HELIX
Environmental Planning

Valiano Project

Biological Technical Report

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Valiano Project
Biological Technical Report

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SUMMARY (ABSTRACT)

This biological technical report was prepared to evaluate the approximately 238.8-acre Valiano Project (hereinafter referred to as "Project" or "proposed Project") site. More than half of the Project site is in active agricultural use and the rest is vacant land with some rural development that is located in northern San Diego County, California. The entire site is within the North County Metro Segment of the Draft North County Subarea Plan, and the majority of the site is outside of any Pre-approved Mitigation Area (PAMA). A portion of the southeastern corner of the site is within draft preserve in the draft north County plan.

The proposed Project is comprised of a residential community with 326 single-family dwelling units (DUs) and related facilities within a total developed area of approximately 92 acres. The residential development is divided into 5 distinct neighborhoods, with the neighborhood locations, associated lot configurations, minimum and average lot sizes, DUs, and grading limits. The proposed development also incorporates a number of related amenities and facilities as outlined below, including a community recreation center, public neighborhood park, internal road and trail system, an on-site wastewater treatment and water reclamation facility (WTWRF), and wet weather storage area. In addition, an existing 15,000-s.f. barn complex located in the proposed public neighborhood park would be retained under the proposed Project design.

The property is comprised of 13 parcels (Assessor's Parcel Numbers [APNs] 232-013-01 through 232-013-03, 232-020-55, 232-492-01, 232-500-18 through 232-500-24, and 228-313-13) totaling approximately 238.8 acres of predominantly undeveloped land. The Project site is zoned Semi-Rural Residential, with up to 1 dwelling unit (DU) allowed either per acre (zoned SR-1) or per 2 acres (zoned SR-2), slope dependent, depending on the parcel.

Twenty-one vegetation communities or land uses (southern riparian forest, southern riparian woodland, southern willow scrub, mule fat scrub, freshwater marsh, herbaceous wetland, disturbed wetland, open water/pond, tamarisk scrub, coast live oak woodland, Diegan coastal sage scrub, southern mixed chaparral, eucalyptus forest, eucalyptus woodland, non-native grassland, non-native vegetation, orchard, intensive agriculture, extensive agriculture, disturbed habitat, and developed land) were mapped on site.

A total of 1.64 acres of Waters of the U.S. (WUS; U.S. Army Corps of Engineers [USACE] jurisdictional areas) is present on the Project site, including 0.45 acre of wetland WUS and 1.19 acres of non-wetland WUS. A total of 7.05 acres of California Department of Fish and Wildlife [CDFW] jurisdictional areas is present on the Project site. CDFW jurisdictional areas are comprised of 5.65 acres of wetlands/riparian habitat and 1.40 acres of open water and streambed. San Diego County Resource Protection Ordinance (RPO) wetlands on the Project site total 3.99 acres.

No sensitive plant species has been observed on site. Ten sensitive wildlife species have been detected on site: Cooper's hawk (*Accipiter cooperii*), grasshopper sparrow (*Ammodramus savannarum*), red-shouldered hawk (*Buteo lineatus*), turkey vulture (*Cathartes aura*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), prairie falcon (*Falco mexicanus*),

southern mule deer (*Odocoileus hemionus fuliginata*), yellow warbler (*Setophaga petechia*), and western bluebird (*Sialia mexicana*).

The proposed Project would result in direct impacts to approximately 61.4 acres of sensitive vegetation communities: 0.17 acre of southern riparian forest, 0.04 acre of southern willow scrub, 0.01 acre of mule fat scrub, 0.02 acre of herbaceous wetland, 0.08 acre of disturbed wetland, 6.7 acres of coast live oak woodland, 1.0 acre of Diegan coastal sage scrub, 3.1 acres of southern mixed chaparral, and 53.8 acres of non-native grassland.

Project implementation would impact 0.21 acre of WUS, comprised of 0.02 acre of herbaceous wetland and 0.19 acre of non-wetland WUS. The proposed Project would affect 0.92 acre of CDFW jurisdictional areas comprised of 0.66 acre of wetland/riparian habitat (0.14 acre of southern riparian forest, 0.39 acre of coast live oak woodland, 0.02 acre of southern willow scrub, 0.01 acre of mule fat scrub, 0.02 acre of herbaceous wetland, and 0.08 acre of disturbed wetland) and 0.26 acre of streambed. The proposed Project would affect 0.18 acre of County RPO wetlands comprised of 0.17 acre of southern riparian forest and 0.01 acre of mule fat scrub.

Impacts to 0.17 acre of southern riparian forest, 0.04 acre of southern willow scrub, 0.01 acre of mule fat scrub, 0.02 acre of herbaceous wetland, and 0.08 acre of disturbed wetland will be mitigated at County of San Diego (County) ratios through purchase of wetland credits at the San Luis Rey Mitigation Bank, or other location deemed acceptable by the County and Regulatory Agencies.

Impacts to 6.7 acres of coast live oak woodland, 1.0 acre of Diegan coastal sage scrub, 3.1 acres of southern mixed chaparral, and 53.8 acres of non-native grassland will be mitigated at County ratios through one or more of the following: purchase of credits at the future Brook Forest Conservation Bank, or off-site acquisition and preservation of land within the NC MSCP PAMA boundaries, or other location deemed acceptable by the County and Wildlife Agencies.

Impacts to WUS, CDFW jurisdictional areas, and RPO wetlands will be mitigated at a minimum 3:1 ratio through purchase of credits at the San Luis Rey Mitigation Bank and future Brook Forest Mitigation Bank (for CDFW coast live oak woodland), or other location deemed acceptable by the County and Regulatory Agencies. Final mitigation requirements would be established through consultation with the USACE, CDFW, and County.

Implementation of the proposed mitigation measures (MMs) would reduce impacts to less than significant.

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

A biological resources study was conducted for the proposed Valiano Project (hereinafter referred to as "Project" or "proposed Project") to provide the applicant, County of San Diego (County), resource agencies, and the public with current biological data to satisfy review of the proposed Project under the California Environmental Quality Act (CEQA) and to demonstrate compliance with state, federal, and county regulations. This report describes the Project site's current biological conditions, vegetation communities, and plant and wildlife species observed or detected during the surveys, and identifies those resources that are sensitive. It also identifies sensitive species with potential to occur within the Project site. In addition, Project impacts are assessed and mitigation is proposed to offset the proposed Project's unavoidable significant impacts to sensitive biological resources.

