlegrass	
X		*Adolphia californica*	San Diego adolphia	X
X		*Ambrosia pumila*	San Diego Ambrosia	X
X		*Artemisia palmeri*	Palmer's sage	
X		*Atriplex serenana davidsonii*	Davidson's saltscale	X
X		*Azolla mexicana*	Mexican mosquito fern	
X		*Baccharis vanessae*	Encinitas Baccharis	X
X		*Brodiaea filifolia*	Thread leaved brodeaia	X
X		*Brodiaea orcuttii*	Orcutt's brodiaea	X
X		*Calandrinia breweri*	Brewer's calandrinia	
X		*Calochortus catalinae*	Catalina mariposa lily	
X		*Camissonia lewisii*	Lewis sun cup	
X		*Ceanothus verrucosus*	Wart stemmed ceanothus	X
X		*Centromadia pungens laevis*	Smooth tarplant	X
X		*Chamaebatia australis*	Southern mountain misery	
X		*Clarkia delicata*	Campo clarkia	X
X		*Comarostaphylos diversifolia diversifolia*	Summer holly	X
X		*Convolvulus simulans*	Small flowered morning glory	
X		*Dichondra occidentalis*	Western dichondra	
X		*Dudleya variegata*	Variegated dudleya	X
X		*Dudleya viscida*	Sticky dudleya	X
X		*Erodium macrophyllum var macrophyllum*	Large leaf fillary	X
X		*Ferocactus viridescens*	Coast barrel cactus	X
X		*Githopsis diffusa filicaulis*	Mission canyon bluecup	
X		*Holocarpha virgata elongata*	Graceful tarplant	
X		*Juncus acutus leopoldii*	Soutwestern spiny rush	
X		*Lepidium virginicum robinsonii*	Robinson pepper grass	X
X		*Machaeranthera juncea*	Rush-like bristle bush	
X		*Microseris douglasii platycarpha*	Small flowered microseris	
X		*Mullia clevelandii*	San Diego goldenstar	X
X		*Myosurus minimus apus*	Little mousetail	
X		*Piperia cooperi*	Cooper's rein orchid	
X		*Quercus dumosa*	Nuttall's scrub oak	X
X		*Selaginella cinerascens*	Mesa club moss	
X		*Senecio aphanactis*	Rayless ragwort	X
X		*Viguiera laciniata*	San Diego sunflower	
	X	*Accipiter cooperi*	Cooper's hawk	X
	X	*Accipiter striatus*	Sharp-shinned hawk	X
	X	*Aechmophorus occidentalis*	Western Grebe	X
	X	*Agelaius tricolor*	Tricolored blackbird	X
	X	*Aimophila ruficeps canescens*	Rufous-crowned sparrow	X
	X	*Ammodramus savannarum*	Grasshopper sparrow	X
	X	*Amphispiza belli belli*	Bell's sage sparrow	X
	X	*Anniella pulchra pulchra*	Silvery legless lizard	
	X	*Antrozous pallidus*	Pallid bat	
	X	*Aquila chrysaetos*	Golden eagle	X
	X	*Ardea herodias*	Great blue heron	

Appendix 5b County-mandated Sensitive Species Listing

	X	***Asio otus***	**Long-eared owl**	X
	X	*Athene cunicularia hypugea*	Burrowing owl	X
	X	***Bassariscus astutus***	**Ringtail**	
	X	***Buteo lineatus***	**Red-shouldered hawk**	X
	X	***Butorides striatus***	**Green heron**	
	X	*Campylorhynchus brunnicapillus couesi*	San Diego cactus wren	X
	X	***Cathartes aura***	**Turkey vulture**	X
	X	*Chaetodipus californicus femoralis*	Dulzura California pocket mouse	
	X	*Chaetodipus fallax fallax*	Northwestern San Diego pocket mouse	
	X	***Charina trivirgata roseofusca***	**Coastal rosy boa**	
	X	***Choeronycteris mexicana***	**Mexican long-tongued bat**	
	X	***Circus cyaneus hudsonius***	**Northern harrier**	X
	X	***Clemmys marmorata pallida***	**Southwestern pond turtle**	X
	X	*Cnemidophorus hyperythrus*	Orange-throated whiptail	X
	X	***Cnemidophorus tigris multiscutatus***	**Coastal western whiptail**	
	X	***Coccyzus americanus occidentalis***	**Yellow-billed cuckoo**	X
	X	***Coleonyx variegatus abbottii***	**San Diego banded gecko**	X
	X	***Corynorhinus townsendii***	**Townsend's big-eared bat**	
	X	*Crotalus ruber ruber*	Northern red diamond rattlesnake	
	X	*Danaus plexippus*	Monarch butterfly	
	X	*Dendroica petechia brewsteri*	Yellow warbler	
	X	***Diadophis punctatus similis***	**San Diego ringneck snake**	
	X	***Elanus caeruleus***	**White-tailed kite**	X
	X	***Empidonax traillii extimus***	**Southwestern willow flycatcher**	X
	X	***Eremophila alpestris actis***	**Horned lark**	
	X	***Euderma maculatum***	**Spotted bat**	
	X	***Eumeces skiltonianus interparietalis***	**Coronado skink**	
	X	***Eumops perotis californicus***	**Greater western mastiff bat**	
	X	***Euphydryas editha quino***	**Quino checkerspot butterfly**	X
	X	***Euphys vestris harbisoni***	**Dun skipper**	X
	X	***Falco columbarius***	**Merlin (Winter)**	
	X	*Falco mexicanus*	Prairie falcon	X
	X	***Felis concolor***	**Mountain lion**	
	X	***Haliaeetus leucocephalus***	**Bald eagle (Winter)**	X
	X	***Ictera virens***	**Yellow-breasted chat**	X
	X	***Lanius ludovicianus***	**Loggerhead shrike**	X
	X	***Larus californicus***	**California gull (Non-breeding)**	
	X	***Lasiurus blossevillii***	**Western red bat**	
	X	***Lepus californicus bennettii***	**San Diego black-tailed jackrabbit**	
	X	***Lycaena hermes***	**Hermes copper**	X
	X	***Myotis ciliolabrum***	**Small-footed myotis**	
	X	***Myotis volans***	**Long legged myotis**	
	X	***Myotis yumanensis***	**Yuma myotis**	
	X	*Neotoma lepida intermedia*	San Diego desert woodrat	
	X	***Nyctinomops macrotis***	**Big free-tailed bat**	
	X	***Nyctinomops femorosaccus***	**Pocketed free-tailed bat**	
	X	***Odocoileus hemionus***	**Southern mule deer**	
	X	***Onychomys torridus ramona***	**Southern grasshopper mouse**	
	X	***Pandion haliaetus***	**Osprey (Rarely breeds)**	X
	X	***Phobetus robinsoni***	**Robinson's beetle**	
	X	*Phrynosoma coronatum blainvillei*	San Diego horned lizard	
	X	***Piranga rubra***	**Summer tanager**	
	X	***Plegadis chihi***	**White-faced ibis**	X
	X	*Polioptila californica californica*	California gnatcatcher	X
	X	***Pyrocephalus rubinus***	**Vermilion flycatcher**	X

Appendix 5c County-mandated Sensitive Species Listing

	X	***Rana aurora draytoni***	**California red -legged frog**	X
	X	***Salvadora hexalepis virgultea***	**Coast patch-nosed snake**	
	X	***Spea (Scaphiopus) hammondii***	**Western spadefoot toad**	
	X	***Sialia mexicana***	**Western bluebird**	
	X	***Taxidea taxus***	**American badger**	
	X	*Thamnophis hammondii*	Two stripe garter snake	X
	X	***Thamnophis sirtalis novum***	**South Coast garter snake**	
	X	***Tyto alba***	**Common barn-owl**	
	X	*Vireo bellii pusillus*	Least Bell's vireo	X

