

VINCE SCHEIDT, Inc.

Biological Consultant

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

BIOLOGY LETTER REPORT

Biological Resources, Project Impacts, and Proposed Mitigation

The Fitch Tentative Parcel Map Project

PDS 2023-TPM-21331

APN 397-060-79

Applicant: Mr. Dan Fitch

9011 Los Coches Road

Lakeside, California 92040

Second Update April 2026

Updated October 2025

Revised October 2023

Summary

The Fitch Tentative Parcel Map Project (TPM 21331), hereinafter referred to as “Fitch Project”, consists of an application to split an approximately 2.65-acre property into three new parcels measuring approximately 0.9 gross acre (Parcel 1), 1.3 gross acres (Parcel 2) and 0.5 gross acre (Parcel 3) each. Certain improvements, including the construction of structures and related infrastructure have already taken place on portions of all three of the proposed new parcels, and proposed Parcel 2 is fully developed with a single-family residence. The Fitch Project site supports Disturbed/Developed Habitat, Coast Live Oak Woodland, Disturbed Wetland, and Non-native Grassland habitats. Future development to construct new homes on proposed Parcel 1 and 3 and related infrastructure improvements will result in habitat impacts. Habitat-based mitigation is recommended per the California Environmental Quality Act (CEQA) to reduce impacts to less than significant. An avian nesting survey or seasonal restrictions on site development are also recommended to ensure project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The Fitch Project is a Tentative Parcel Map application to subdivide a single parcel, creating three new individual parcels. This would subdivide APN 397-060-79, which totals approximately 2.65 acres. The project site is located at 9011 Los Coches Road in the Lakeside Community Planning Area, within unincorporated San Diego County. The site is currently developed with a single family residence that would be retained, with two new residences constructed, one on each of the new lots. Access would be provided by private driveways connecting to Los Coches Road. Portions of all three proposed parcels are already developed. Proposed new Parcel 3 contains a well pumphouse, landscaping, and part of a driveway. Proposed Parcel 2 is fully

developed with an existing single-family residence and associated improvements. Proposed Parcel 1 supports a workshop/office structure, a small storage structure, and associated landscaping. The project proposes to be served by existing public sewer and water will be provided from municipal water from the Lakeside Water District. The project proposes limited grading, at less than 200 cubic yards.

Two soil-types are found onsite. These are Vista coarse sandy loam, 15 to 30 percent slopes (VsE) and Tujunga sand (TuB), 0 to 5 percent slopes. Neither soil types are not known to support specific edaphic rare and endangered plant species. Due to the small size and disturbed condition of the much of the property and the surrounding area, no sensitive edaphic species are expected. Elevations on the property range between approximately 460 feet and 520 feet MSL.

Los Coches Creek, a U.S.G.S. "blue-line" watercourse, runs along and parallel to the northwestern property line. This feature is deeply incised and separated from the development area of the property by a very steep to almost vertical slope. This drainage was subject to Arundo abatement a few years ago although it is regrowing with this noxious invasive, unfortunately, and ongoing outside invasives control appears to have ended due to a lack of funding.

The site is located within the County's South County Multiple Species Conservation Program (MSCP) Subarea Planning Arera. The project is in unincorporated land within the Metro-Lakeside-Jamul segment outside of the Pre-Approved Mitigation Area (PAMA). There are no conserved lands on or adjacent to the property, although the California Gnatcatcher "Lakeside Archipelago" is located nearby. The vegetation in the development portion of the property is largely disturbed and/or already developed. The project must comply with the Biological Mitigation Ordinance (BMO), the County ordinance for implementing the MSCP and the County's Resource Protection Ordinance (RPO). By the project conforming with the BMO, the project complies with the Federal and State Endangered Species Acts for species covered by MSCP. In the absence of existing or proposed biological open space, the County considers the entire property for subdivision purposes to be impacted.

Methods

The author (Vince Scheidt), and Brandon Myers, Associate Biologist, conducted a field survey of the property on October 30, 2020 from approximately 09:00 to 11:30. Weather conditions during the survey were suitable for field surveying, with temperatures in the high 60's to mid 70's, clear skies, and a no significant wind. An additional field survey was conducted by myself on February 14, 2023 from approximately 09:45 to 11:30. Weather conditions during that survey were suitable for field surveying, with temperatures in the low to high 60's, overcast skies, and a no significant wind. I most recently completed a brief field inspection on the morning of 24 July 2025 to verify that no significant changes had occurred since my 2023 reconnaissance with the exception of some oak tree trimming and weeding.

All plants, animals, and habitats encountered during the surveys were recorded in the field. Adjoining offsite areas were examined concurrent with the baseline site surveying. The limits of each habitat-type were mapped in the field utilizing a recent aerial photograph of the property. All plants and animals identified in association with the project site are listed in Table 1, attached. Plants were identified in situ, or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this letter follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as

amended). Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were noted. Animal nomenclature used in this report is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, et. al (1992) for mammals.

Vegetation Communities, Flora/Fauna, and Special Status Species

The Fitch Project site supports four generally discrete plant associations or habitats. These are: Disturbed/Developed Habitat, Non-native Grassland, Coast Live Oak Woodland, and Disturbed Wetland (Figure 3). Each of these habitats are assigned an MSCP "tier" ranking based on the County's Biological Mitigation Ordinance.

Vegetation Communities

Disturbed/Developed Habitat - Tier IV (Holland Code 11300/12000) – 1.4 acres

Disturbed/Developed Habitat (DDH) dominates the southern portion of the project site. This habitat consists of structures and associated infrastructure improvements, landscaping, etc. as well as areas of bare dirt supporting little to no vegetative cover. Disturbed/Developed Habitat, an MSCP Tier IV habitat, is not considered a sensitive biological resource in San Diego County, as defined by the County's Biological Mitigation Ordinance.

Non-native Grassland - Tier III (Holland Code 42200) – 0.3 acre

Non-native Grassland (NNG) occurs in a few small patches in areas that were opened up during *Arundo* eradication. Currently, the site supports patches north of the creek and to the northeast, continuing offsite to the east of the property line. Indicators of this community include Ripgut Brome (*Bromus diandrus*), Slender Wild Oat (*Avena barbata*), and various other annual weeds. Non-native Grassland, an MSCP Tier III habitat, is considered a sensitive biological resource in San Diego County, as defined by the County's Biological Mitigation Ordinance.

Coast Live Oak Woodland - Tier I (Holland Code 71160) – 0.6 acre

Patches of Coast Live Oak Woodland (CLOW) are found both on and off site as illustrated in Figure 3. These are indicated by mature Coast Live Oaks (*Quercus agrifolia*) over an understory of annual forbs and grasses, and straggly shrubs. Most of the trees appear to be in good condition, although a few have apparently died as a result of pest infestation. Coast Live Oak Woodland, an MSCP Tier I habitat, is considered a sensitive biological resource in San Diego County, as defined by the County's Biological Mitigation Ordinance.

Disturbed Wetland - Tier I (Holland Code 11200) – 0.42 acre

Disturbed Wetland vegetation (DW) is found along the floodway and within portions of the floodplain of Los Coches Creek where it runs through the property. Prior to eradication, the creek supported a near monoculture of *Arundo*, which has been significantly removed, although it is regrowing. At this time, the wetland is dominated by various herbaceous species, including Umbrella Papyrus (*Cyperus involucratus*), Watercress (*Nasturtium officinale*), and Fat-Hen (*Atriplex prostrata*). A few native riparian species are present in low numbers, including Western Ragweed (*Ambrosia psilostachya*), Red Willow (*Salix laevigata*), Fremont Cottonwood (*Populus fremontii*), and Western Sycamore (*Platanus racemosa*). Assuming that the *Arundo* is not

permitted to regenerate to the point of overshadowing or crowding-out all or most natives, the vegetation in this area will regrow in a few years to a riparian woodland or forest, likely Southern Cottonwood-Willow Riparian Forest (Holland Code 61330). Disturbed Wetland, an MSCP Tier I habitat, is considered a sensitive biological resource in San Diego County, as defined by the County's Biological Mitigation Ordinance.

Flora and Fauna

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

Special Status Species

One special status or "sensitive" plant species and three sensitive animal species were detected during the site surveys. These are Campo Clarkia (*Clarkia delicata*), Belding's Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*), Monarch Butterfly (*Danaus plexippus*), and Red-shouldered Hawk (*Buteo lineatus*). These are relatively "low priority" sensitive species, other than Campo Clarkia, which is a List A sensitive plant. Sensitive plants and animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the County of San Diego, the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service.