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Project Location

The approximately 238.8-acre Project site is comprised of 13 parcels (Assessor's Parcel Numbers APNs 232-013-01, -02, and -03; 232-020-55, 232-492-01, 232-500-18, -19, -20, -21, -22, -23, -24, and 228-313-13) located in northern San Diego County, California (Figure 1). The Project site located within unincorporated San Diego County. The Project site is located in Sections 18, 19, and 30, Township 12 South, Range 2 West of the U.S. Geological Survey (USGS) 7.5-minute Rancho Santa Fe quadrangle map (Figure 2). The site is situated approximately 4,500 feet south of State Route (SR) 78, south of Hill Valley Drive and west of Country Club Drive (Figure 3).

The site is within the North County Metro Segment of the Draft North County Multiple Species Conservation Program (NCMSCP) planning area (Figure 4).

1.2.2 Project Description

The proposed Project consists of a semi-rural residential community with 326 single-family dwelling units (DUs) and related facilities within a total developed area of approximately 92 acres. The residential development is divided into 5 distinct neighborhoods, with the neighborhood locations, associated lot configurations, minimum and average lot sizes, DUs, and grading limits shown on Figure 5. The proposed development also incorporates a number of related amenities and facilities as outlined below, including a community recreation center, public neighborhood park, internal road and trail system, and an on-site wastewater treatment and water reclamation facility (WTWRF) and wet weather storage area. In addition, an existing 15,000-s.f. barn complex located in the proposed public neighborhood park would be retained under the proposed Project design.

The Project includes both public and private recreational areas as well as preserved open space for biological and agricultural resources. Approximately 28.2 acres (11.8 percent) of the Project site would be protected within a biological open space easement. In addition, 36.5 acres (15.3 percent) of existing on-site agricultural uses (avocado orchards) would be preserved in an agricultural easement in the northwestern portion of the site. The Project also includes a Limited Building Zone (LBZ) which states that no habitable or flammable structures may be constructed within 150 feet of biological open space areas, unless otherwise noted in the Fire Protection Plan. A 2.4-acre Oak Tree Protection Easement would be recorded over the 2.4 acres of coast live oak woodland remaining within the LBZ, which would limit fuel modification to clearing of the understory and prohibit the removal of mature oak trees.

Wastewater generated by the proposed Project would be treated by an on-site WTWRF which would be owned and operated by the San Diego County Sanitation District. The WTWRF would be located on a 0.7 acre site in the southeastern-most portion of the property within Neighborhood 5. This facility would provide treatment of all wastewater generated on site, and would produce reclaimed effluent per applicable regulatory standards for irrigation of on-site landscaping. In addition, a 1.6-acre wet weather storage area would be located north of Neighborhood 5 to provide storage for excess treated effluent when required (e.g., during winter months when irrigation demand is lower).

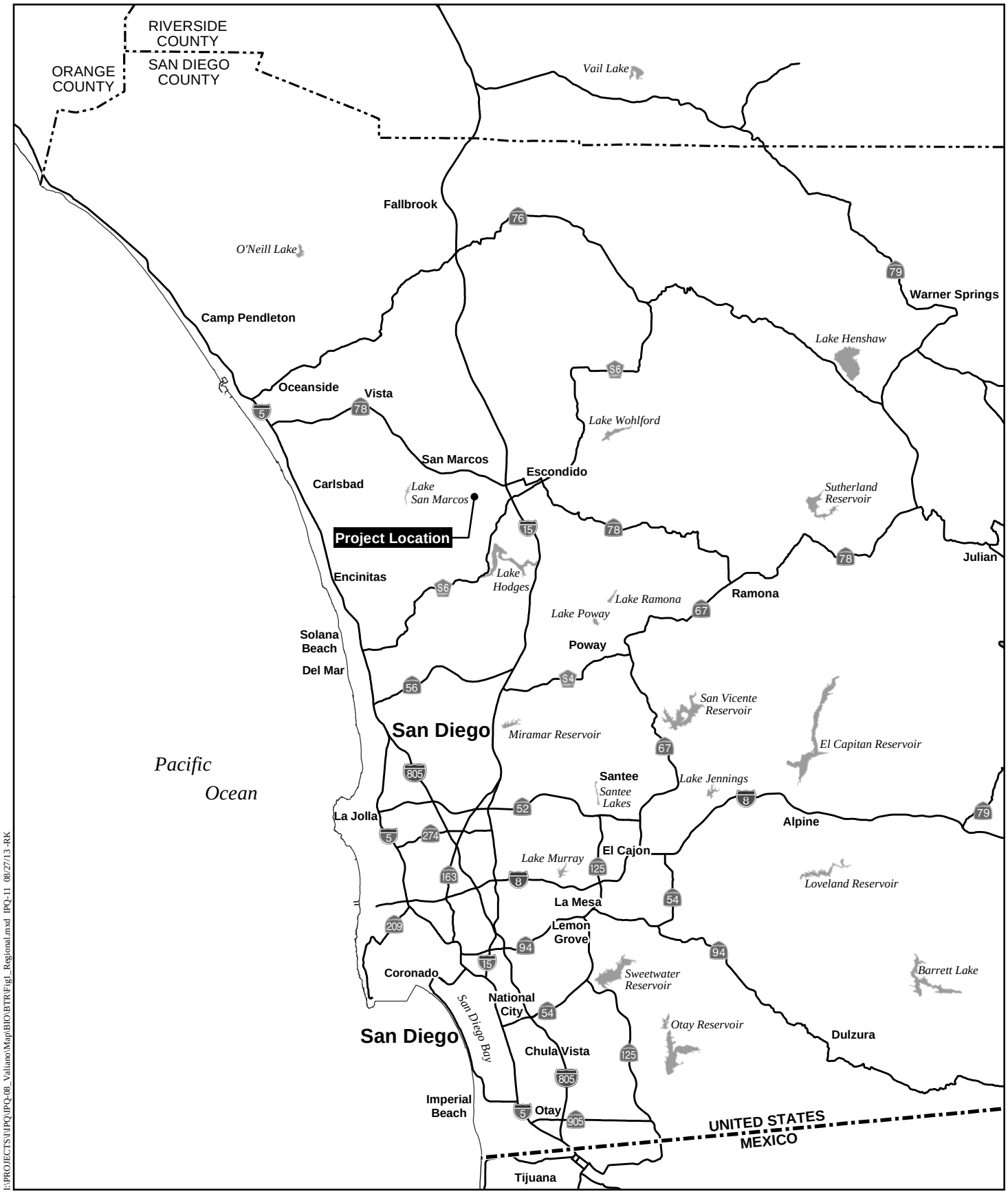
Approximately 146.5 acres of the Project site would be located outside the "developed" area, including landscaping, natural open space, easements, fuel modification zones, water quality basins, and existing on-site agricultural uses (avocado orchards).