CONSULTANT'S RESUME

RUBLE MITCHEL BEAUCHAMP

Born July 15, 1946, National City, California.
Married 16 November 1968 to Martha M. Gorham, having two daughters; Vanessa Beth (1976), graduated June 1998, University of California, Irvine, Magna Cum Laude, Phi Beta Kappa; EPA - STAR Fellow, Arizona State University, Tempe, PhD, Plant Biology July 2004; Riparian Scientist, U S Geological Survey, Science Center, Fort Collins CO, August 2004 and Nolina Lynn (1979), graduated June 2003, University of California, Irvine as a Regents' Scholar, BA, Criminology, BA, English, Phi Beta Kappa, English teacher, Buna Park High School, August 2004.
Naturalized Mexican citizen 2004 retaining United States of America Citizenship by birth

EDUCATION

1983	Teaching Credential, California Emergency Secondary Credential. 1983-1985
1972-1974	Post-graduate study at City University of New York and New York Botanical Garden, NY.
1972	Lifetime Teaching Credential, California Community Colleges
1972	M.Sc., Biology, California State University, San Diego. Master's Thesis: Floral Diversity of San Diego County, California.
1968	B.Sc., Botany, San Diego State College

MILITARY EXPERIENCE

Enlisted, U.S. Naval Reserve, March to August, 1968, Newport, Rhode Island
Commissioned as an Ensign, U.S. Naval Reserve, 23 August 1968, Inactive reserve status, Lieutenant (junior grade) August 1970 to August 1974. Service aboard USS Henry W. Tucker (DD-875) Western Pacific and Viet Nam Conflict.

EMPLOYMENT HISTORY

San Diego Evening Tribune Delivery Route Carrier, 1958-1963
Southern California Exposition, Del Mar, Flower Show Assistant 1964-67, 1971-3
Pomona Fair, Flower Show Assistant 1974-5
Agricultural Inspector, County of San Diego 1975-6
Pacific Southwest Biological Services, Inc., consultant biologist and owner, 1976-present
Tierra Madre Consultants, Inc., consultant biologist and owner. 1995-present Sweetwater River Press, author and owner. 1986-present

PROFESSIONAL EXPERIENCE

Certifications

Responsible Corporate Officer – California Landscape Contractor, C-27 License #5431247
Certified Wetlands Delineator # 1697
Previously Certified Arborist
Notary Public 2006-2010

Mr. Beauchamp is the senior botanist and senior restoration consultant, as well as owner of Pacific Southwest Biological Services, Inc., Gila Biological Services, Tierra Madre Consultants, Inc. and Sweetwater River Press. He has participated in, or directed, over 2,000 biological studies for small, medium-sized and major private enterprises, as well as for local, state and federal agencies. Mr. Beauchamp is a recognized expert in the botanical resources of the southwestern United States, and in 1986 authored *A Flora of San Diego County, California*, the leading authoritative text used throughout that county.

He is the Principal of the revegetation and restoration branch of Pacific Southwest Biological Services, Inc., and is responsible for the design, planning and implementation of upland and wetland habitat restoration projects and rare plant transplantation in Southern California and Arizona. He has a long history of involvement with and is a life member of both the International Bulb Society, and the California Native Plant Society, and a regular member of other organizations involving botanical and environmental issues.

Mr. Beauchamp from 2003-2004, was general manager, Ferrocarriles Peninsulares del Noroeste. He is the principal owner of Tren Turístico del Noroeste, s. a de c.v., and Tierra Madre Railway. He is bilingual in Spanish and English, with some fluency in German and French.

REPORTS AND PUBLICATIONS

Book

A Flora of San Diego County, California. Sweetwater River Press. 1986. 254 pp.

In-house Reports

Pacific Southwest Biological Services in-house biological impact assessment reports. Prepared or supervised production of survey reports for over 2500 private and public development projects in Southern California.

Periodical Articles

California's Wild Garden-A Living Legacy, California Department of Fish and Game & California Native Plant Society, Phyllis M. Faber, ed. 1997. Chapters on Torrey Pine Forest and Otay Mountain Metavolcanic Peaks by RMB.
Aliso 14(3):197-203. 1996. *Baccharis malibuensis* (Asteraceae): A New Species From The Santa Monica Mountains, California.
Environmental Monitor, Spring 1994. Fire: The Recycler... The Reviver.
San Diego Home/Garden 9(11): 65-127, July 1988. Special Report: Return to the Native.
San Clemente Island: Remodeling the Museum, pp. 575-8 in Conservation and Management of Rare and Endangered Plants, Proceedings for a Conference of the California Native Plant Society, Thomas S. Elias, ed. 1987. CNPS, Sacramento. 1987.
Phytologia 46(4):216-222, July 1980. "*Baccharis vanessae*, a new species from San Diego County, California."
Espinas y Flores, San Diego Cactus and Succulent Society - miscellaneous short articles. 1979
Cactus and Succulent Journal 47(1):18-19, January-February 1975. "The Northern Limit of *Bergerocactus emoryi*."
Brittonia 26(2):106-108, April-June 1974. "A new *Senecio* (Compositae) from California."
Fremontia 1(1):14-18, 1973. "California's Channel Islands."
Madroño 21(6): 404, May 1972. "New Locality for *Lavatera venosa*."
California Garden - contributing editor. 1965-1967.

COMMUNITY PARTICIPATION

Treasurer, City of National City 2008-2012
Director, San Diego Electric Railway Association, National City CA 2006-present
Member, Technical Advisory Committee, Office of Spill Prevention and Response, Department of Fish and Game, appointed by the Speaker of the Assembly. 2002-2018
Honorary Board Member, Women's Transportation Seminar, San Diego Chapter. 1998-present
Director, Sweetwater Authority, appointed representative of the City of National City. 2002-2009
Councilman, City of National City, California. 1994-2002
Member, Joint Committee on Regional Transit. 1998-2002
Chairman, Member, MTDB/S D Unified Port District Metropolitan Freight Rail Committee. 1998-2002

Director, Metropolitan Transit Development Board, San Diego, California. 1995-2002 **Member**, Finance Committee, San Diego Trolley. 1999-2001
Sponsor, National City Girl's Amateur Softball Association Team. 1998-2002
Chairman, San Diego and Arizona Eastern Railway-MTDB Ad Hoc Committee. 1998-2000
Director, San Diego Trolley. June1998-June 2001
Rey Mago - San Diego Railroad Museum, Reyes Magos Event, Tecate, B. Cfa., Mexico. 1998-2004
Vice-Mayor, City of National City, California. 1997, 2001
Board Member, National City Community Food Bank Board of Directors. 1996-2003
Director, Futures Foundation, appointed by Supervisor Cox. 2000-2003
Member, Otay River Valley Regional Park Citizens' Adv. Comm., appointed by Supervisor Cox. 2001-2004
Chairman, Board of Trustees, First Baptist Church of National City, California. 1995-1998, 2000
Board Member, National City Living History Preserve (Stein Farm) Board of Directors. 1993-2016
Organist, First Baptist Church of N C California 1989-present and First Congregational Ch N C 1996-present
Chairman, Planning Commission, National City, California. 1985-1988
Member, California Native Plant Advisory Committee, Department of Fish and Game. 1977-1986.
Member, Local Board, Selective Service System, South Bay, San Diego. 1977-present