Campo Clarkia (*Clarkia delicata*)

Listing: County status; "Sensitive Plant List", List A (DPLU, 2010)

California Rare Plant Rank; 1B.2 (CNPS, 2026)

Federal/state status: none

Distribution: From Valley Center in San Diego County south to Ensenada into Baja California, Mexico.

Habitat(s): Mostly found in the understory and periphery of oak woodland from about 900 feet to about 3,300 feet MSL

Status on Site: About 30 specimens observed onsite, all restricted to a small area near the northeastern property corner.

Comments: Difficult to detected except when flowering and therefore very likely underreported throughout its range.

Belding's Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*)

Listing: County status; "Sensitive Reptile List", Group 2 List (DPLU, 2010)

California Department of Fish and Wildlife "Watch List" (CDFW, 2020)

Federal status: none

Distribution: Extreme southwestern California; from Orange and Riverside Counties south into northern Baja California.

Habitat(s): Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. Sea level to about 1,800 feet MSL, occasionally higher on hot, south-facing slopes.

Status on Site: Two specimens observed onsite. Likely well-distributed in open areas although numbers limited by the small size of the property.

Comments: Relatively abundant where it still remains, although major portions of former range have been lost to urbanization and agricultural land conversions.

Monarch Butterfly (*Danaus plexippus*)

Listing: County status: "Sensitive Invertebrate List", Group 2 (DPLU, 2010)

State status: none

Federal Status: Proposed Endangered Species (USFWS, 2024)

Distribution: Southern Canada south through all of the United States, Central America, and most of South America.

Habitat(s): Monarch is a predominantly open country, frost-intolerant species whose range of breeding habitats is greatly dependent upon the presence of asclepiad flora (milkweeds). Monarchs require dense tree cover, typically near the coast, for overwintering.

Status On Site: Single specimen observed flying across the site during the bumble bee survey. Unlikely to be a resident species due to lack of larval host plants.

Comments: Relatively abundant and wide-spread in San Diego County. Declining due to pesticide use and loss of overwintering habitat in central California and southern Mexico.

Red-shouldered Hawk (*Buteo lineatus*)

Listing: County status; "Sensitive Bird List", Group 1 (DPLU, 2010)

Federal/state status: none

Distribution: Central and southern California west of the Sierras. Also, Mexico, southeastern Canada, and the eastern United States.

Habitat(s): Mainly inhabits a variety of woodland habitats, including oak woodlands and larger eucalyptus stands.

Status on Site: Single feather representative of this species was observed beneath the oak woodland. Raptor nesting possible in some of the larger oaks, although no nests were observed.

Comments: Relatively abundant in San Diego County. This common raptor should be removed from the County of San Diego's "Group 1" list, and probably from the Sensitive Birds List altogether.

Sensitive plants and other animals known from the general vicinity of the property, along with an assessment of the probability of occurrence onsite, are presented in tabular form in Table 3, attached. Most of these are either associated with habitats not found here (such as vernal pools or native grasslands) or are large and distinctive species, which would not have been missed if encountered onsite. A few have a limited potential to occur onsite, but none of these are anticipated to be resident species. The site supports limited potential raptor foraging habitat and one raptor species was detected. Raptor nesting could occur in the more remote areas of the site more removed from development, although no evidence of raptor nesting was detected.

Jurisdictional Wetlands and Waterways

Los Coches Creek runs through the northwestern portion of the Fitch Project site. This is a U.S.G.S. "Blue-line" watercourse, considered to be state and federal jurisdictional "waters". Los Coches Creek also qualifies as a County (RPO) wetland. No other drainage features are present onsite.

Other Unique Features/Resources

Because of the property's small size and partially-disturbed nature, it lacks unique features or resources that would enhance its local or regional biological significance. For these reasons, local and/or regional wildlife corridors and/or linkages are not present onsite, and there is little potential for large mammals to use the site, other than urban-tolerant species (skunks, coyotes, etc.) Also, for these reasons, there is little potential for native wildlife nursery sites to be present on the property. The segment of Los Coches Creek that runs along

the edge of the property is currently too degraded to function as a riparian corridor, although it might function as one once the vegetation in the drainage matures to high-value riparian.

The project site does not qualify as a Biological Resource Core Area (BRCA) under the County of San Diego's Biological Mitigation Ordinance (BMO). This is because the project site is not part of the Wildlife Agencies' Pre-Approved Mitigation Area (PAMA), it is not located within an area of habitat that contains biological resources that support or contribute to the long-term survival of sensitive species, it is not part of a regional linkage/corridor, and it does not support a high number of sensitive species or soils known to support sensitive species.

Project NCCP and BMO Compatibility

The conversion of natural habitats in the unincorporated County of San Diego is currently regulated through its Subarea Planning efforts in compliance with the Natural Communities Conservation Program (NCCP) process. The intent of these efforts is to retain large blocks of native habitats in order to preserve habitat values and reduce the endangerment of "covered" species through the retention of essential biotic variability and long-term habitat viability.

Project Compliance with the Biological Mitigation Ordinance

The Project complies with the requirements of the Subregional Multiple Species Conservation Program (MSCP) and the County of San Diego's "South County" Subarea MSCP Plan. The project also complies with the requirements of the County of San Diego's Biological Mitigation Ordinance (BMO) and the County's interpretation of the California Environmental Quality Act (CEQA). The MSCP and the BMO require certain preserve design elements, the avoidance of certain sensitive plant species, and application of specific mitigation ratios.

Significance of Project Impacts and Proposed Mitigation

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

Direct, Indirect, and Cumulative Impacts

Measurable direct and indirect impacts would result from the development of Fitch Project site. Direct impacts result from the actual removal of habitat, plants, and animals from the site through grading and brushing clearing or thinning for fire protection purposes, agriculture, etc. These direct impacts are considered permanent, because they result in a conversion of habitats to landscaped areas, structures, parks, roads, etc. Indirect impacts also affect habitats, plants, and/or animals residing on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction

of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects". Cumulative impacts are those that contribute to the regional loss of natural resources, even though they may be minor to negligible in their own right.

Direct Impacts

In the absence of existing open space easements, the County considers the entirety of the Project to be considered potentially impacted. In this case, mitigation is being proposed, which is summarized below and in Table 2. Therefore, the following are direct impacts associated with the project site assuming that biological open space over the sensitive areas is considered a part of the project design:

- (1) Development will result in impacts to 1.0 acre of Disturbed/Developed Habitat. This impact is considered **less than significant**, as defined by CEQA. Mitigation for this loss is not required pursuant to the County's Biology Guidelines or the BMO
- (2) Development will result in impacts to up to 0.4 acre of Coast Live Oak Woodland + 0.2 acre of Oak Root Zone area. This impact is considered **significant**, as defined by CEQA. Mitigation for this loss is required pursuant to the County's Biology Guidelines and the BMO.
- (3) Development will not result in any impacts to Non-native Grassland or Disturbed Wetland. No mitigation for impacts to these habitat-types are required as they are avoided by design. As an RPO wetland, the DW area will be protected within an open space easement.
- (4) Development will not result in any impacts to Campo Clarkia, a List A sensitive plant species. No mitigation for impacts to this species is required as the entire occurrence is avoided by design. This area will be protected within an open space easement.
- (5) Development will result in potential impacts to Orange-throated Whiptail, Monarch Butterfly, and Red-shouldered Hawk, three sensitive animal species. This impact is considered **significant**, as defined by CEQA. Mitigation for this loss is required pursuant to the County's Biology Guidelines and the BMO.

Indirect Impacts

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

Cumulative Impacts

The County of San Diego has determined that the project qualifies for a "partial exemption" pursuant to CEQA section 15183. CEQA section 15183 allows qualifying projects to rely on the cumulative analysis contained within a certified Environmental Impact Report prepared for a General Plan. The County of San Diego Board of Supervisors certified the General Plan Update EIR on August 3, 2011, which comprehensively

evaluated environmental impacts that would result from plan implementation, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. Consequently, no additional review of cumulative impacts is required under CEQA, and no specific mitigation is required.