Two existing and adjacent SDG&E easements (with a combined width of 220 feet) extend east-west through the southeastern portion of the site, with several large transmission lines located therein (and these easements/facilities to remain in place). An additional SDG&E easement extends through the northwestern portion of the site, and extends into the open space area noted above that is proposed for retention of existing agricultural use.

Project access is proposed via Eden Valley Lane, Mt. Whitney Road, and two future access driveways south of Mt. Whitney Road, all connecting to Country Club Drive. Emergency access is proposed via Hill Valley Drive and Mt. Whitney Road. In addition, a network of trails would be provided that would link to the off-site regional trail system, as well as to the proposed on-site community center.

The Project design does not include substantial off-site facilities or uses, with proposed off-site activities limited to minor modifications along existing roadways to accommodate proposed Project access points. Specifically, these proposed roadway improvements would be confined to previously developed or disturbed areas within existing rights-of-way.

Project construction would be divided into 3 distinct elements: (1) Project grading would encompass 4 distinct phases requiring 6 months each, with Phase 1 to include 154 DUs in Neighborhoods 1 and 2, Phase 2 to encompass 41 DUs in Neighborhood 3, Phase 3 to include 76 DUs in Neighborhood 4, and Phase 4 to include 55 DUs in Neighborhood 5; (2) construction of Project infrastructure would involve 3 phases extending over approximately



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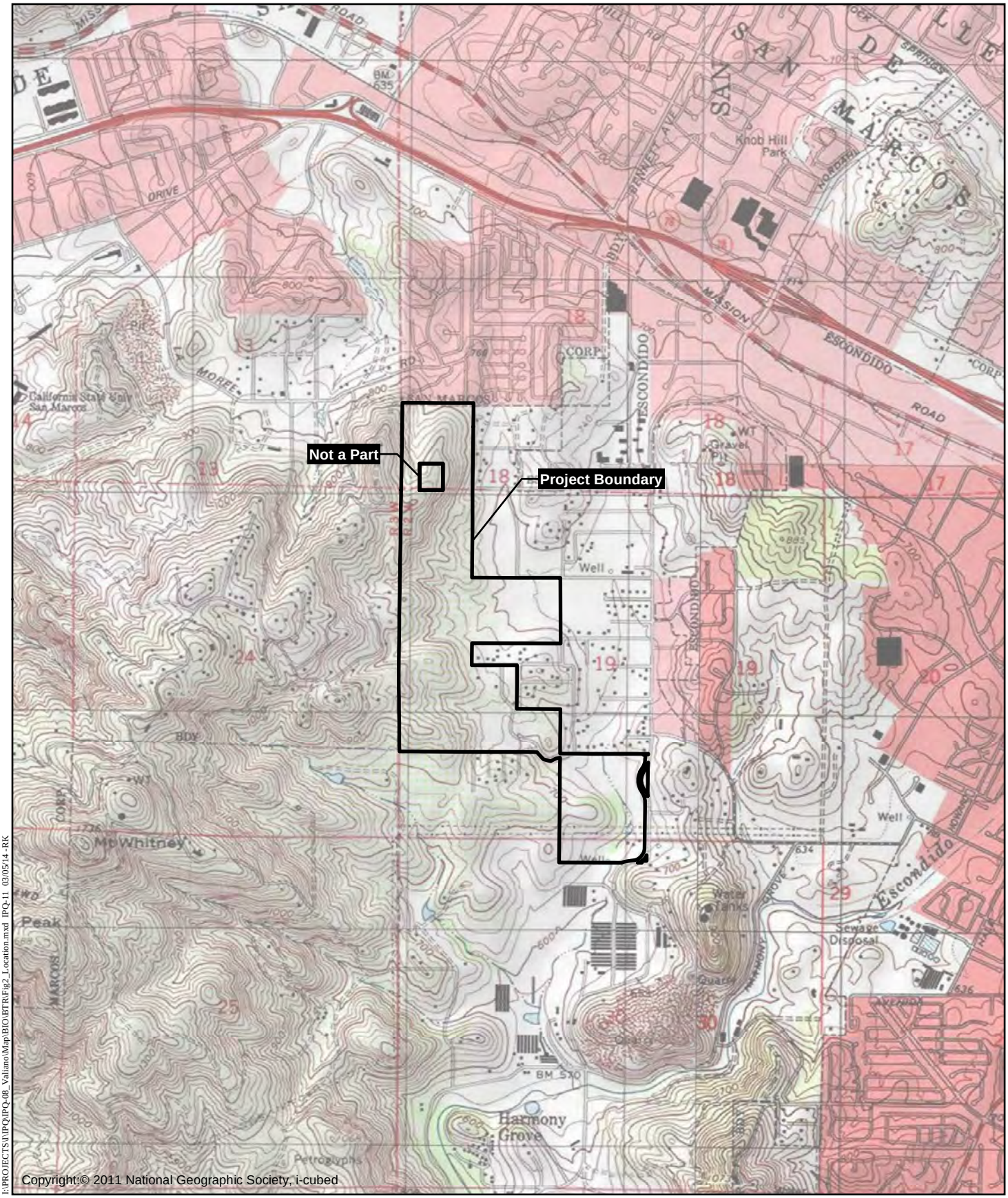
Regional Location Map