RELATED ACTIVITIES
Consulting Arborist, National Christmas Tree - Calculation of Weight of Engelmann Spruce for PCL for delivery to the White House, Christmas, 1996.
Director, Southwest Wetlands Interpretive Association. 1981-1982.
Chairman, Public Information Committee, California Native Plant Society. 1980-1982.
Editor, Association of Western Native Plant Societies Bulletin, *Hesperian*. 1979-1981.
Editor for the American Plant Life Society journal, *Herbertia*, an international botanical journal of petaloid monocots. 1977- 1989.
Editor, *Bulletin* of the California Native Plant Society. 1977-1980.
Member, San Diego County Parks Advisory Committee, 1975-1980.
Member, San Diego County Off-Road Advisory Committee 1975-1980

Figure 1. Site Location

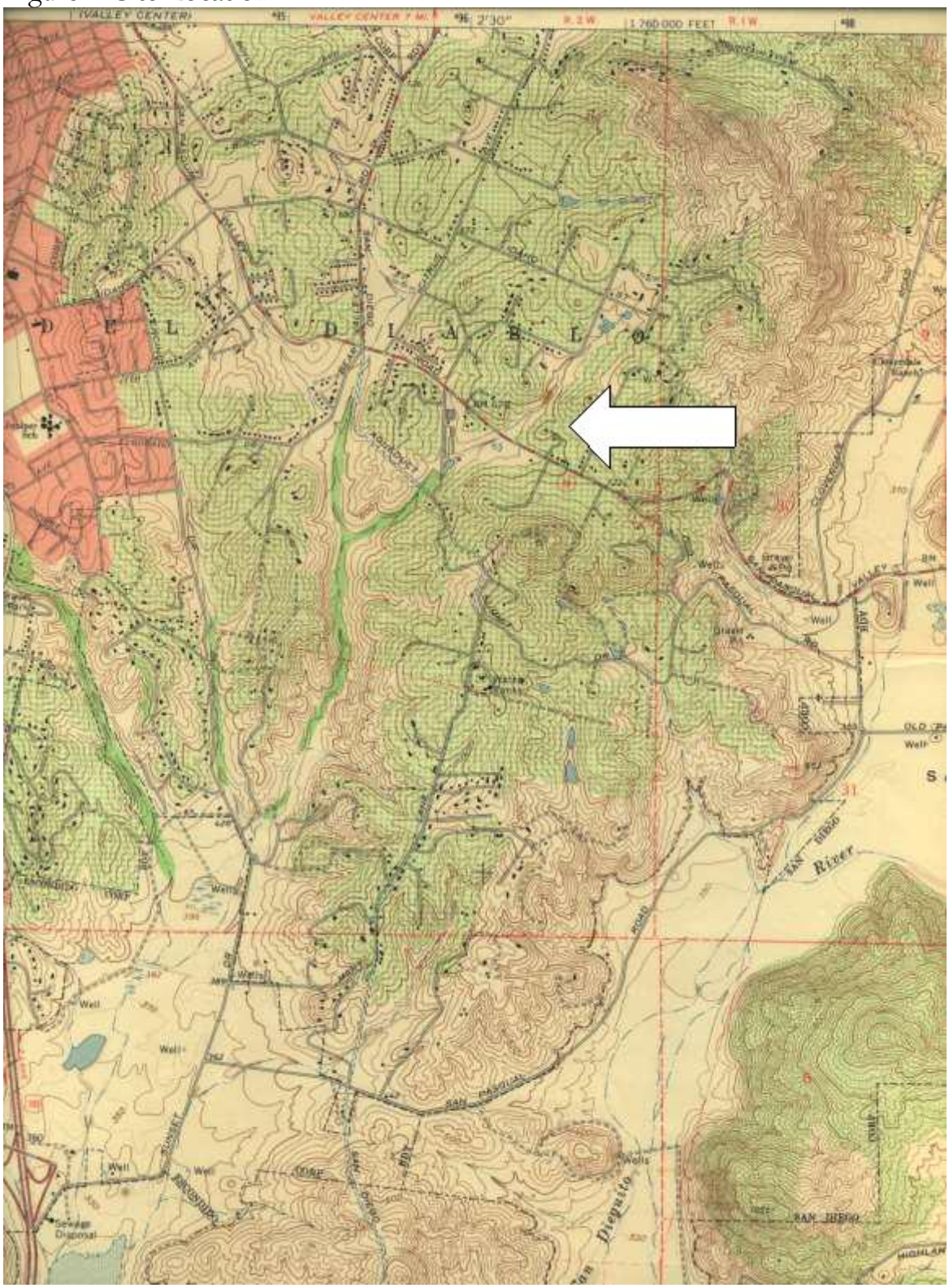