Proposed Mitigation

In order to reduce project all impacts to “less than significant”, the following mitigation measures are recommended:

1. The loss of 1.0 acre of DDH is considered “less than significant” and does not require mitigation.
2. The loss of up to 0.6 CLOW (0.4 direct impact and 0.2 oak root zone impact) are considered “significant” and require mitigation. This 0.6 acre of CLOW must be mitigated at a 2:1 ratio pursuant to the requirements of the BMO. This would require that 1.2 acres of CLOW be mitigated within an onsite Biological Open Space Easement (BOSE) or offsite with the securement of Tier I mitigation credits from an approved mitigation bank. Currently, 0.2 acre of CLOW will be preserved within the proposed Biological Open Space Easement. However, this area is inside or adjacent to the RPO wetland. The RPO wetland-associated area is considered impact neutral and cannot count towards mitigation. See Table 2 for a breakdown of impacts and mitigation requirements. A 30-foot Limited Building Zone Easement (LBZ) shall be granted to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological resource area. The purpose of this easement is to limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement and prohibit the construction or placement of any structure designed or intended for occupancy by humans or animals. All existing building within the LBZ shall remain in place and be allowed to remain within the LBZ.
3. In order to protect the open space easement area, open space fencing and signage is recommended. The fence and signage details and locations are shown on Figure 4.
4. Impacts to Orange-throated Whiptail, Monarch Butterfly, and Red-shouldered Hawk shall be mitigated via habitat-based mitigation. As promoted by California’s NCCP Act, any project impacts to these sensitive species will be compensated for by the conservation of habitat that theoretically supports such species.
5. Any site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird or raptor nesting habitat (within 500 feet of raptor nesting) should not take place during the spring/summer songbird breeding season, defined as from 1 February to 31 August of each year. This is recommended in order to ensure compliance with the Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the “take” of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting brushing and grading to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director; Planning and Development Services and the Wildlife Agencies (California

Department of Fish and Wildlife, U.S. Fish and Wildlife Service) for concurrence with the conclusions and recommendations.

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

Bibliography/References

- American Ornithologists' Union, committee on classification and nomenclature. 1998. A.O.U. Checklist of North American Birds. 7th Edition.
- California Department of Fish and Wildlife. 2025. Designated endangered, threatened or rare plants and candidates with official listing dates. California Department of Fish and Game, April 2025
- California Native Plant Society (CNPS). 2026. Inventory of Rare and Endangered Plants (online edition, v9.5-1). California Native Plant Society. Sacramento, CA.
- County of San Diego 2010. Biological Mitigation Ordinance, County of San Diego. April 2.
- County of San Diego 2010. Guidelines for Determining Significance, County of San Diego Department of Planning and Land Use Department of Public Works. September 15.
- County of San Diego 1999. Multiple Species Conservation Program, County of San Diego Subarea Plan. October 22.
- Hickman, J. C. (Ed.). 1993. The Jepson Manual, Higher Plants of California. University of California Press, Berkeley, 1400 pp.
- Holland, R.F. 1986 (as amended; 1996). Preliminary descriptions of the terrestrial natural communities of California. California Nongame-Heritage Program. 156p.
- Jones, J. K., et al. 1992. Revised checklist of North American mammals north of Mexico. Occas. Papers Mus., Texas Tech University, 146:1-23.
- Stebbins, R. 2003. Western Reptiles and Amphibians. Peterson Field Guide Series, Houghton-Mifflin.
- United States Fish and Wildlife Service. 2016. Endangered and Threatened Wildlife and Plants; Review of Native Species That Are Candidates for Listing as Endangered or Threatened; Annual Notice of Findings on Resubmitted Petitions; Annual Description of Progress on Listing Actions. Federal Register 50 CFR 17.

Preparer and Persons/Organizations Contacted



Vincent Scheidt
Certified Biological Consultant



Brandon Myers
Associate Biological Consultant

Attachments

Table 1. Plants and Animals Observed

Table 2. Habitat Impacts/Mitigation Analysis

Table 3. Sensitive Species Known from the Vicinity

Figure 1. Regional Location

Figure 2. Recent Aerial Photo

Figure 3. Biological Resources on Aerial Photo

Figure 4. Biological Resources on Preliminary Grading Plan

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

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Achnatherum miliaceum</i> *	Smilo Grass
<i>Acmispon americanus</i>	Spanish Clover
<i>Acmispon glaber</i>	Deerweed
<i>Amaranthus blitoides</i>	Procumbent Pigweed
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Amsinckia menziesii intermedia</i>	Rancher's Fiddleneck
<i>Apium graveolens</i> *	Wild Celery
<i>Arundo donax</i> *	Giant Reed
<i>Atriplex prostrata</i>	Fat-Hen
<i>Baccharis salicifolia</i>	Mule Fat
<i>Baccharis sarothroides</i>	Desert Broom
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus rubens</i> *	Red Brome
<i>Capsella bursa-pastoris</i>	Shepherd's-Purse
<i>Carduus pycnocephalus</i> *	Italian Thistle
<i>Carya illinoensis</i> *	Pecan
<i>Centaurea melitensis</i> *	Maltese Star-Thistle
<i>Chenopodium sp.</i> *	Goosefoots
<i>Clarkia delicata</i>	Campo Clarkia
<i>Claytonia parviflora</i>	Streambank Springbeauty
<i>Claytonia perfoliata</i>	Miner's Lettuce
<i>Clematis pauciflora</i>	Southern California Clematis
<i>Commelina benghalensis</i> *	Tropical Spiderwort
<i>Cotula australis</i> *	Common Cotula
<i>Croton setiger</i>	Turkey Mullein
<i>Cucurbita foetidissima</i>	Buffalo Gourd
<i>Cynodon dactylon</i> *	Bermuda Grass
<i>Cyperus alternifolius</i> *	Madagascar Umbrella Papyrus
<i>Cyperus involucratus</i>	Umbrella Papyrus
<i>Datura wrightii</i>	Sacred Datura
<i>Dudleya pulverulenta</i>	Chalk Dudleya
<i>Dysphania ambrosioides</i>	Mexican Tea
<i>Erigeron bonariensis</i> *	Flax-Leaved Horseweed
<i>Erigeron canadensis</i> *	Horseweed
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Erodium cicutarium</i> *	Redstem Stork's-Bill
<i>Erodium moschatum</i> *	Musk Stork's-Bill
<i>Erodium sp.</i> *	Stork's-Bill
<i>Eucalyptus camaldulensis</i> *	River Redgum
<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta
<i>Euphorbia maculata</i> *	Spotted Spurge
<i>Gamochaeta pensylvanica</i> *	Pennsylvania Everlasting
<i>Heliotropium curassavicum oculatum</i>	Alkali Heliotrope
<i>Heterotheca grandiflora</i>	Telegraphweed
<i>Hirschfeldia incana</i> *	Shortpod Mustard
<i>Hordeum murinum</i> *	Wall Barley
<i>Lactuca serriola</i> *	Prickly Lettuce
<i>Lamium amplexicaule</i> *	Henbit Deadnettle
<i>Lonicera japonica</i> *	Japanese Honeysuckle

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

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Lupinus truncatus</i>	Collared Annual Lupine
<i>Malosma laurina</i> *	Laurel Sumac
<i>Malva nicaeensis</i> *	Bull Mallow
<i>Marah macrocarpa</i>	Chilicothe
<i>Medicago polymorpha</i> *	Bur Clover
<i>Mirabilis laevis crassifolia</i>	California Four O'clock
<i>Myriopteris newberryi</i>	Newberry's Lip Fern
<i>Nasturtium officinale</i> *	Watercress
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Oenothera elata</i>	Hooker's Evening Primrose
<i>Oxalis pes-caprae</i> *	Bermuda Buttercup
<i>Parietaria hespera</i>	Rillita Pellitory
<i>Pelargonium hortorum</i> *	Garden Geranium
<i>Pellaea andromedifolia</i>	Coffee Fern
<i>Persicaria lapathifolia</i>	Pale Smartweed
<i>Phacelia ramosissima</i>	Branching Phacelia
<i>Plantago major</i> *	Greater Plantain
<i>Platanus racemosa</i>	Western Sycamore
<i>Polypogon monspeliensis</i> *	Rabbitfoot Grass
<i>Populus fremontii</i>	Fremont Cottonwood
<i>Pseudognaphalium californicum</i>	California Cudweed
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Raphanus sativus</i> *	Wild Radish
<i>Rhamnus crocea</i>	Redberry Buckthorn
<i>Ricinus communis</i> *	Castor Bean
<i>Rumex crispus</i> *	Curly Dock
<i>Rumex pulcher</i> *	Fiddle Dock
<i>Sairocarpus nuttallianus</i>	Nuttall's Snapdragon
<i>Salix laevigata</i>	Red Willow
<i>Salsola sp.</i> *	Russian Thistle
<i>Sambucus cerulea</i>	Blue Elder
<i>Schinus molle</i> *	Peruvian Peppertree
<i>Sisymbrium irio</i> *	London Rocket
<i>Sonchus asper</i> *	Prickly Sowthistle
<i>Sonchus oleraceus</i> *	Common Sow-Thistle
<i>Symphotrichum subulatum parviflorum</i>	Southwestern Annual Salt Marsh Aster
<i>Tecomaria capensis</i> *	Cape Honeysuckle
<i>Toxicodendron diversilobum</i>	Pacific Poison Oak
<i>Typha latifolia</i>	Broad-Leaved Cattail
<i>Vitis girdiana</i>	Desert Wild Grape
<i>Washingtonia filifera</i> *	California Fan Palm
<i>Xanthium strumarium</i>	Rough Cocklebur
<i>Zantedeschia aethiopica</i> *	Calla Lily
<u>Mammals</u>	
<i>Procyon lotor</i>	Raccoon
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus sp.</i>	Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher

Table 1. Plants and Animals Observed - The Fitch Tentative Parcel Map Project

<u>Scientific Name</u>	<u>Common Name</u>
<u>Birds</u>	
<i>Aphelocoma coerulescens</i>	Scrub Jay
<i>Buteo lineatus</i>	Red-shouldered Hawk
<i>Geococcyx californicus</i>	Greater Roadrunner
<i>Melospiza melodia</i>	Song Sparrow
<i>Pipilo crissalis</i>	California Towhee
<i>Zenaida macroura</i>	Mourning Dove
<u>Reptiles</u>	
<i>Cnemidophorus hyperythrus beldingi</i>	Belding's Orange-throated Whiptail
<i>Sceloporus occidentalis</i>	Western Fence Lizard
<i>Uta stansburiana</i>	Side-blotched Lizard
<u>Invertebrates</u>	
<i>Acalypratae</i>	Acalyprate Fly
<i>Allograpta obliqua</i>	Oblique Streaktail
<i>Aphobantus sp.</i>	Bee Fly
<i>Apis mellifera</i>	Western Honey Bee
<i>Argia vivida</i>	Vivid Dancer
<i>Aquarius remigis</i>	North American Common Water Strider
<i>Bombylius major</i>	Greater Bee Fly
<i>Closterotomus norwegicus</i>	Potato Mirid
<i>Coccinella septempunctata</i>	Seven-spotted Lady Beetle
<i>Danaus plexippus</i>	Monarch
<i>Danaus gilippus.</i>	Queen
<i>Dicranomyia humidicola</i>	Crane Fly
<i>Dilophus orbatus</i>	March Fly
<i>Eupeodes volucris</i>	Large-tailed Aphideater
<i>Hoplia sp.</i>	Monkey Beetle
Ichneumonidae	Ichneumonid Wasp
<i>Junonia grisea</i>	Gray Buckeye
<i>Libellula saturata</i>	Flame Skimmer
<i>Lon melane</i>	Umber Skipper
Muscoidea	Muscoid Flies
<i>Nymphalis antiopa</i>	Mourning Cloak
<i>Pieris rapae</i>	Cabbage White
<i>Plagiognathus moerens</i>	Fiddleneck Plant Bug
<i>Pontia protodice</i>	Checkered White
<i>Schistocerca sp.</i>	Bird Grasshoppers
<i>Tipula sp.</i>	Common Crane Flies
<i>Toxomerus marginatus</i>	Margined Calligrapher
<i>Triplicitipula sp.</i>	Common Crane Fly
<i>Voria ruralis</i>	Tachinid Fly
<i>Xylocopa sonorina</i>	Valley Carpenter Bee

Total: 92 species of plants and 43 species of animals detected

* = Non-native Species

Bold= Sensitive Species

Table 2a. Vegetation Community Impact/Mitigation Analysis - The Fitch Tentative Parcel Map Project

Vegetation Community / MSCP Tier	Total Acres Onsite¹	Acres Impacted	Acres in Open Space	Mitigation Ratio / Mitigation Obligation	Onsite Mitigation Recommended	Offsite Mitigation Required
Disturbed/Developed MSCP Tier IV	1.3 acres	1.2 acres	0.1 acre	0:1 / none	none	none
Non-native Grassland MSCP Tier III	0.3 acre	none	0.3 acre	0.5:1 / 0.2 acre	0.3 acre NNG conserved in BOSE	none
Coast Live Oak Woodland MSCP Tier I	0.6 acre	0.4 acre (+ 0.2 acre oak root zone within DDH)	0.2 acre	2:1 / 1.2 acres	0.2 acre CLOW conserved in BOSE (impact neutral)	1.2 acres MSCP Tier I conservation credits
Disturbed Wetland MSCP Tier I	0.45 acre	none	0.45 acre	no net loss / 0.45 acre	0.45 acre DW conserved in BOSE	none
TOTALS	2.65 acres	1.8 acres (includes oak root zone impacts)	1.05 acres	- -	0.95 acre conserved in BOSE	1.2 acres MSCP Tier I conservation credits

¹ Acreages rounded per County requirements.

Table 3. Sensitive Species Known from the Vicinity - The Fitch Tentative Parcel Map Project

Latin Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Probability Code
<i>Acanthomintha ilicifolia</i>	San Diego Thorn-mint		X	X		X	X	X		X			X								X				L	1a
<i>Achnatherum diegoensis</i>	San Diego Needlegrass					X	X	X		X										X					L	1a
<i>Adolphia californica</i>	San Diego Adolphia					X	X	X		X															L	1a
<i>Ambrosia pumila</i>	San Diego Ambrosia			X		X	X	X		X	X											X			L	1a
<i>Brodiaea orcuttii</i>	Orcutt's Brodiaea					X	X			X	X	X	X									X			L	1a
<i>Calochortus catalinae</i>	Catalina Mariposa Lily				X	X		X					X		X										L	1a
<i>Camissonia lewisii</i>	Lewis Sun Cup					X	X	X		X															L	1a
<i>Centromadia parryi australis</i>	Southern Tarplant					X	X			X															L	1a
<i>Centromadia pungens laevis</i>	Smooth Tarplant					X	X			X															L	1a
<i>Clarkia delicata</i>	Campo Clarkia					X	X				X														O	--
<i>Convolvulus simulans</i>	Small Flowered Moring Glory					X		X	X																L	1a
<i>Eryngium aristulatum parishii</i>	San Diego Button Celery	X		X		X		X		X			X									X			L	1a
<i>Harpagonella palmeri</i>	Palmer's Grappling Hook					X	X	X		X			X												L	1a
<i>Holocarpha virgata elongata</i>	Graceful Tarplant					X				X															L	1a
<i>Hordeum intercedens</i>	Vernal Barley					X					X														L	1a
<i>Lepidium virginicum robinsonii</i>	Robinson Pepper Grass					X	X	X																	L	1a
<i>Microseris douglasii platycarpa</i>	Small-flowered Microseris					X		X		X															L	1a
<i>Muilla clevelandii</i>	San Diego Goldenstar					X	X	X			X	X													L	1a
<i>Myosurus minimus apus</i>	Little Mousetail					X																			L	1a
<i>Navarretia fossalis</i>	Spreading Navarretia		X			X				X			X									X			L	1a
<i>Ophioglossum californicum</i>	California Adder's-tongue Fern					X	X		X	X												X			L	1a
<i>Senecio aphanactis</i>	Rayless ragwort					X		X	X	X		X													L	1a
<i>Accipiter cooperi</i>	Cooper's Hawk						X	X	X	X	X	X	X	X	X								X		M	2a
<i>Agelaius tricolor</i>	Tricolored Blackbird									X	X						X								L	1a
<i>Ammodramus savannarum</i>	Grasshopper Sparrow									X															L	1a
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard						X	X	X	X	X												X		L	1a
<i>Antrozous pallidus</i>	Pallid Bat						X	X	X	X	X	X	X	X	X	X	X	X	X			X			M	2a
<i>Aquila chrysaetos</i>	Golden Eagle					X	X	X	X	X	X	X	X	X	X	X									L	1a
<i>Ardea herodias</i>	Great Blue Heron									X							X						X		L	1a
<i>Athene cucularia</i>	Burrowing Owl					X				X															L	1a
<i>Branta canadensis</i>	Canada goose (Winter)																						X		L	1a
<i>Buteo regalis</i>	Ferruginous hawk							X		X		X					X								L	1a
<i>Cathartes aura</i>	Turkey Vulture						X	X	X	X	X	X	X	X	X										M	2a
<i>Chaetodipus californicus femoralis</i>	Dulzura CA Pocket Mouse						X	X	X		X	X	X												L	1a
<i>Chaetodipus fallax fallax</i>	NW San Diego Pocket Mouse						X	X	X			X					X	X							L	1a
<i>Circus cyaneus hudsonius</i>	Northern Harrier						X	X		X							X			X					L	1a
<i>Cnemidophorus hyperythrus</i>	Orange-Throated Whiptail						X	X	X	X		X													O	-
<i>Coleonyx variegatus abottii</i>	San Diego Banded Gecko						X		X			X													M	2a