VALIANO

HELIX Environmental Planning

N 0 8 Miles

Figure 1



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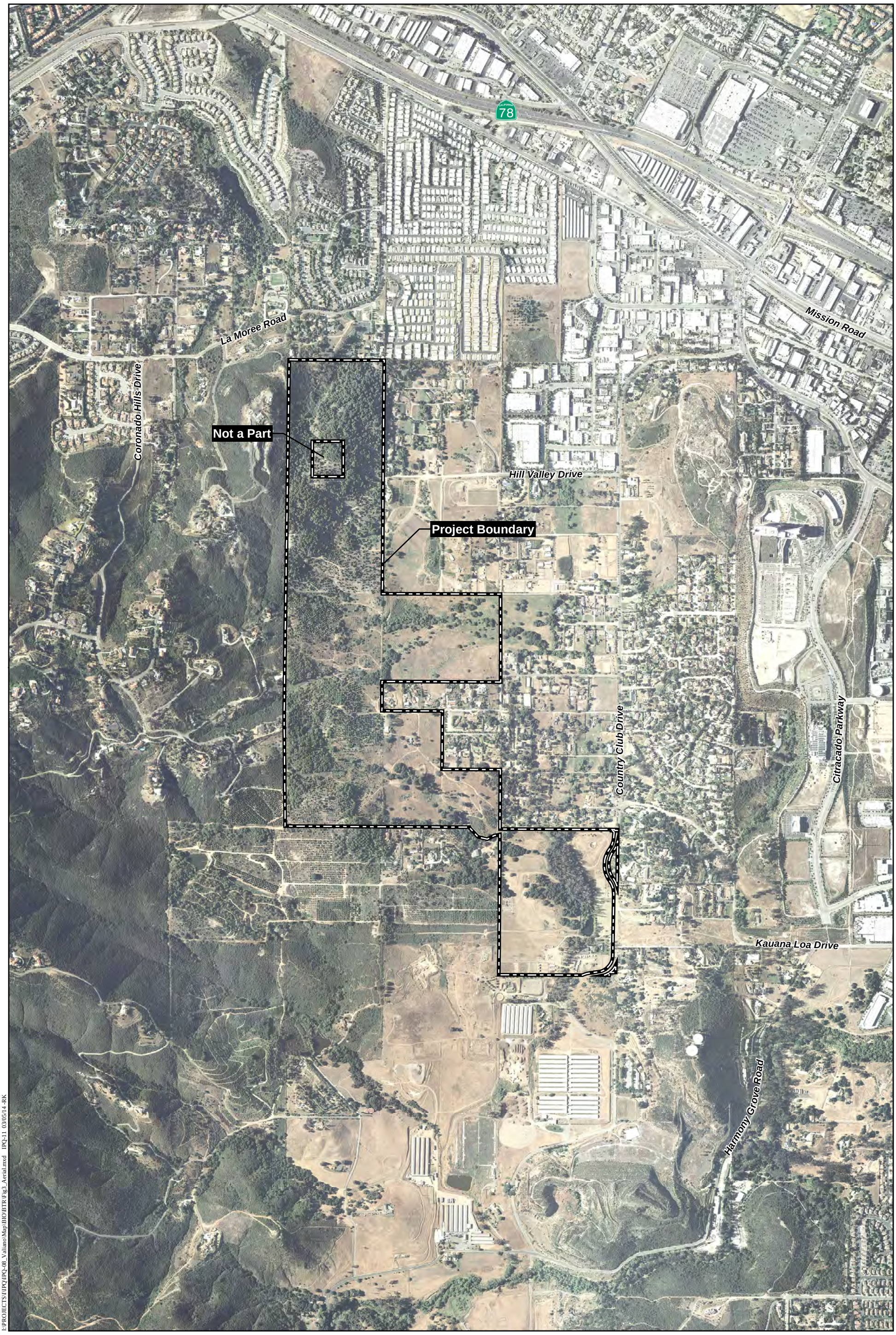
Project Location Map

VALIANO

HELIX Environmental Planning

N 0 2,000 Feet

Figure 2



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Aerial Photograph of Surrounding Region

VALIANO

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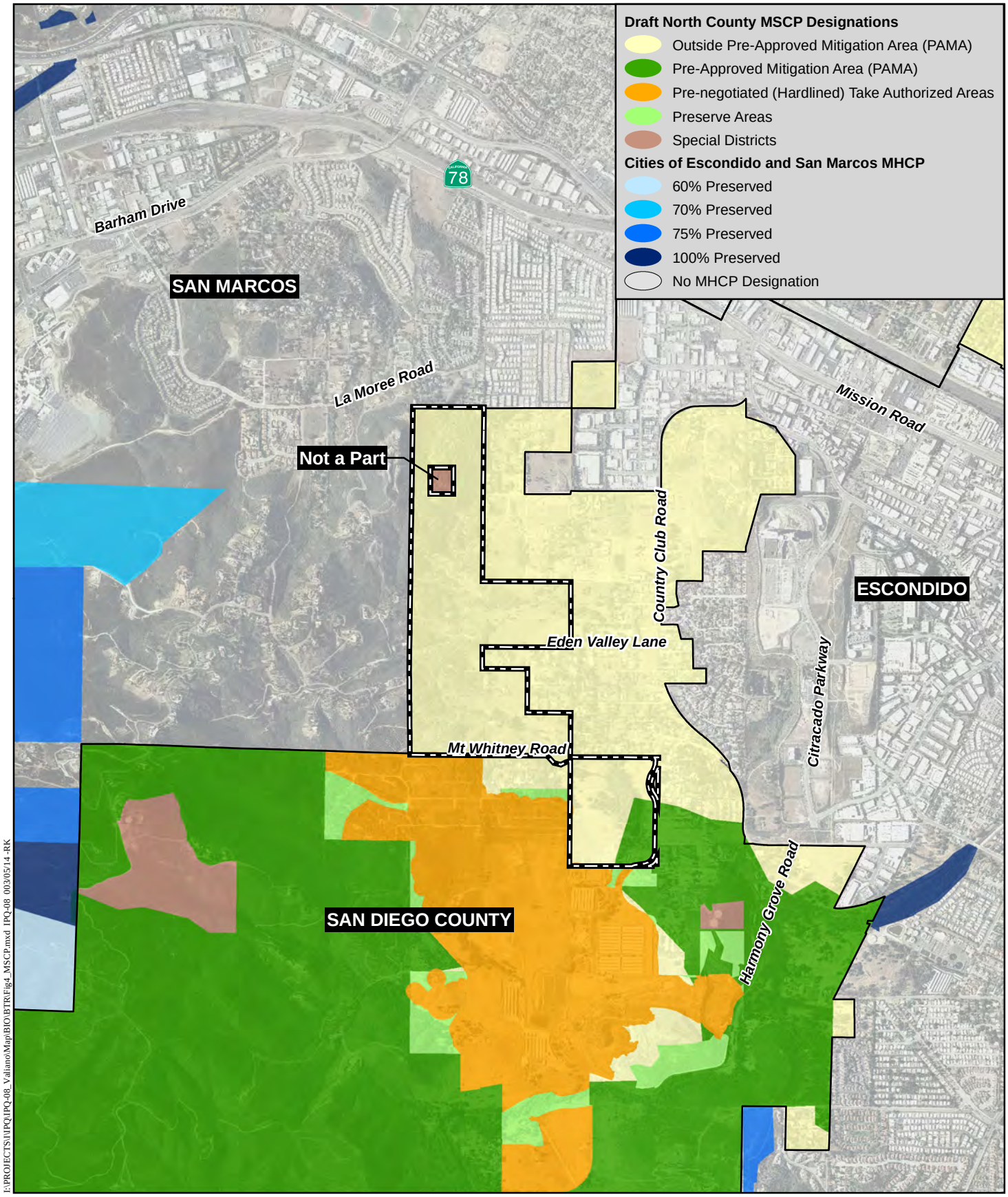
N 0 1,000 Feet