Figure 2a. Site Vegetation Map

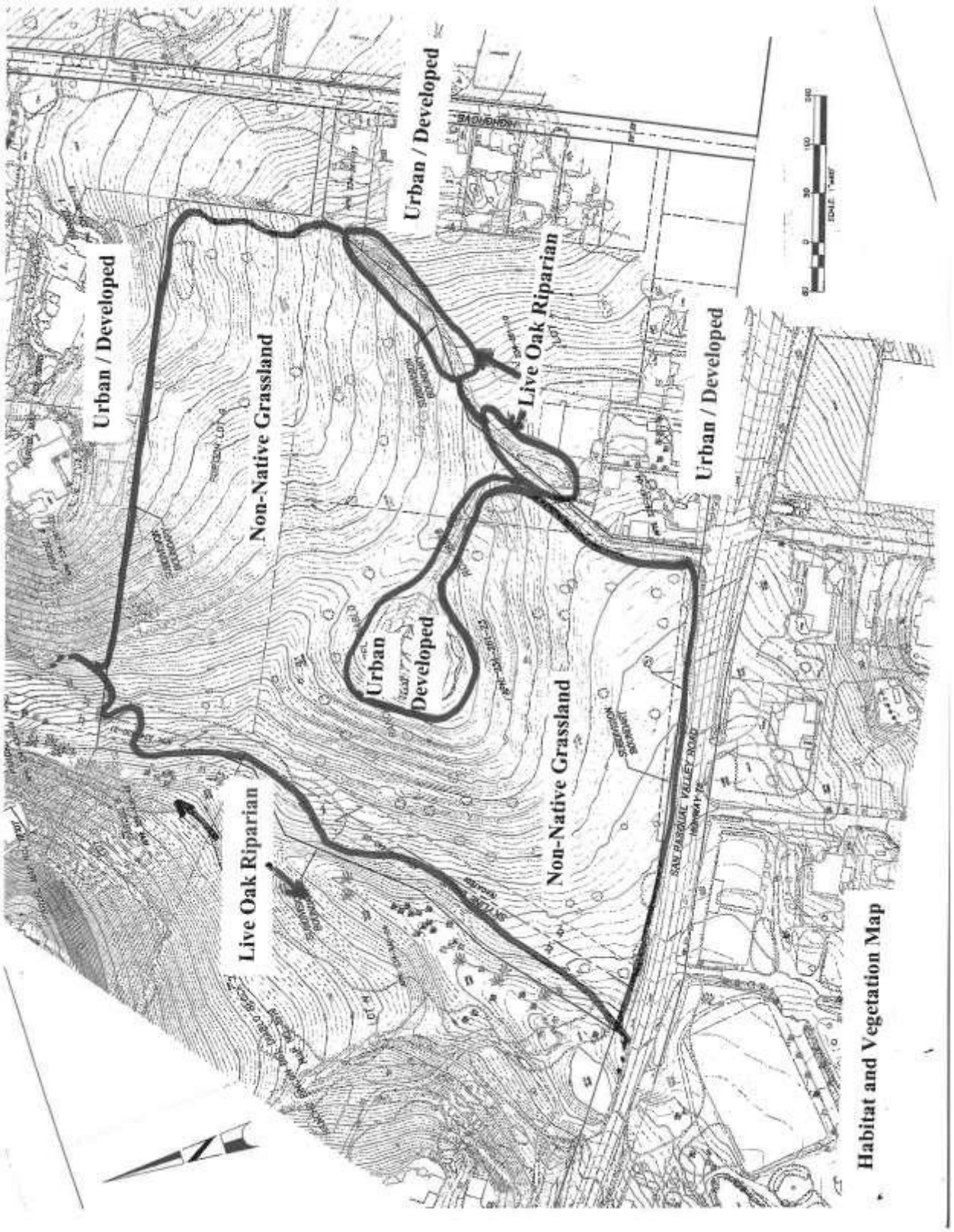


Figure 2b. East Jurisdictional Drainage Map – Downstream Segment

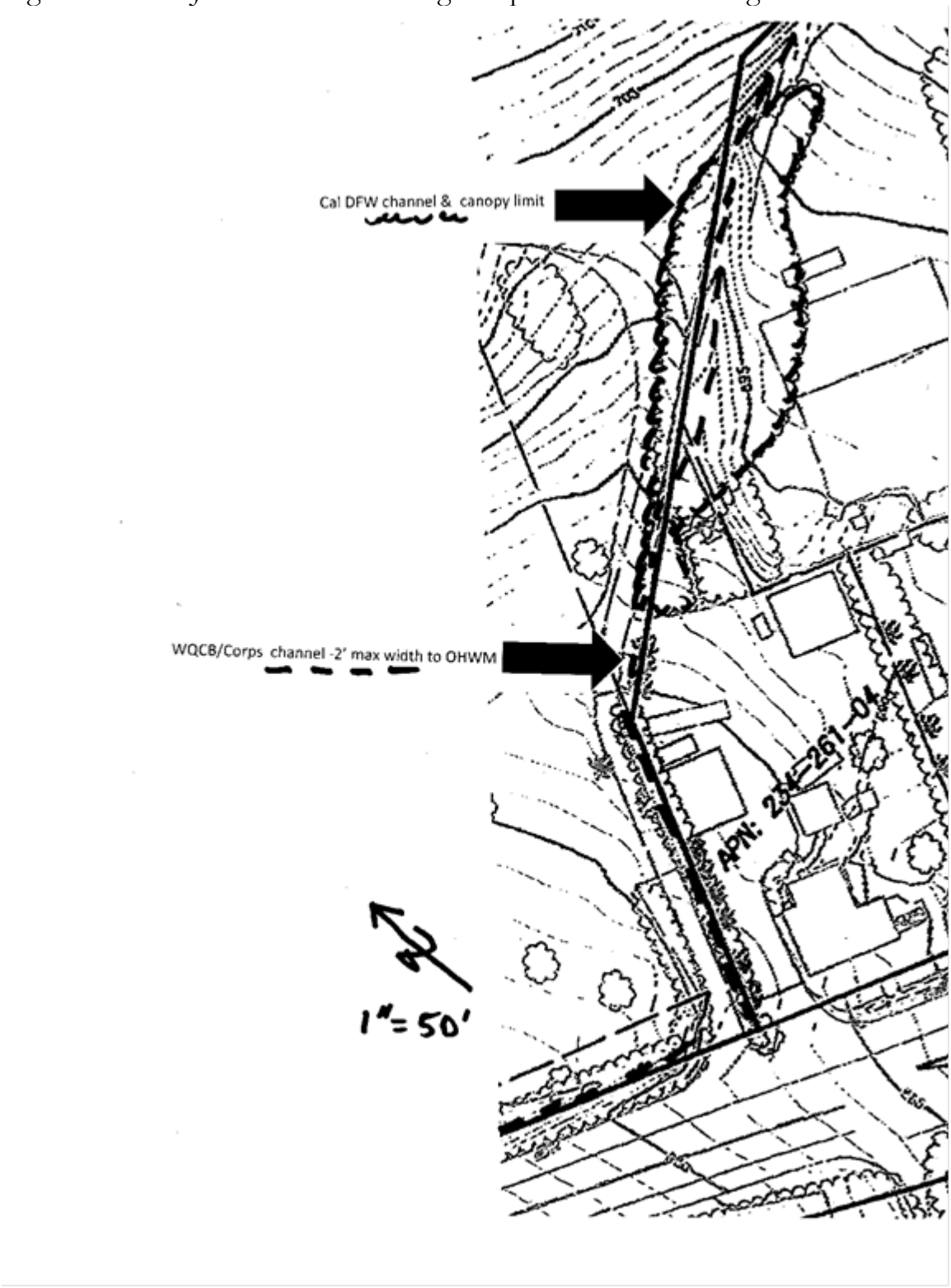


Figure 2c. East Jurisdictional Drainage Map - Upstream Segment

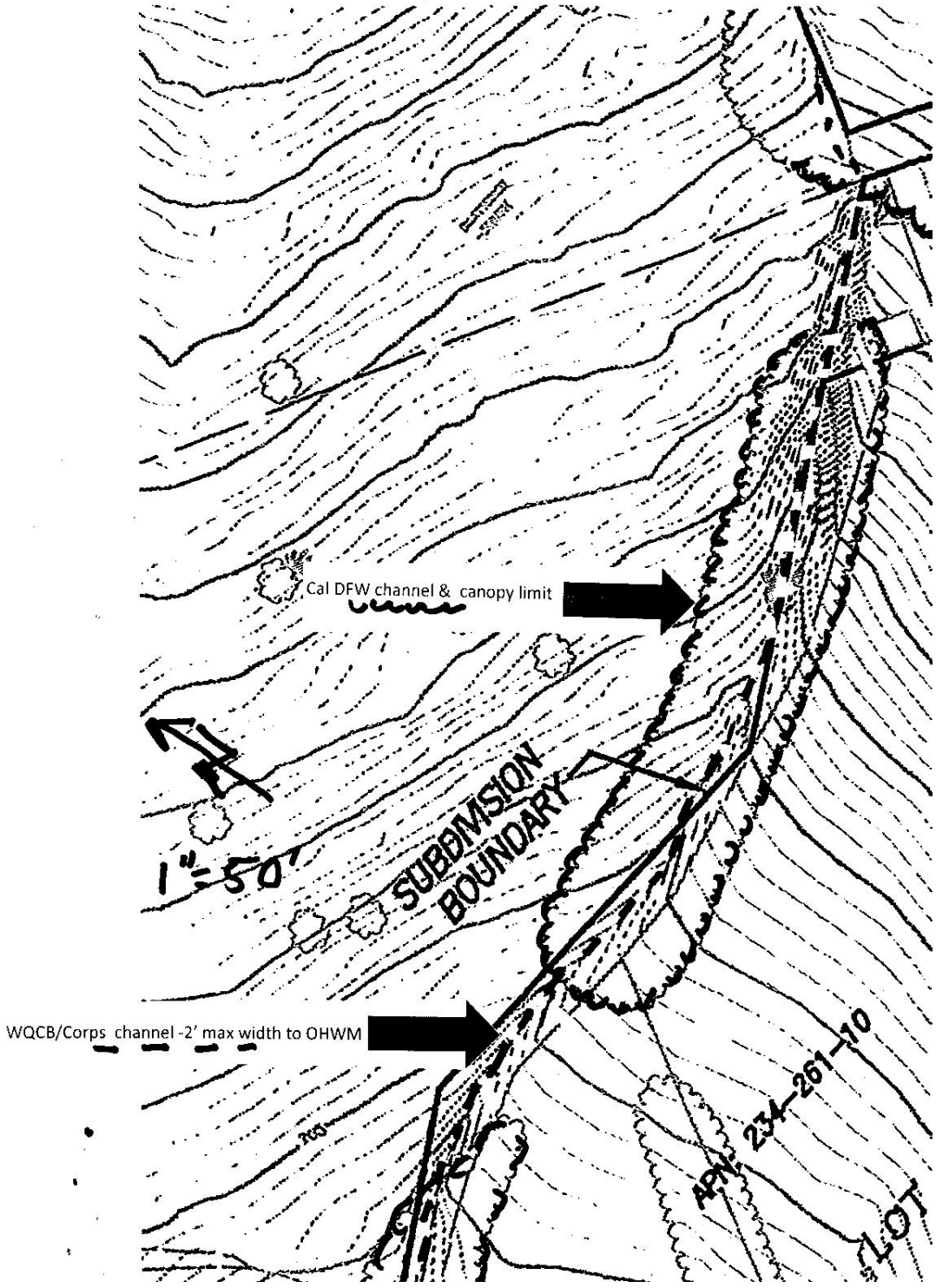


Figure 3. Proposed Project Design Map

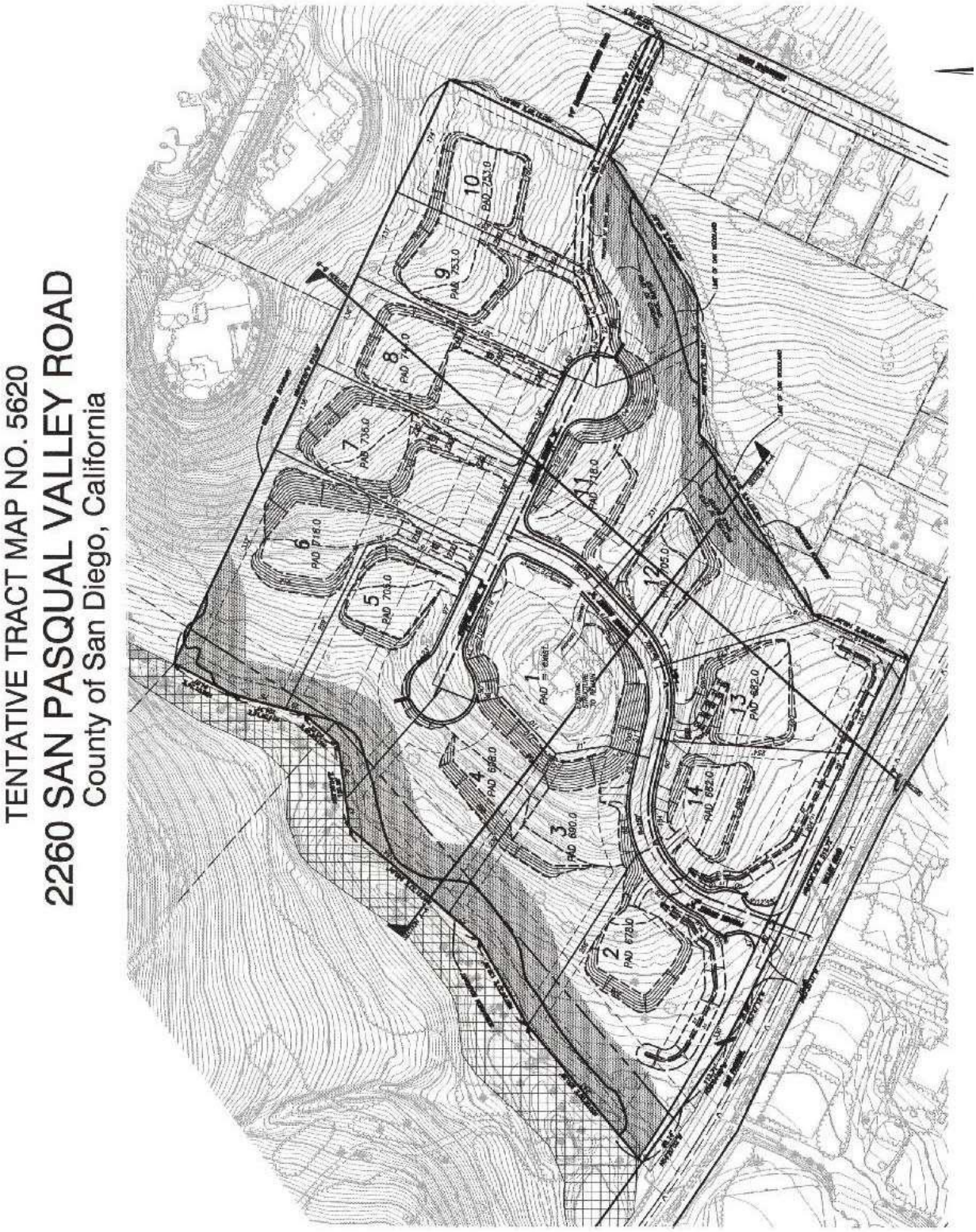
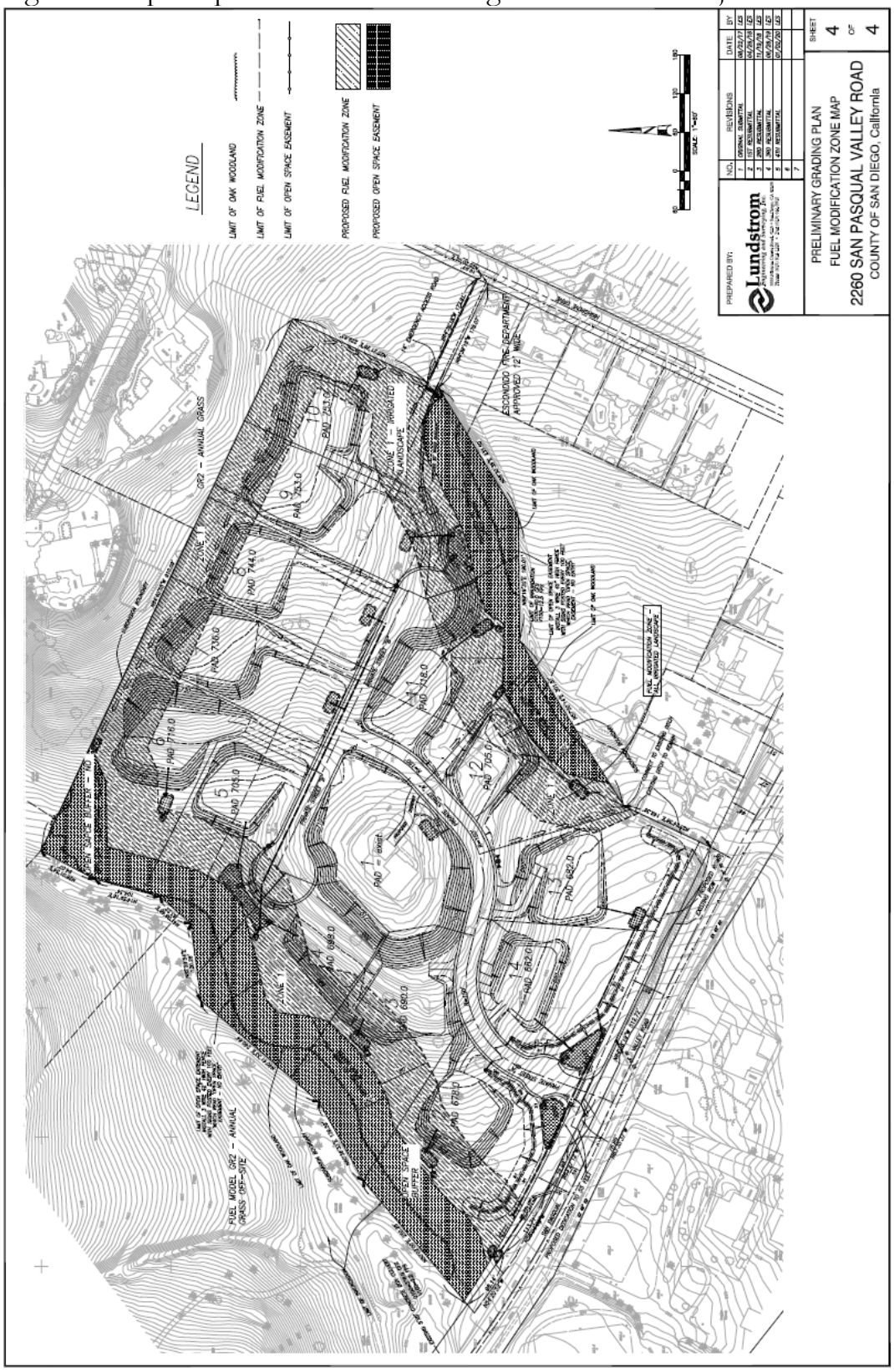