Table 3. Sensitive Species Known from the Vicinity - The Fitch Tentative Parcel Map Project

Latin Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	MSCP Narrow Endemic	County Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	Probability of Occurrence	Probability Code
<i>Corynorhinus townsendii</i>	Townsend's Big-Eared Bat										X	X	X	X	X	X	X	X		X	X			X		
<i>Danaus plexippus</i>	Monarch Butterfly							X	X		X											X			O	--
<i>Dipodomys stephensi</i>	Stephen's Kangaroo Rat			X			X		X																L	1a
<i>Elanus caeruleus</i>	Black-Shouldered Kite								X	X															L	1a
<i>Eremophila alpestris actis</i>	Horned Lark								X													X			L	1a
<i>Eumops perotis californicus</i>	Western Mastiff Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
<i>Euphydryas editha quino</i>	Quino Checkerspot	X			X		X	X	X			X					X				X				L	1a
<i>Falco columbarius</i>	Merlin (Winter)						X		X							X			X						L	1a
<i>Falco mexicanus</i>	Prairie Falcon																X	X							L	1a
<i>Lanius ludovicianus</i>	Loggerhead Shrike						X		X	X	X						X	X							M	2a
<i>Larus californicus</i>	California Gull								X							X			X		X	X	X	X	L	1a
<i>Lepus californicus bennettii</i>	Black-Tailed Jackrabbit						X	X	X		X	X	X	X											L	1a
<i>Myotis yumanensis</i>	Yuma Myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X	M	2a	
<i>Nyctinomops macrotis</i>	Big Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
<i>Odocoileus hemionus</i>	Southern Mule Deer						X	X	X	X	X	X	X	X	X	X		X	X			X			L	1a
<i>Onychomys torridus ramona</i>	S. Grasshopper Mouse						X	X	X			X													L	1a
<i>Phrynosoma blainvillei</i>	San Diego Horned Lizard						X	X	X			X													L	1a
<i>Scaphiopus hammondi</i>	Western Spadefoot Toad						X	X	X	X	X	X				X					X				L	1a
<i>Taxidea taxus</i>	American Badger						X	X	X		X	X	X		X		X	X				X			L	1a

Probability of Occurrence Codes:

- L - Low Probability
- M - Moderate Probability
- H - High Probability
- O - Observed; see text for detailed discussion.

Factual Basis for Determination:

- 1a - no significant habitat (animal or plant)
- 1b - distinctive perennial that would not have been missed if present onsite (plant)
- 2a - might be expected to occur onsite based on habitat suitability and quality (plant or animal);
- 2b - might be expected to occur onsite, but very rare or cryptic (animal), and/or poorly known (plant or animal)
- 3a - nearly certain to occur onsite based on habitat suitability and quality (plant or animal)
- 3b - ephemeral species known from the immediate vicinity and likely to occur onsite, but seasonal in occurrence (plant)

Figure 1. Regional Location - Fitch Tentative Parcel Map Project Portion of U.S.G.S. "El Cajon, California" 7.5' Quadrangle