Figure 3



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Draft North County MSCP Subarea Plan Designations/ Cities of Escondido and San Marcos MHCP

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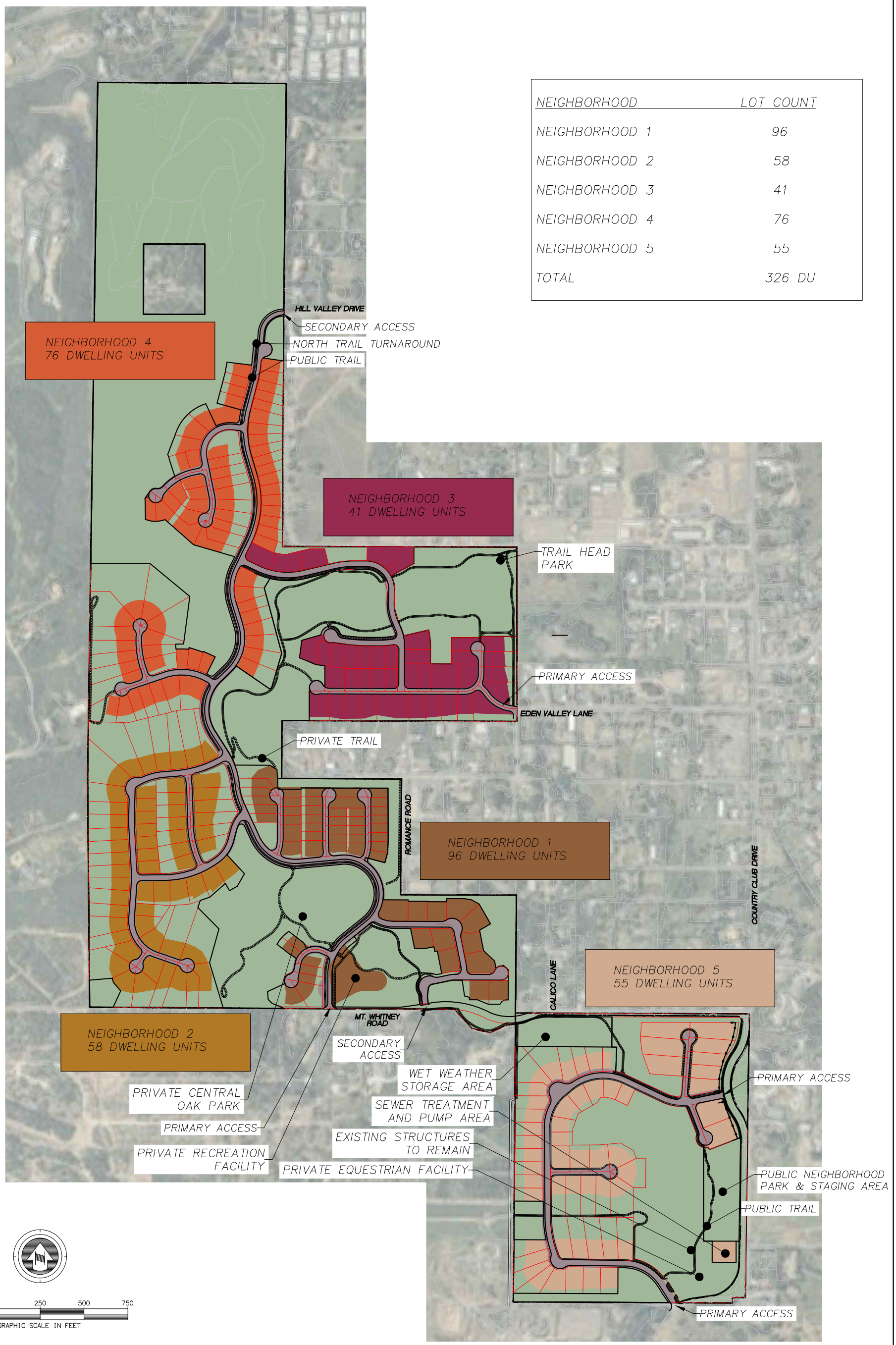
N

0 2,000 Feet

VALIANO

Figure 4

NEIGHBORHOOD	LOT COUNT
NEIGHBORHOOD 1	96
NEIGHBORHOOD 2	58
NEIGHBORHOOD 3	41
NEIGHBORHOOD 4	76
NEIGHBORHOOD 5	55
TOTAL	326 DU



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Neighborhood Layout

VALIANO

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Figure 5

one year, with Phase 1 encompassing Neighborhoods 1 and 2, Phase 2 including Neighborhoods 3 and 4, and Phase 3 encompassing Neighborhood 5; and (3) vertical building for all 5 neighborhoods would extend over approximately 2.5 years.

1.3 SURVEY METHODS

This report identifies vegetation communities and jurisdictional features on site, sensitive species with potential to occur within the Project site but that were not observed or detected during surveys, as well as sensitive species actually observed during focused species surveys. Surveys discussed in this report were conducted by HELIX Environmental Planning, Inc. (HELIX) in 2011, 2012, 2013, and 2014.

1.3.1 Literature Review

Prior to conducting biological field surveys, a search of the California Natural Diversity Database (CNDDB) for information regarding sensitive species known to occur within the vicinity of the Project site was performed by HELIX in 2012, as well as a review of U.S. Fish and Wildlife (USFWS) and MSCP sensitive species databases. A search of the San Diego Plant Atlas (SDNHM 2010) also was conducted.

1.3.2 Biological Surveys

General biological surveys of the Project site were conducted according to County Requirements (2010) by HELIX on October 18, 2011, February 17, 2012, and November 21, 2012. Vegetation was mapped on a 1"=100' scale aerial of the site. The entire site was surveyed on foot with the aid of binoculars and all detected plant and animal species were recorded. Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, or scat. All plant identifications were made in the field or in the lab through comparison with voucher specimens or photographs. General biological data, including vegetation mapping and species inventories, have been updated opportunistically based on results of subsequent surveys. The site was examined for evidence of vernal pools during the general biological survey, as well as during focused surveys. No potential pools or basins were observed. In addition to the general biological survey and vegetation mapping, a jurisdictional delineation, rare plant survey, and protocol surveys for coastal California gnatcatcher (*Polioptila californica californica*) and least Bell's vireo (*Vireo bellii pusillus*) also were conducted. See Table 1 for a list of dates of completed surveys.