Figure 4. Open Space Easement Fencing Locations on Project Site



TENTATIVE TRACT MAP NO. 5620
2260 SAN PASQUAL VALLEY ROAD
County of San Diego, California
Open Space Easement Area / West
Open Space Easement Area / East
FIRE MARSHAL
KEY MAP
NOTE

Figure 5. Limits of Fire Clearing

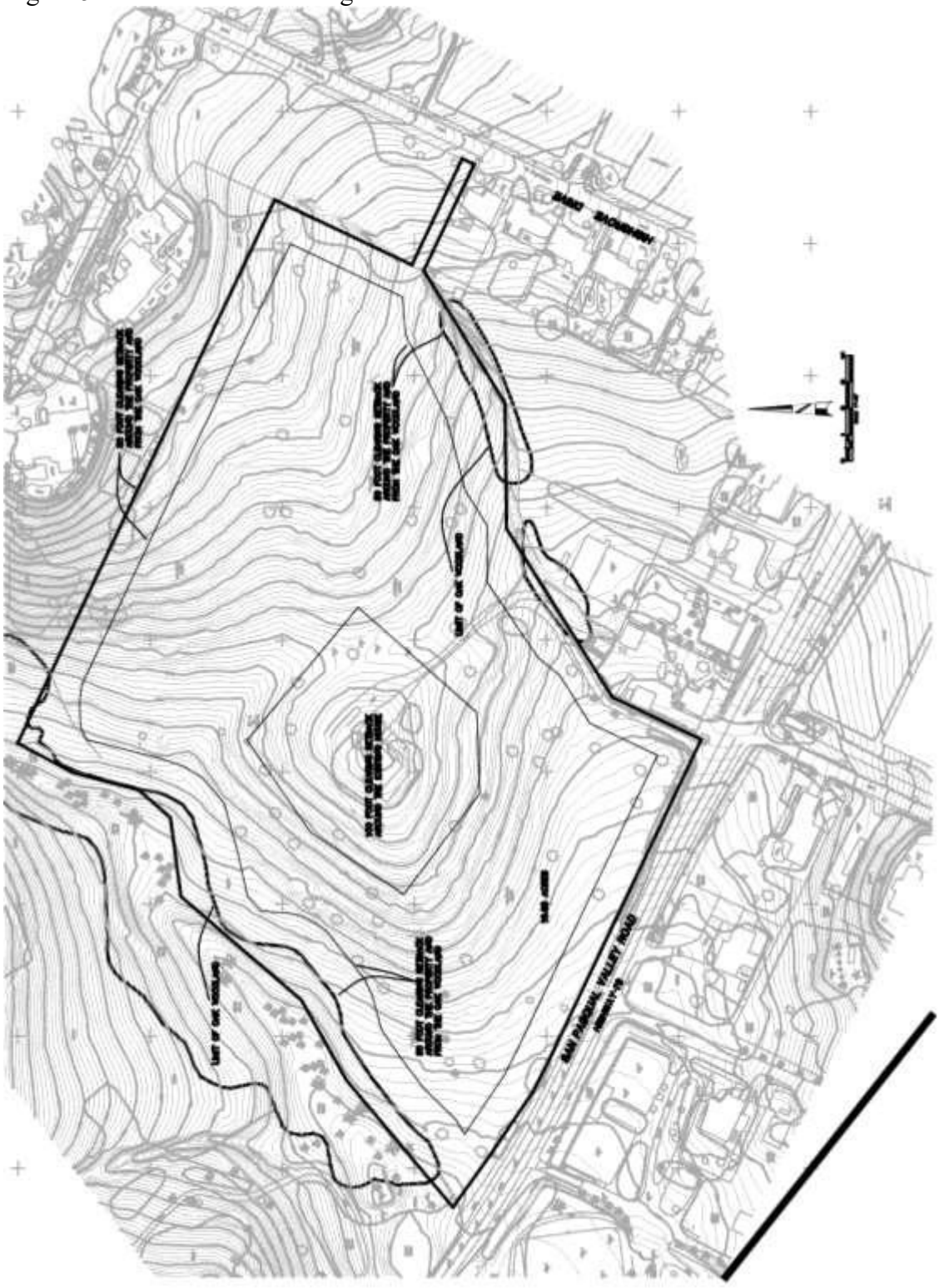


Figure 6. Aerial Photograph of Orchard on Site in 1997

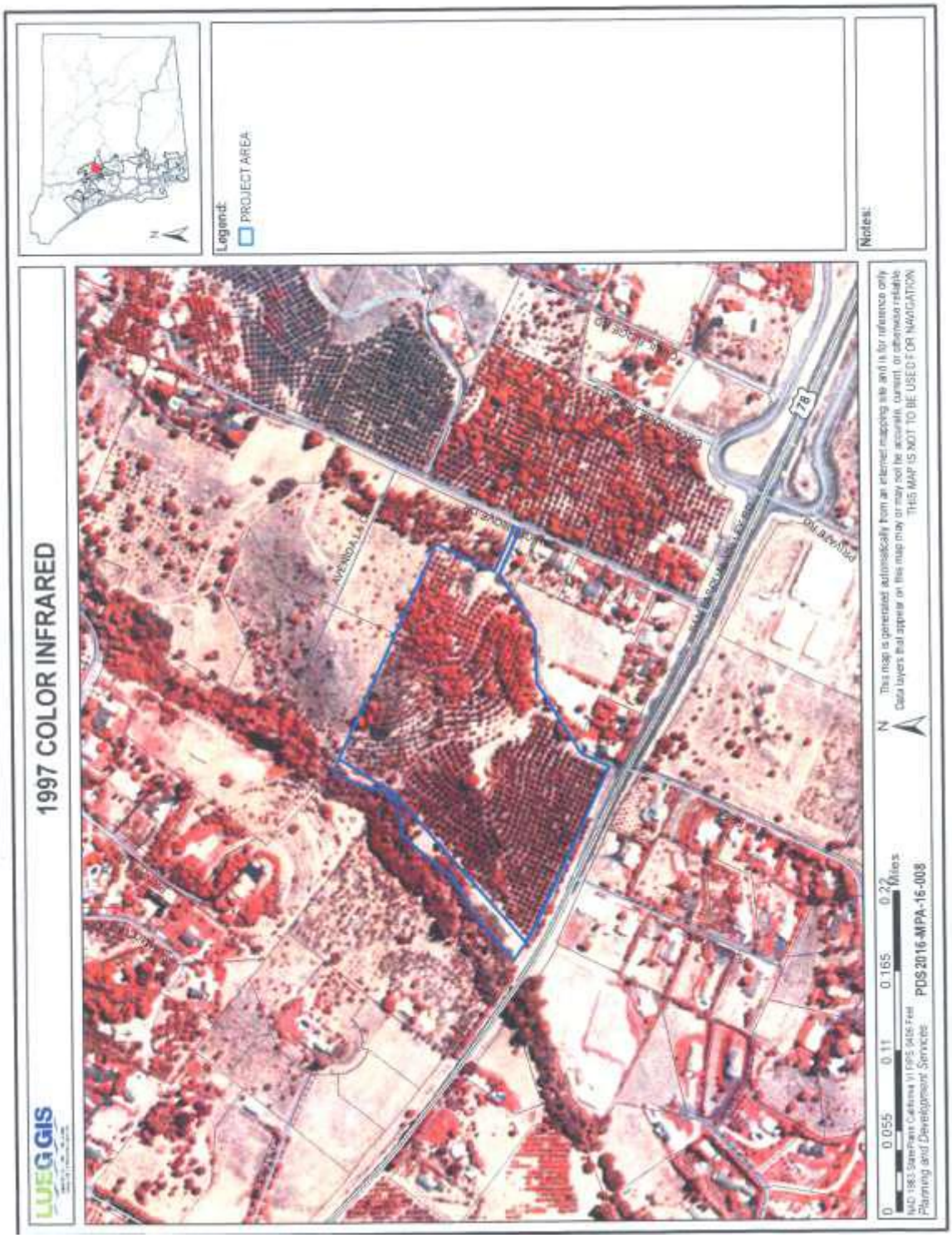


Figure 7. County Date Base Vegetation Map of Site

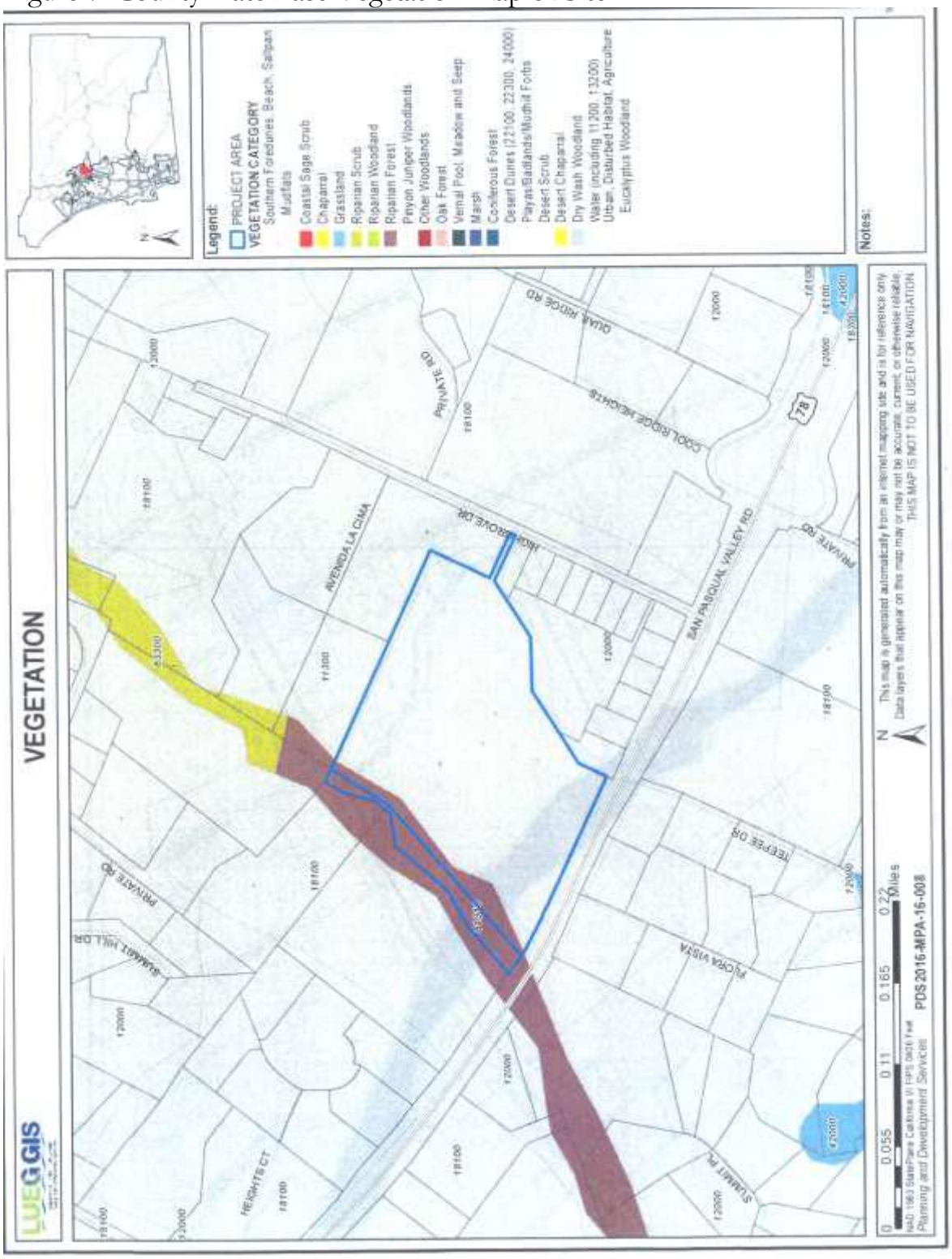
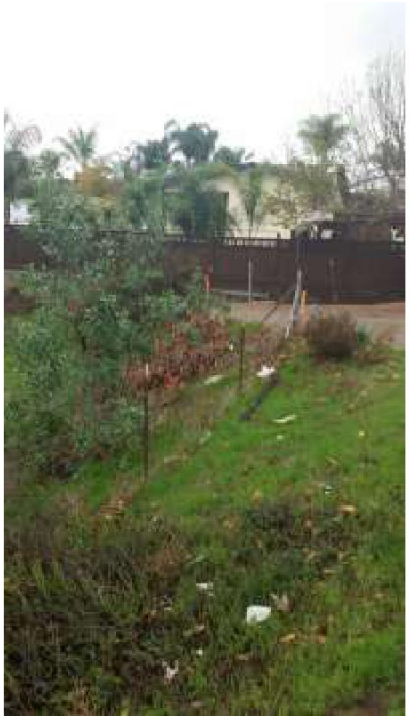


Figure 8. Site Photographs

A Along SR78



B. SE corner of site

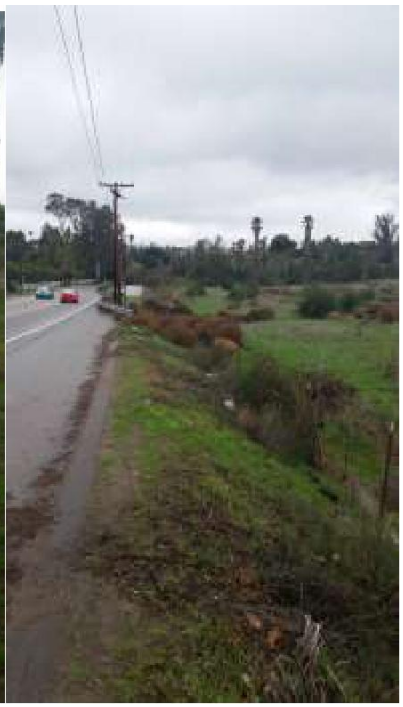
C. East driveway

D.W of East Driveway

E. To NW across front of site.

F. To north, toward residence

G.To NE area of site



H. View w along SR 78

I. Open fields on W side of site

J. N, top of site

K. N, top of site

L. View S from top of site

M. View SE from top of site

N. View S from top of site

O. View SW from top of site

P. View W from top of site

Q. View W from top of site

R. View N of W woodland

Appendix 6. Southwestern Willow Flycatcher Protocol Survey

Konecny Biological Services
Biological Consulting, Research, Conservation

September 23, 2019

Sage Wildlife Biology
9712 Snow View Drive
El Cajon, California, 92021

Attn: Patrick Hord

Re: Results of a Focused Survey for the Southwestern Willow Flycatcher at the Open Space/ Brush Management Project Site, San Diego County, California, 2019.