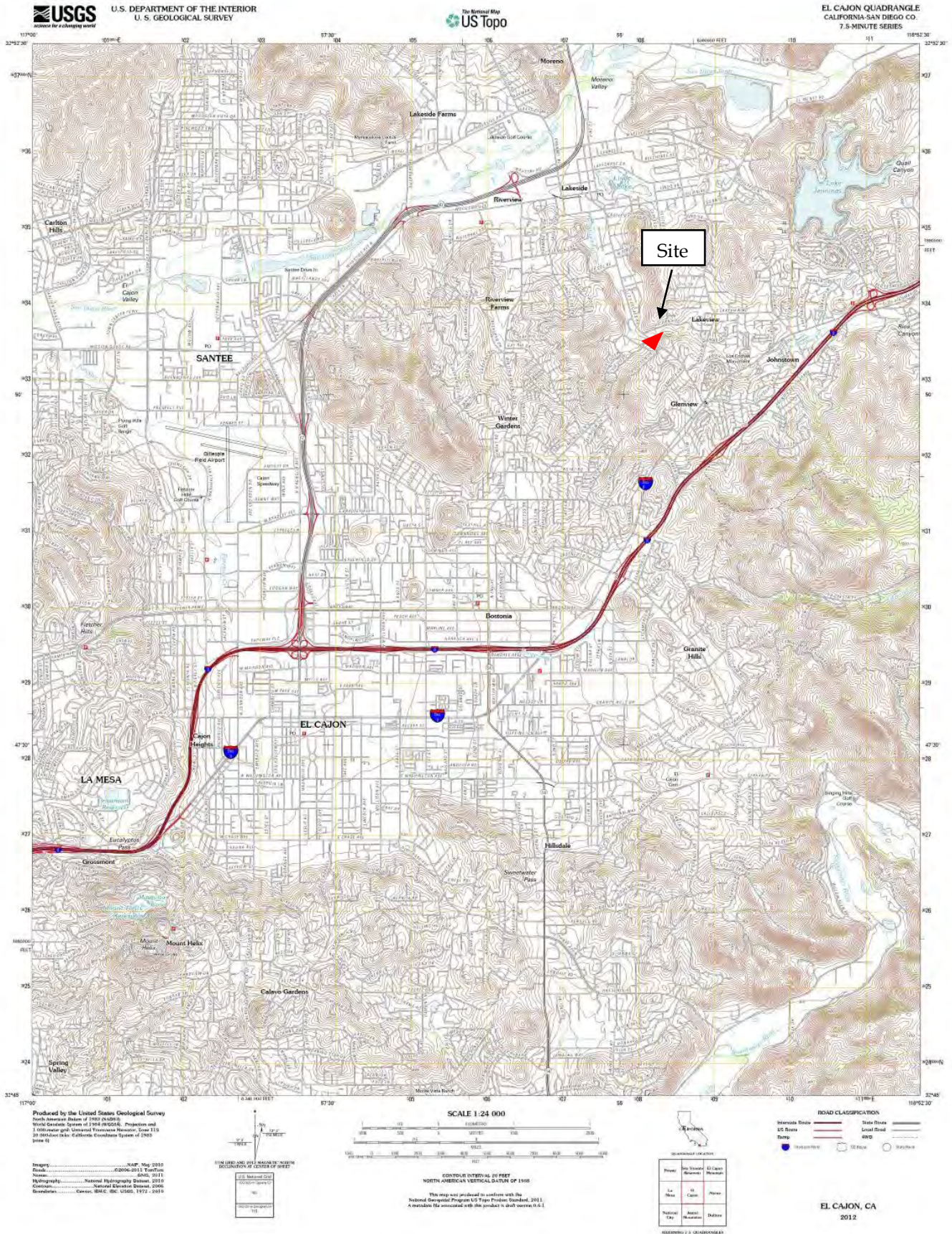


Figure 2. Recent Aerial Photo - Fitch Tentative Parcel Map Project

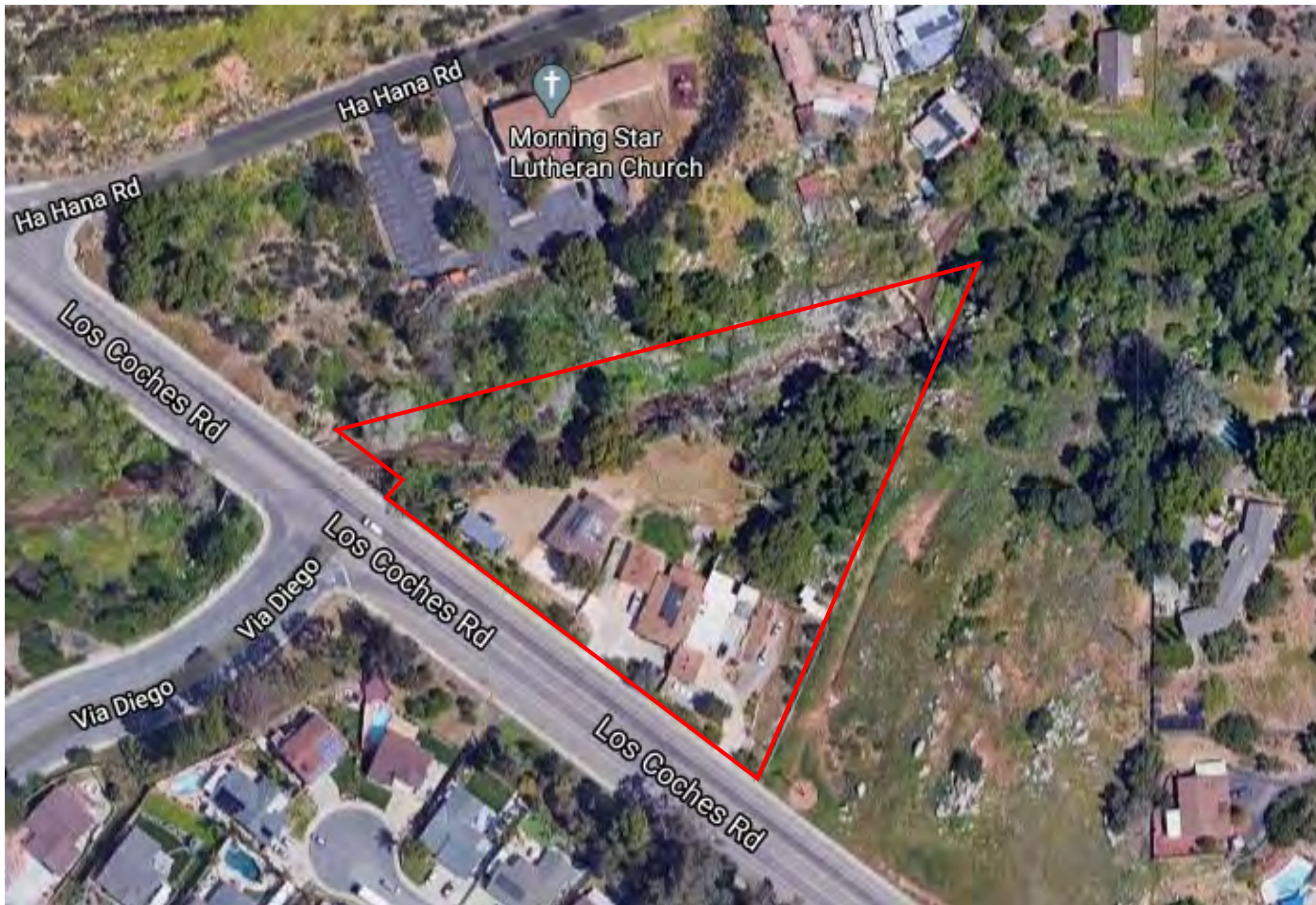
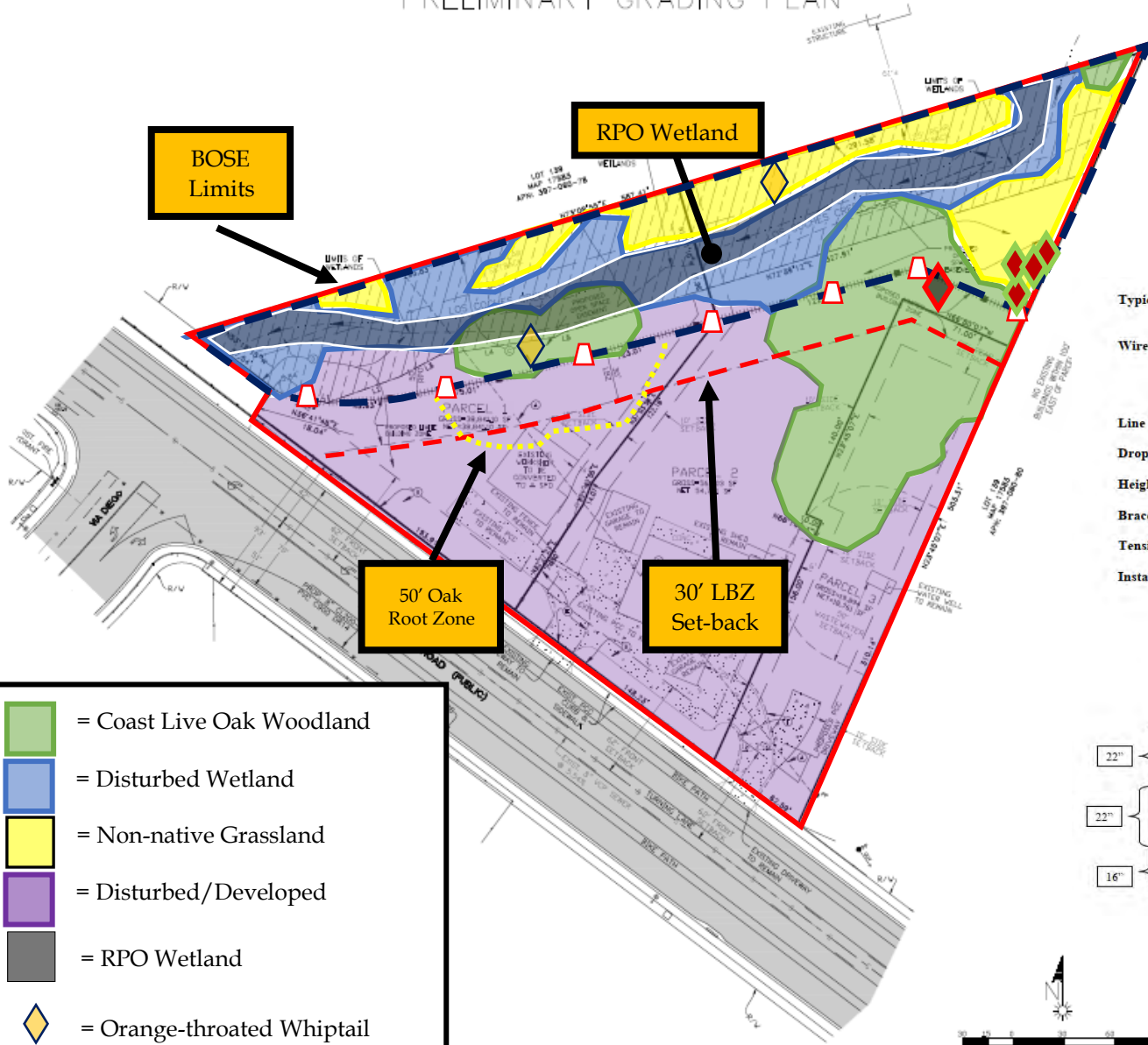


Figure 3. Biological Resources on Aerial Photograph - Fitch Tentative Parcel Map Project



Figure 4. Biological Resources on Site Plan - Fitch Tentative Parcel Map Project

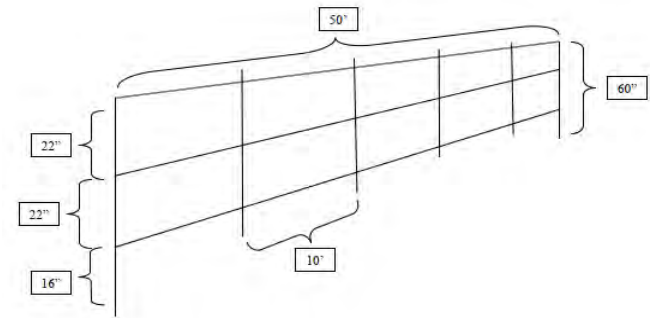
PRELIMINARY GRADING PLAN



- = Coast Live Oak Woodland
- = Disturbed Wetland
- = Non-native Grassland
- = Disturbed/Developed
- = RPO Wetland
- = Orange-throated Whiptail
- = Red-shouldered Hawk (feather)
- = Campo Clarkia

Typical Fencing Detail – Open Space Fencing

- Wire:**
 - HTSW: 12-gauge; type III galvanized; rated @ 170,000-200,000 psi
 - 1,350 lbs breaking strength (minimum)
 - Top wire white vinyl coated HTSW
 - Tensioned to 250 pounds
- Line Posts:** - spaced @ 50 feet (maximum, depending on terrain)
- Droppers:** - spaced at 10 feet
- Height:** - 60 inches
- Braces:** - (not shown) one set per 1,320 running feet (maximum separation)
- Tensioners:** - (not shown) one set of three (one each strand) per brace section
- Installation:** - *experienced, professional ONLY*