Table 1 SURVEY INFORMATION		
DATE	**PERSONNEL**	**SURVEY TYPE**
October 18, 2011	Stacy Nigro	General biological survey and vegetation mapping
February 17, 2012	Larry Sward Erica Harris	General biological survey, vegetation mapping, jurisdictional delineation
February 29, 2012	Larry Sward Tara Baxter	Jurisdictional delineation
November 21, 2012	Larry Sward	General biological survey, vegetation mapping
November 27, 2012	Larry Sward	Jurisdictional delineation
May 2, 2013	Stacy Nigro, George Aldridge, Jason Kurnow	Rare plant survey, habitat assessments for coastal California gnatcatcher and least Bell's vireo
May 10, 2013	Stacy Nigro	Least Bell's vireo survey #1 of 8
May 19, 2013	John Konecny	Least Bell's vireo survey #2 of 8
May 29, 2013	John Konecny	Least Bell's vireo survey #3 of 8
June 8, 2013	John Konecny*	Least Bell's vireo survey #4 of 8 Coastal California gnatcatcher survey #1 of 3
June 23, 2013	John Konecny	Least Bell's vireo survey #5 of 8 Coastal California gnatcatcher survey #2 of 3
June 30, 2013	John Konecny	Least Bell's vireo survey #6 of 8
July 7, 2013	John Konecny	Least Bell's vireo survey #7 of 8
July 21, 2013	John Konecny	Least Bell's vireo survey #8 of 8 Coastal California gnatcatcher survey #3 of 3
July 22, 2013	Stacy Nigro George Aldridge	Jurisdictional delineation
July 22, 2014	Stacy Nigro	General biological survey, vegetation mapping

*USFWS Section 10(a) permit number TE837308-5

All portions of the project site were surveyed for potential resources and evaluated for project impacts, including the northern area added to the Tentative Map in 2014. The off-site sewer options alternative alignments were surveyed on July 22, 2014 (Table 1). Offsite improvements associated with the project and included in the survey and impact evaluation include improvements to Hill Valley Drive, Mt. Whitney Road, and Country Club Drive, as well as the off-site sewer options alternative alignments.

1.3.3 Focused Species Surveys

Focused surveys conducted within the Project site are described below.

Rare Plant Surveys

A rare plant survey was conducted on May 2, 2013 (Table 1). The entire site was traversed by foot and all habitat areas inspected for the presence of rare plant species. Rare plant species also were looked for opportunistically during other surveys. Rare plants investigated include those that are listed as threatened or endangered by the USFWS or the CDFW; those that are on the County Sensitive Plant List (County 2010b); and narrow endemic species with potential to occur on site.

Coastal California Gnatcatcher

Protocol surveys for coastal California gnatcatcher were completed in 2013 (Table 1). Three site visits were completed per USFWS protocol (USFWS 1997). The surveys were conducted by walking through vegetation or on adjacent paths, and birds were viewed with the aid of binoculars, where necessary. If gnatcatchers were not detected passively, a digital call-prompt was played.

Least Bell's Vireo

Protocol surveys for least Bell's vireo were conducted in 2013 (Table 1). Eight protocol surveys were conducted pursuant to USFWS guidelines (USFWS 2001). All potential vireo habitat was surveyed on foot with the aid of binoculars.

1.3.4 Jurisdictional Delineation

A jurisdictional delineation was performed by HELIX in 2012, with additional data collection in 2013 (HELIX 2014). Prior to beginning fieldwork, aerial photographs (1"=100' scale), USGS topographic maps, and soil survey maps were reviewed to determine the location of potential jurisdictional areas that may be affected by the Project.

The delineation was conducted to identify and map existing areas under U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA; 33 USC 1344) and wetland and streambed habitats under California Department of Fish and Game (CDFW) jurisdiction pursuant to Section 1600 of the California Fish and Game Code. It was also conducted to determine areas that are "Wetlands," under the County Resource Protection Ordinance (RPO; County of San Diego 2007). This information is necessary to evaluate jurisdictional impacts and permit requirements associated with development of the property.

Waters of the U.S.

All areas with depressions, drainage channels, or wetland vegetation were evaluated for the presence of Waters of the U.S. (WUS; USACE jurisdiction), including jurisdictional wetlands. The USACE wetlands were delineated pursuant to the Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008). Areas were determined to be

non-wetland WUS if there was evidence of regular surface flow (e.g., bed and bank) but the vegetation and/or soils criterion were not met.

CDFW Jurisdictional Areas

The CDFW jurisdictional boundaries were determined based on the presence of riparian vegetation or regular surface flow. Streambeds within CDFW jurisdiction were delineated based on the definition of streambed as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supporting fish or other aquatic life. This includes watercourses having a surface or subsurface flow that supports riparian vegetation" (Title 14, Section 1.72). The CDFW jurisdictional habitat includes all riparian shrub or tree canopy that may extend beyond the banks of a stream.

County Resource Protection Ordinance Wetlands

Areas were considered County wetlands if they met one of the three following attributes pursuant to the County RPO (County 2011): (1) at least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places); (2) the substratum is predominantly undrained hydric soil; or (3) 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.

1.3.5 Survey Limitations

All noted animal species were identified by direct observation, vocalizations, or the observance of scat, tracks, or other signs. However, the lists of species identified are not necessarily comprehensive accounts of all species that occur on the site, as species that are nocturnal, secretive, or seasonally restricted may not have been observed.

1.3.6 Nomenclature

Nomenclature used in this report comes from Holland (1986) and Oberbauer (2008) for vegetation; Baldwin et al (2012) for plants; Glassberg (2001) for butterflies; Collins and Taggart (2006) for reptiles and amphibians; American Ornithologists' Union (2013) for birds; and Baker et al. (2003) for mammals. Plant species status is taken from the California Native Plant Society (CNPS; 2015) and CDFW (2015a). Animal species status is from CDFW (2015b and 2015c).

1.4 ENVIRONMENTAL SETTING

The northern portion of the site is comprised of southern mixed chaparral, non-native grassland, and non-native woodland transitioning into steep hills supporting avocado orchards. The southern and western portions of the site are also comprised of steep hills supporting avocado orchards and some citrus. These hills transition into mostly gently sloping land in the eastern portion of the site, consisting primarily of grassland habitat but also supporting native and non-native woodlands, as well as some riparian habitat. The highest point on the property is near the northwest corner, creating runoff to the east and south. Elevations range from approximately

614 feet above mean sea level (amsl) in the southeastern portion of the site to 1,013 feet amsl in the northwestern portion of the site.