Dear Mr. Hord:

This letter report presents the results of a focused survey for the southwestern willow flycatcher (*Empidonax traillii extimus*) (SWWF) at the Open Space/Brush Management Project off of San Pasqual Road, San Diego County, California. The SWWF is listed as an endangered subspecies by the United States Fish and Wildlife Service (USFWS). The California Department of Fish and Wildlife (CDFW) has listed the willow flycatcher (*E. traillii*) as an endangered species; thus, the entire species, not just the *E.t. extimus* subspecies is protected under the California Endangered Species Act.

Surveys for the SWWF were conducted following protocol approved by the USFWS (Sogge et al 2010). The surveys were conducted by wildlife biologist John Konecny, and authorized by USFWS section 10(a) permit number TE837308-7. No SWWF were detected during the 2019 surveys.

INTRODUCTION

The SWWF is a small, insectivorous passerine that migrates north in the spring from South America, Mexico, and Central America, to breed in the southwestern desert riparian habitats of California, Arizona, New Mexico, and Texas. It is one of four subspecies of the willow flycatcher in North America, and the only subspecies that breeds in southern California. The SWWF has a grayish-green back, whitish throat, pale yellowish belly, and two white wingbars. The SWWF occurs in riparian woodland habitat that is characterized by a dense growth of willows (*Salix* sp.), mulefat (*Baccharis salicifolia*), arrowweed (*Pluchea* sp.), buttonbush (*Cephalanthus* sp.) cottonwood (*Populus freemontii*), sycamore (*Platanus racemosa*), and tamarisk (*Tamarix* sp.). In addition to willow riparian woodland, the SWWF also nests in coast live oak woodland (*Quercus agrifolia*) on the upper San Luis Rey River, San Diego County, California; in dense stands of tamarisk on the lower Colorado River, Imperial and Riverside Counties, California; and in stands of mixed willow and white alder (*Alnus rhombifolia*) on Mill Creek in San Bernardino County, California. Surface water or saturated soils are usually present in or adjacent to nesting thickets.

The SWWF is one of the rarest birds in San Diego County. Loss and degradation of breeding habitat and nest parasitism by the brown-headed cowbird (*Molothrus ater*) have been the greatest contributors to the decline of the SWWF in California. Habitat conversion for agricultural purposes has removed much of the original riparian woodland, and flood control measures and channelization have further depleted the riparian habitats used by the SWWF as well as other riparian birds. The significant reduction in the population size and range of the southwestern subspecies of willow flycatcher lead to the flycatcher being federally listed as endangered in March 1986 (USFWS 1995). The willow flycatcher was listed by the State of California as endangered in 1990. In 2001, out of a statewide population of 200 pairs, there were an estimated 88 territorial males in San Diego County, most of which occurred along the upper San Luis Rey River, (Kus 2003).

27216 Shiloh Lane, Valley Center, California, 92082
Tel (760) 390-8959 E-mail jkonecny1234@gmail.com

PROJECT LOCATION

The Open Space/Brush Management project is located in central unincorporated San Diego County, immediately north of State Route 78 (San Pasqual Valley Road), south of Avenida La Cima, and west of Highgrove Drive, in an unnumbered section of the Escondido, CA. U.S. Geological Survey 7.5 minute quadrangle (Figure 1.).

PROJECT SITE DESCRIPTION

The Open Space/Brush management Project is a roughly rectangular parcel bordered on all four sides by residential structures. A single residential structure is present in the center of the parcel. The primary vegetation community on the parcel is ruderal, non-native grassland with a few scattered scrub oak (*Quercus berberidifolia*) and non-native palm trees. A north to south drainage forms the western boundary of the site, comprised most of coast live oak (*Quercuc agrifolia*) and non-native palm trees with tamrisk (*Tamarix* sp.) mixed in. Elevation of the Open Space/Brush Management Project ranges from approximately 660 feet (201 meters) above Mean Sea Level (MSL) at the south west side of the parcel to 760 feet (232 meters) MSL in the northeast corner.

METHODS

Pursuant to USFWS protocol, five focused SWWF surveys were conducted in appropriate habitat at the Open Space/Brush Management Project site between May 22nd and July 12th, 2019. The surveys were conducted by walking slowly along the riparian habitat and stopping at approximately 50-foot (15-meter) intervals and listening for flycatchers. If flycatchers were not detected passively, a digital vocalization (call-prompt) of the species was played for approximately 20 seconds with an iPod player and amplified speakers and a response was listened for. If flycatchers were not detected, this procedure was repeated once again before proceeding to the next station. Surveys were typically initiated between 0600 and 0630, and lasted approximately two hours. A summary of the environmental conditions on the five survey dates is provided in Table 1 below.

Table 1. Summary of Weather Conditions During Five Southwestern Willow Flycatcher Surveys for the Open Space/Brush Management Project Site in 2019.

Survey #	Date	Surveyor (Species)*	Time	Weather Conditions
1	05/22/2019	JK (SWWF)	0610-0830	100% overcast, 56-60°F, wind 3-5 mph
2	06/02/2019	JK (SWWF)	0630-0835	50% overcast, 59-63°F, wind 5-7 mph
3	06/18/2019	JK, (SWWF)	0600-0810	50% overcast, 60-76°F, wind 1-3 mph
4	07/06/2019	JK (SWWF	0600-0815	0% overcast, 68-80°F, wind 3-5 mph
5	07/12/2019	JK (SWWF	0540-0740	0% overcast, 68-88°F, wind 1-3 mph

* JK-John Konecny; SWWF-Southwestern Willow Flycatcher

RESULTS

No SWWF or other willow flycatcher subspecies were detected in 2019. No other federal or state endangered or threatened species were detected. No Species of Special Concern (CSSC) listed by CDFW were detected.

DISCUSSION

No SWWF were detected during the 2019 surveys at the Open Space/Brush Management Project site at 2260 San Pasqual Valley Road. SWWF is known to utilize coast live oak woodland on the upper San Luis Rey River in San Diego County (USFWS 1995). However the coast live oak woodland on this site is highly tenuis, short in length, and has a disturbed component to it. Other migrant flycatcher subspecies may pass through the area, although Unitt (2004) does list any, but SWWF is not expected to occur on the property.

CERTIFICATION

I certify that the information in this survey report and attached exhibits fully and accurately represents my work. The results of focused surveys for listed species are typically considered valid for one year by the USFWS and CDFG. If you have any questions or require additional information, please call me at (760) 390-8959.

Sincerely,

John K. Konecny
Wildlife Biologist
TE837308-7

REFERENCES CITED

Kus, B.E, Beck, P.P., and Wells, J.M. 2003. Southwestern Willow Flycatcher Populations in California: Distribution, Abundance, and Potential for Conservation. Studies Avian Biol. 26:12-21.

Sogge, M.K., Ahlers, Darrell, and S.J. Sferra. 2010. *A natural history summary and survey protocol for the southwestern willow flycatcher.* U.S. Geological Survey Techniques and Methods 2A-10. 38 p.

Unitt, P. 2004. San Diego Bird Atlas. Proceedings of the San Diego Society of Natural History. Ibis Publishing Company. 639pp.

USFWS. 1995. Endangered and Threatened Wildlife and Plants: Determination of Endangered Status for the Southwestern Willow Flycatcher. Fed. Reg. 60:10693-10715.