△ = sign installed at 100' interval

Attachment A

Crotch's Bumble Bee Survey Report

**REPORT OF A FOCUSED FIELD SURVEY
FOR
CROTCH'S BUMBLE BEE
(*Bombus crotchii*)**

Fitch Tentative Parcel Map Project
TPM 21331, PDS 2021-IC-21-018
APN 397-060-79

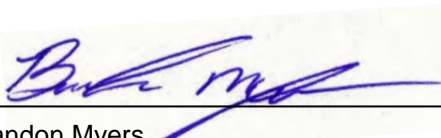
Prepared for

Mr. Dan Fitch
9011 Los Coches Road
Lakeside, California 92040


Prepared by

Vince Scheidt, Inc.
Certified Biological Consultant
3158 Occidental Street
San Diego, CA 92122
(858) 336-7106

March 2026



Brandon Myers
Associate Biologist



Vincent N. Scheidt, MA
Biological Consultant

INTRODUCTION

This report presents the results of a directed presence/absence field survey for Crotch's Bumble Bee (*Bombus crotchii*), a candidate for state listing, on the Fitch Tentative Parcel Map (TPM 21331) Project site. The site (APN 397-060-79) is located at 9011 Los Coches Road in the Lakeside Community Planning Area, within unincorporated San Diego County (Figures 1 and 2). As proposed, the project would split an approximately 2.7-acre property into three new parcels measuring 0.8 gross acres (Parcel 1), 1.7 gross acres (Parcel 2), and 0.2 gross acres (Parcel 3) each. The Fitch Project site supports Disturbed/Developed Habitat, Coast Live Oak Woodland, Disturbed Wetland, and Non-native Grassland habitats, along with various flowering species (mostly non-natives) that are present on portions of the property.

Crotch's Bumble Bee occurs in a diversity of habitats, with a distribution ranging from Ensenada Mexico in the south to Redding in northern California. Its ecological niche encompasses a variety of habitats, including open grasslands, shrublands, chaparral, and desert margins. This species also occurs in semi-urban and rural settings, apparently being able to thrive in human-altered environments. Crotch's Bumble Bees use abandoned rodent burrows or sometimes debris piles, rock piles, or cavities in trees to nest. Worker bees are active from April to August with the peak of worker activity between May and June. Male bees generally forage from May to September, and queens are active for only two months - from March until May - with maximum activity typically in April.

In June 2019, the California Fish and Game Commission designated Crotch's Bumble Bee as a Candidate for Endangered Species Listing under the California Endangered Species Act (CESA). Although a final decision has not been made as to whether or not to list Crotch's Bumble Bee under CESA, the species' status as a Candidate requires that it be evaluated and treated as if it was formally listed at this time.

The Fitch Tentative Parcel Map Project site is within the known range of Crotch's Bumble Bee and it supports habitat that is potentially suitable for this species. Therefore, the site was surveyed for the presence or absence of this rare bumble bee.

GOAL OF STUDY

The goal of this study was to determine whether the Fitch Tentative Parcel Map Project site supports Crotch's Bumble Bee. Any other sensitive species detected during the surveys would also be documented. This study is being provided in response to concerns expressed to the County of San Diego by the California Department of Fish and Wildlife in connection with the issuance of development permits. For the reasons stated above, the Department recommends that presence/absence surveys be conducted where suitable habitat is present. This study has been provided in response to that recommendation.

METHODS

Although no formal survey protocol for Crotch's Bumble Bee has been developed, the California Department of Fish and Wildlife provided "Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species" in June of 2023. These considerations were used as general guidelines in designing this study. Fieldwork associated with the study consisted of a series of four field surveys, completed on the dates and under the weather conditions listed in Table 1. Field surveys were conducted by the author (VS) and Brandon Myers (BM), Associate

Biologist. Surveys were completed by slowly walking the site, focusing on flowering resources and other potential bumble bee habitat. Bumble bees and other flying insects examined during this survey were captured with a net, transferred into a sterile vial, and then transferred to a cooler to allow subsequent identification, when needed. The insects were then removed from the cooler and vials, and then photographed after spending no more than 15 minutes in the cooler to slow them down. No mortality was recorded, and all specimens were observed to recover and fly away within a few minutes. Weather conditions were conducive to Crotch's Bumble Bee field surveying on each of the selected dates, which was during a period of high insect activity. Most survey time was spent in areas that had the highest probability of supporting Crotch's Bumble Bee (Figure 2), although 100 percent of the site was examined during the surveys.

Table 1. Field Survey Data – Fitch Tentative Parcel Map Project

<u>Date</u>	<u>Hours</u>	<u>Personnel</u>	<u>Conditions</u>
15 March 2026	9:00 – 11:15	VS, BM	Clear skies; no wind; temps mid to high-80°s
23 March 2026	9:00 – 11:30	VS, BM	Clear skies; light west wind; temps low 70°s to mid-80°s
30 March 2026	9:00 – 11:00	VS, BM	High clouds to clear skies; light west wind; temps low 70°s to mid-80°s

RESULTS

Crotch's Bumble Bee Habitat Assessment

The Fitch Tentative Parcel Map Project site is currently developed with a single-family residence, a secondary dwelling unit, and other structures. The property contains Disturbed/Developed Habitat, Non-native Grassland, Coast Live Oak Woodland, and Disturbed Wetland. The majority of the site supports disturbance responsive species with very little flowering nectar sources except for Brassicaceae and no native vegetation except for that associated with the Oak woodland and sparse areas within the riparian area. Flying insect activity was moderate during the study, including locations where flying insects were more abundant. The flowering non-natives could provide pollen and nectar that Crotch's Bumble Bee could utilize as a food source. With respect to Crotch's Bumble Bee occupancy, the quality of the potential onsite foraging habitat is considered moderate, warranting presence/absence surveys.

Crotch's Bumble Bee Surveys

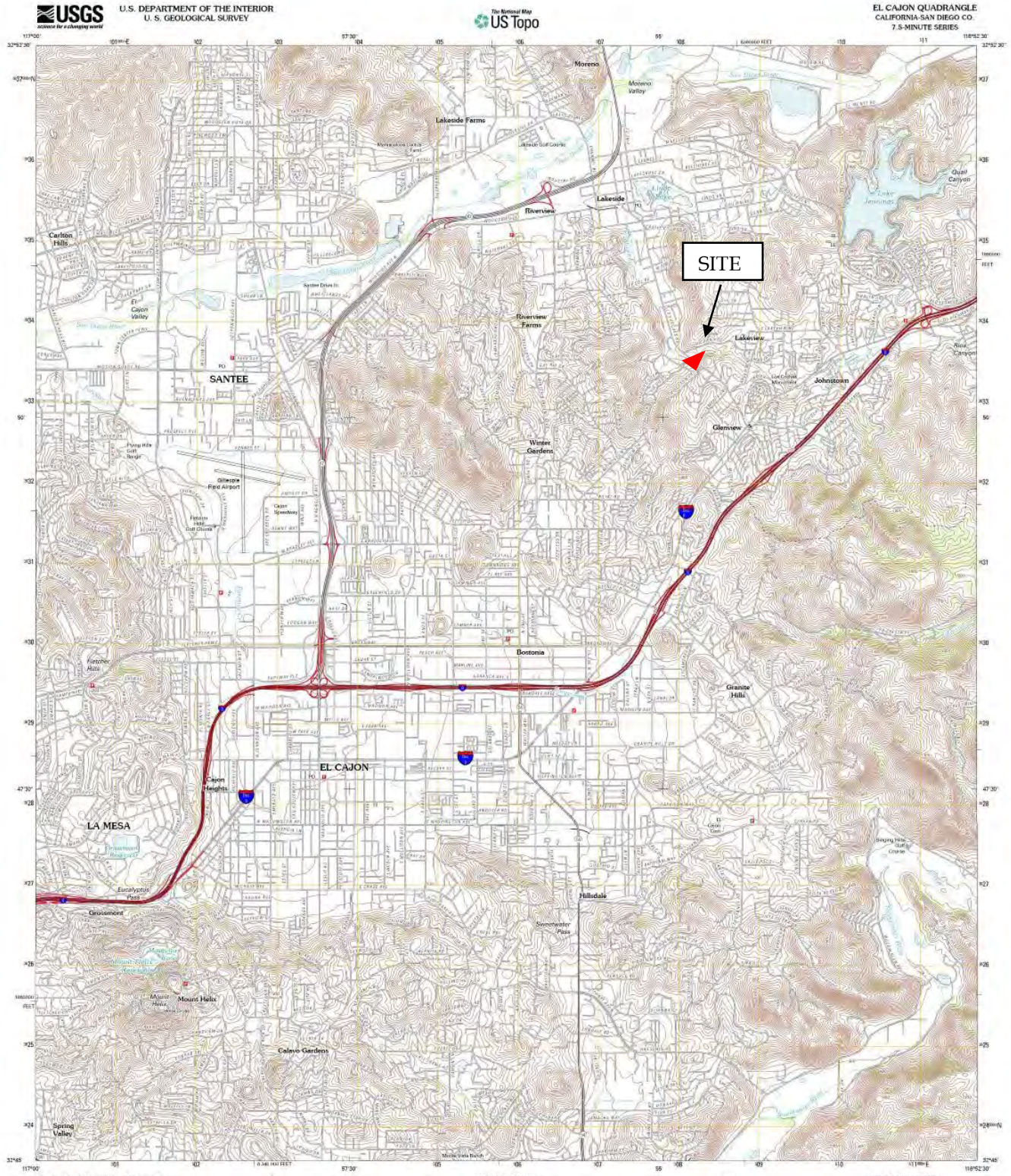
Crotch's Bumble Bee was not observed onsite during any of the field surveys. Over the three separate survey weeks, no species of bumble bee was observed. Flying insects were active on each survey day, but the most common species observed was Western Honey Bee (*Apis mellifera*). Various other flying insects were also observed and recorded during site surveys (Table 2). Because Crotch's Bumble Bee was not detected during a period of relatively high insect activity, the Fitch Tentative Parcel Map Project site is considered "unoccupied" by this species.