Approximately 70 percent of the site burned in the wildfire that occurred in May 2014. Fire affected the majority of avocado orchard occurring on site, as well as grassland, eucalyptus forest/woodland, sage scrub, chaparral, oak woodland, and riparian habitats. Fire is a natural part of the ecosystem process in southern California, and the burned vegetation communities are expected to recover.

Land uses in the surrounding area include a mixture of existing spaced rural residential, agriculture, and undeveloped uses. Residential development occurs to the north, east, and west, with rural/agricultural uses to the south and the immediate north. The City of San Marcos adjoins the western boundary and is fully developed with large-lot residential uses in this area.

Generalized climate for the site, as derived from the soil descriptions, is regarded as dry sub-humid mesothermal with warm dry summers and cold moist winters. Mean annual precipitation is between 14 and 18 inches and the mean annual temperature is between 60 and 62 degrees Fahrenheit. The frost-free season is 260 to 300 days.

Soils information was taken from the Natural Resource Conservation Services' Web Soil Survey (2012) and Bowman (1973). Cieneba soils formed from material weathered from granite and other rocks of similar texture and composition. Fallbrook soils are gently rolling to very steep and are on round hills. They formed in material weathered from granite and closely related granitic rocks. Usually the rock is deeply weathered. Rock outcrops are common in some areas. Slopes range from 2 to 75 percent. The soils formed in material weathered from decomposed granite and other closely related rocks. Visalia soils are on alluvial fans and flood plains and have slopes of 0 to 5 percent. The elevation range for these soil types is from 400 to 2,000 feet amsl.

Fourteen soil types are mapped on the Project site, with most of the site mapped as Cieneba rocky coarse sandy loam (9 to 30 percent slopes, eroded) and Cieneba very rocky coarse sandy loam (30 to 75 percent slopes). There are also areas of Fallbrook-Vista sandy loams (9 to 15 and 15 to 30 percent slopes), Vista coarse sandy loams (5 to 9 and 9 to 15 percent slopes), Cieneba coarse sandy loam (5 to 15 percent slopes, eroded), Escondido very fine sandy loams (9 to 15 and 15 to 30 percent slopes, eroded), Las Posas fine sandy loam (9 to 15 percent slopes, eroded), and Visalia sandy loam (2 to 5 percent slopes). Additionally, very small areas of the site contain Placentia sandy loam (thick surface, 2 to 9 percent slopes), Huerhuero loam (2 to 9 percent slopes), and Wyman loam (2 to 5 percent slopes).

1.4.1 Regional Context

The Project site is located within the North County Metro Segment of the Draft North County Subarea Plan (Figure 4). The majority of the site is outside any proposed Pre-approved Mitigation Area (PAMA). The Project site's southern boundary is adjacent to the approved Harmony Grove development which is designated as take authorized and dedicated preserve within the draft north County plan. A small portion (11.7 acres) in the southeastern corner of the

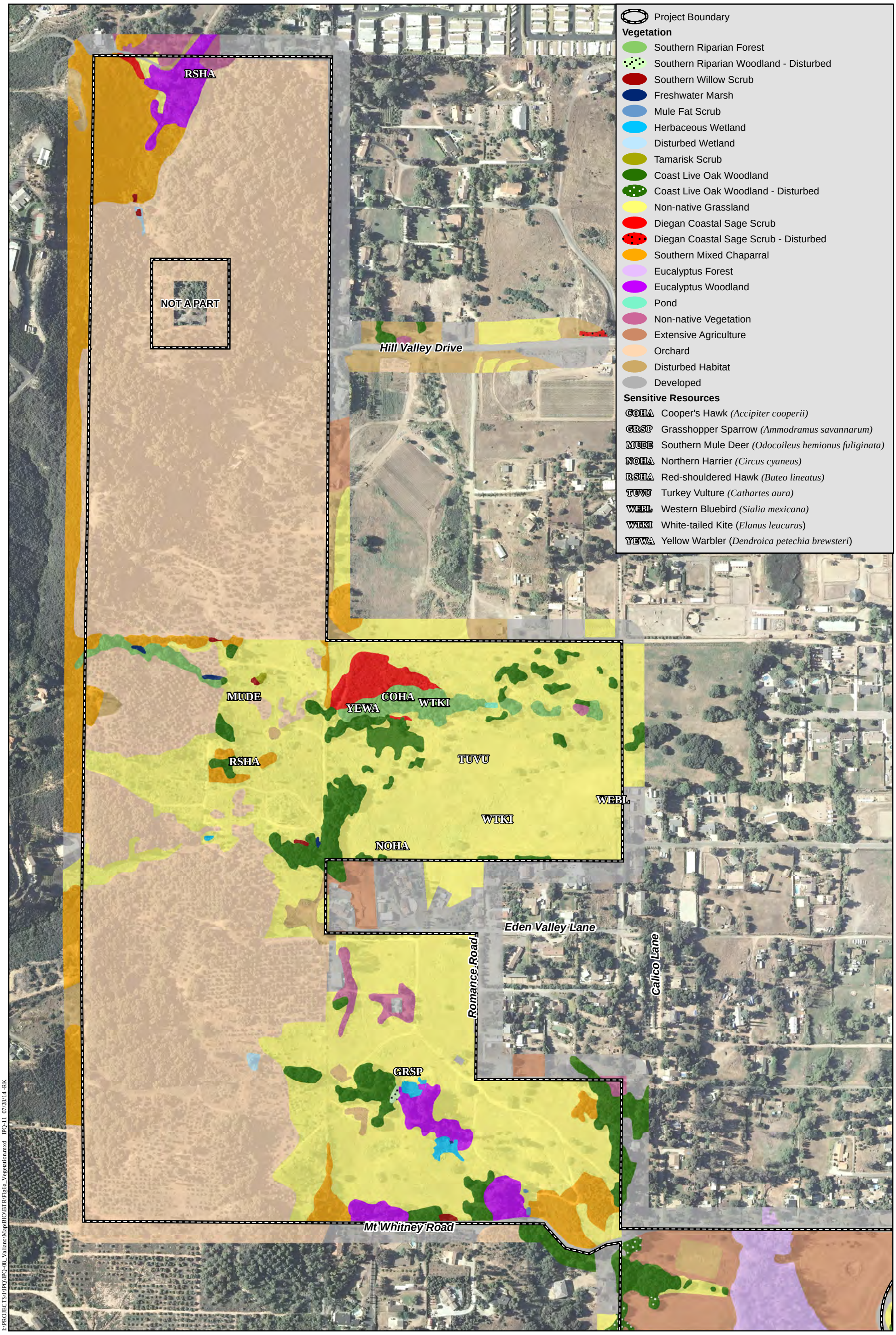
Project site is designated as proposed PAMA connecting to 1.4 acres of off-site open space within Harmony Grove Village to the south. The proposed PAMA on-site is within existing intensive agriculture, open water, and eucalyptus forest; and no development is proposed over this area. Land uses in the surrounding area include a mixture of existing spaced rural residential, agriculture, and undeveloped uses. Residential development occurs to the north, east, and west, with rural/agricultural uses to the south and the immediate north. The City of San Marcos adjoins the western boundary and is developed with large-lot residential uses in this area.

1.4.2 Vegetation Communities/Habitat Types

Just more than half the site (130.2 acres) is in active agricultural use, including 100.1 acres of avocado (*Persea americana*) and citrus (*Citrus* sp.) orchards, 8.8 acres of intensive agriculture, and 21.3 acres of extensive agriculture (Table 2 and Figures 6a and 6b). The orchards are located primarily on the steep slopes on site. Non-native grassland is also abundant on site, with most of the grassland located in the central and eastern portions of the site. Over one-half of the non-native grassland was at one time planted and irrigated with agricultural groves. Native vegetation present on site includes southern mixed chaparral, coast live oak woodland (including disturbed), southern riparian forest, herbaceous wetland, freshwater marsh, Diegan coastal sage scrub, southern willow scrub, southern riparian woodland (including disturbed), and mule fat scrub. Eucalyptus forest and woodland, non-native vegetation, disturbed wetland, tamarisk scrub, disturbed habitat, and developed areas also occur on site.

Twenty-one vegetation communities or land uses were mapped on site. Of these, all but 9 (eucalyptus forest, eucalyptus woodland, tamarisk scrub, non-native vegetation, orchard, intensive agriculture, extensive agriculture, disturbed habitat, and developed land) are considered sensitive habitats (Table 2).

Sensitive habitat is defined as land that supports unique vegetation communities or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the CEQA Guidelines. Sensitive vegetation communities on site include: southern riparian forest, southern riparian woodland (including disturbed), southern willow scrub, mule fat scrub, freshwater marsh, herbaceous wetland, disturbed wetland, open water/pond, coast live oak woodland (including disturbed), Diegan coastal sage scrub, southern mixed chaparral, and non-native grassland. Impacts to sensitive habitats require mitigation. Although not considered a sensitive habitat, extensive agriculture comprised of pasture/field also requires mitigation for impacts pursuant to County guidelines as it is considered foraging habitat for raptors.



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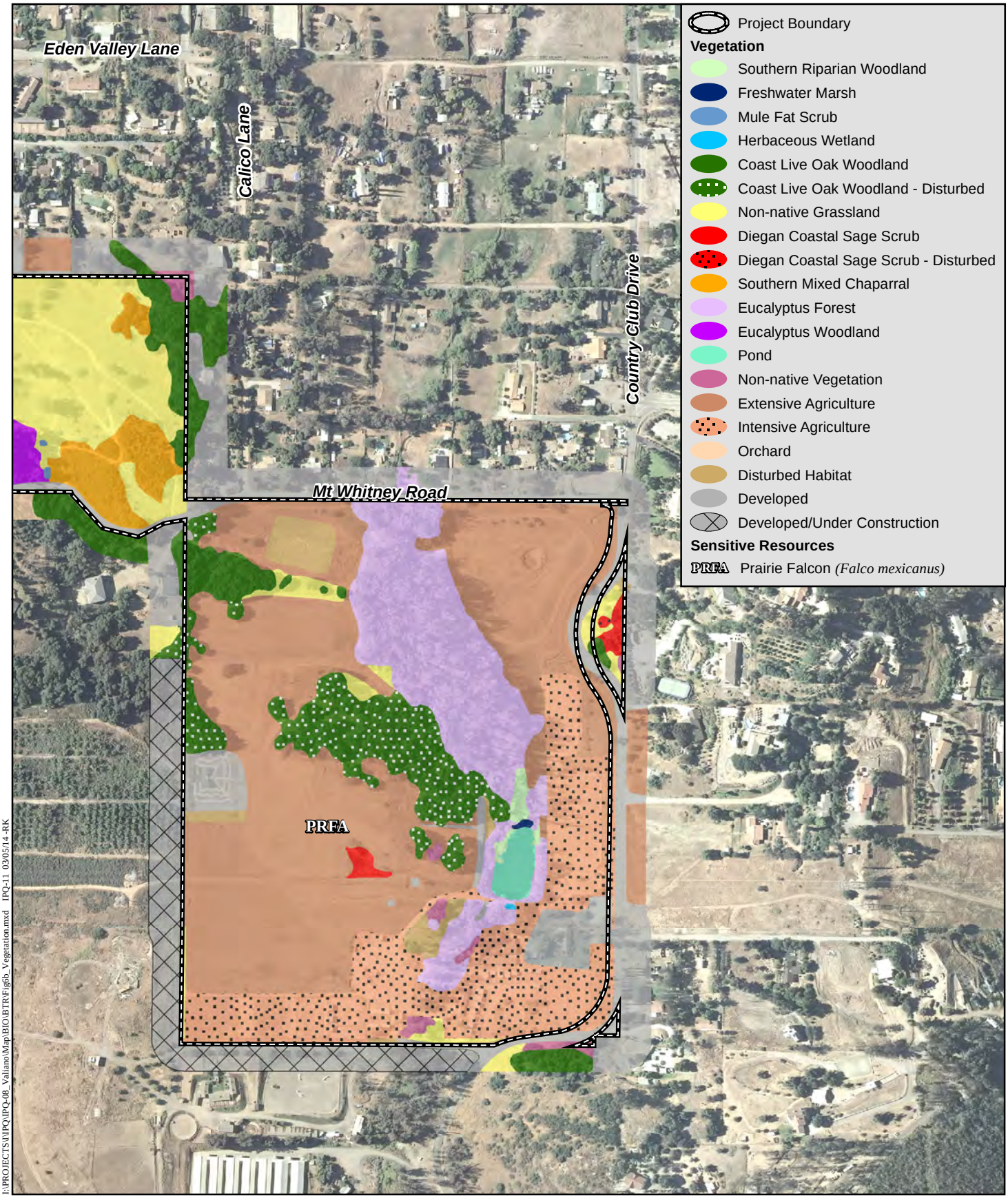
Vegetation and Sensitive Resources Map

VALIANO

HELIX Environmental Planning

N 0 400 Feet

Figure 6a



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Vegetation and Sensitive Resources Map

VALIANO

HELIX Environmental Planning

N 0 400 Feet

Figure 6b