It should be noted that one additional sensitive species was detected in low numbers. This is **Campo Clarkia** (*Clarkia delicata*), which was seen in a remote area that will be conserved in open space. This is discussed in more detail in the updated biology letter report for TPM 21331.

Table 2. Flying Insect Species Detected – Fitch Tentative Parcel Map Project

<u>Scientific Name</u>	<u>Common Name</u>
Acalypratae	Acalyprate Fly
<i>Allograpta obliqua</i>	Oblique Streaktail
<i>Aphoebantus</i> sp.	Bee Fly
<i>Apis mellifera</i>	Western Honey Bee
<i>Argia vivida</i>	Vivid Dancer
<i>Aquarius remigis</i>	North American Common Water Strider
<i>Bombylius major</i>	Greater Bee Fly
<i>Closterotomus norwegicus</i>	Potato Mirid
<i>Coccinella septempunctata</i>	Seven-spotted Lady Beetle
<i>Danaus plexippus</i>	Monarch
<i>Danaus gilippus</i>	Queen
<i>Dicranomyia humidicola</i>	Crane Fly
<i>Dilophus orbatus</i>	March Fly
<i>Eupeodes volucris</i>	Large-tailed Aphideater
<i>Hoplia</i> sp.	Monkey Beetle
Ichneumonidae	Ichneumonid Wasp
<i>Junonia grisea</i>	Gray Buckeye
<i>Libellula saturata</i>	Flame Skimmer
<i>Lon melane</i>	Umber Skipper
Muscoidea	Muscoid Flies
<i>Nymphalis antiopa</i>	Mourning Cloak
<i>Pieris rapae</i>	Cabbage White
<i>Plagiognathus moerens</i>	Fiddleneck Plant Bug
<i>Pontia protodice</i>	Checkered White
<i>Schistocerca</i> sp.	Bird Grasshoppers
<i>Tipula</i> sp.	Common Crane Flies
<i>Toxomerus marginatus</i>	Margined Calligrapher
<i>Triplictipula</i> sp.	Common Crane Fly
<i>Voria ruralis</i>	Tachinid Fly
<i>Xylocopa sonorina</i>	Valley Carpenter Bee

Figure 1. Regional Location – Fitch Tentative Parcel Map Project



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



EL CAJON QUADRANGLE
CALIFORNIA-SAN DIEGO CO.
7.5-MINUTE SERIES

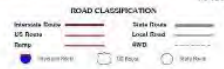
Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) - Projection only
1:100,000 scale, Universal Transverse Mercator, Zone 11S
2011 Edition (aka: California Coordinate System of 2008
page 6)

Images: NADP, May 2010
Roads: 2011
Names: GMS, 2011
Hydrography: National Hydrography Dataset, 2010
Contourlines: National Elevation Dataset, 2006
Boundaries: Census, BLS, 1990, 1995 - 2010



SCALE 1:24 000
CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced in accordance with the
National Geospatial Program US Topographic Standard, 2011.
A metadata file associated with this product is available at 0.6.1



EL CAJON, CA
2012

Figure 2. Potential Bumble Bee Foraging Habitat – Fitch Tentative Parcel Map Project

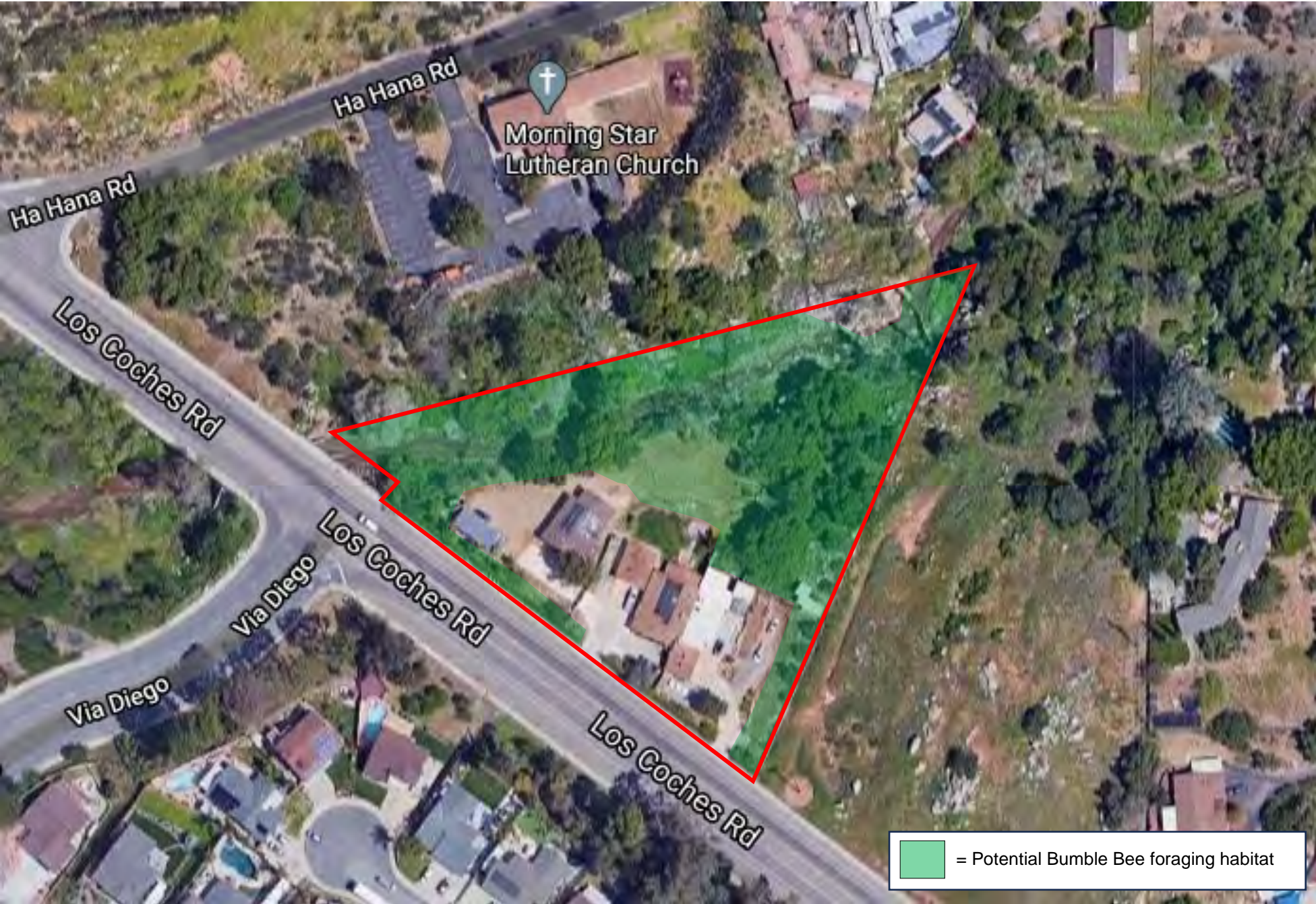




Photo 1. Overview of the vegetation supporting nectar-producing flowering species on the TPM 21331 site. Flowering species onsite are mostly weedy with planted ornamentals along the periphery of the structures.



Photo 2. Western Honey Bee (*Apis mellifera*) foraging on a lavender flower in the side yard of one of the onsite residences.