Appendix C: Biological Resources

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1 February 2019

Jim Simmons
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160 Industrial Street
San Marcos, CA 92078

BIOLOGICAL RESOURCES LETTER REPORT

Project Name: Nutmeg Street Development

Dear Mr. Simmons,

I have prepared this Biological Letter Report at your request and in anticipation of CEQA review by the City of Escondido. The project encompasses 9.86 acres (APNs 224-260-23, 46 and 47) in the City of Escondido for the Nutmeg Street project.

The Nutmeg Street project is a request for a General Plan Amendment (GPA) and Zone Change (ZC) under the guidelines of Proposition "S" for a Tentative Subdivision Map and Master and Precise Development Plan for 3 lots and 137 multi-family residential condominium units. The requested ZC would modify the existing General Plan Land Use Designation from Office (O) to Urban III (U3) and would modify the existing zoning from Residential Estates (R-E) to Planned Development Residential. The project also requires issuance of a Grading Permit.

In addition to the aforementioned three parcels, the applicant has requested the City of Escondido vacate, through the sale of, approximately 1.22 acres of Right of Way (RoW) along the project frontage on Center City Parkway. The project would also impact, through grading, the area of RoW between the southern parcel and Interstate 15. The total area of project impact is 9.86 acres.

THE PROJECT SETTING

The project site straddles Nutmeg Street in the northern portion of the City of Escondido, contiguous with Interstate 15 on the west and Center City Parkway on the east (Figures 1 and 2). The approximate USGS coordinates for the site are 33°10'N, 117°07'W (Valley Center 7.5 minute series quadrangle, see Figure 3), as determined on-site by Global Positioning System (GPS) receiver.

The project site is bounded on the north by similar undeveloped property, on the west (west side of Interstate 15) and on the east by existing low density residential single family development. To the southeast is an area of high density single family residential development (Figure5).

The parcel on the south side of Nutmeg Street was cleared (with the exception of a small area of coast live oaks *Quercus agrifolia*) in early 2007 (See Figure 4). The clearing was done without appropriate permitting, resulting in the owner at the time purchasing credits for impacts to Coastal Sage Scrub (CSS) at the Red Mountain Mitigation Bank in 2009, fully mitigating all impacts to the area.

Currently, the southern parcel contains mostly ruderal and invasive plants (See Photographs 1 and 3, Appendix C). Contiguous with the west and east parcel boundaries is a narrow strip containing CSS. These areas are within the RoW for Interstate 15 and Center City Parkway, respectively. A small area (0.26 acres) on the east side of Center City Parkway will also be impacted but is also within the Center City Parkway RoW. The two parcels on the north side of Nutmeg Street contain undisturbed CSS and Southern Mixed Chaparral (SMC). Approximately half of these parcels contain CSS and half contains SMC. The SMC occurs in the steeper topography in the northern half of the parcels (See Biological Resources Map).

METHODS

To conduct an assessment of biological resources, I visited the project site on 4 October 2017. The conditions for observation were excellent, with no clouds, no impediments to visibility, temperatures in the mid 70s, and a 3-6kt SW wind. The visit lasted from approximately 1130 to 1510. During my visit, I was able to examine the entire project site and adjacent areas on foot. My observations on-site were recorded as they were made and form the basis of this report and the site Biological Resources Map. Animals were identified using scat, tracks, burrows, vocalizations, or direct observation with the aid of 10X42 Leica binoculars. Vegetation mapping was conducted in accordance with vegetation community definitions as described in Oberbauer, *et. al*. (2008). In addition, vegetation mapping on-site was aided by the use of a digital color satellite photograph. It should be noted that all vegetation community mapping is verified on the ground to the greatest degree possible in the absence of a systematic land survey. All vegetation areas and boundaries are estimates subject to final delineation by a professional land surveyor.

Sensitive Species and Habitats

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

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

RESULTS[1]

Based on soil conservation service maps (Bowman 1973), the soil types for the parcel on the south side of Nutmeg Street include Ramona sandy loam, 5 to 9 percent slopes, eroded (RaC2), Cieneba-Fallbrook rocky coarse sandy loam, 9 to 30 percent slopes, eroded (CmE2), and Vista coarse sandy loam 5 to 9 percent slopes (VaC). The two parcels on the north side of Nutmeg Street contain VaC and Cieneba very rocky coarse sandy loam, 9 to 30 percent slopes, eroded (CmrG). At some time in the past soil may have been imported to the southern parcel.

Vegetation Communities

Four vegetation communities occur on the project site: Non-Native Grassland, Diegan Coastal Sage Scrub, Southern Mixed Chaparral, and Coast Live Oak Woodland. These habitat types are discussed below, shown on the accompanying Biological Resources Map, and are illustrated with photographs appended to this report.

Non-Native Grassland (Holland Code 11300 - 4.27 acres)

As noted above, the Non-Native Grassland (NNG) occurs in the area of the south parcel, which was previously cleared and mitigated for. The NNG area on the site is dominated by weedy herbaceous non-native species, including non-native grasses.

Diegan Coastal Sage Scrub (Holland Code 32500 - 3.56 acres)

On the project site, CSS is located on the less steep portions of the south facing slopes on the northern two parcels and within the RoW for both Interstate 15 and Center City Parkway. The areas of CSS on the site contain California sagebrush *Artemesia californica*, black sage *Salvia mellifera*, laurel sumac *Malosma laurina*, California flat-top buckwheat, *Adenostoma fasciculatum* and other typical CSS species.

Southern Mixed Chaparral (Holland Code 37120 - 1.78 acres)

Along the northern boundary of the two parcels, on the northern side of Nutmeg Street, a steep south-facing slope contains SMC. The areas of SMC on the site contain a few typical CSS plant species but also scrub oak *Quercus berberidifolia*, yucca *Yucca schidigera*, and mission manzanita *Xyloccous bicolor*, all species most often associated with SMC.

[1] Scientific and common names for plant species are derived from The Jepson Manual, 2012; scientific and common names for birds from the A.O.U. Check-list of North American Birds, 1998, and supplements to 2016.

Coast Live Oak Woodland (Holland Code 71160 - 0.25 acres)

In the south-central portion of the parcel on the south side of Nutmeg Street is an area containing 11 coast live oak trees with an understory of ruderal vegetation and boulder outcroppings. This area was not previously cleared or mitigated for.

Wildlife

During the site survey a small variety of common bird species were observed. These included Mourning Dove *Zenaida macroura*, Nuttall's Woodpecker *Picoides nuttallii*, House Finch *Haemorhous mexicanus*, and American Crow *Corvus brachyrhynchos*.

Southern Pocket Gopher *Thomomys bottae* and California Ground Squirrel *Spermophilus beecheyi* burrows were observed on the site, as was the nest of a Dusky-footed Woodrat *Neotoma fuscipes macrotis* (in the SMC area). Other common mammal species found in similar habitats likely occur. The only reptile or amphibian observed was Western Fence Lizard *Sceloporus occidentalis*. A complete list of animal species detected is provided in Appendix B.

Sensitive Species

The CNDDB reports two sensitive plant species, summer holly *Comarostaphlis diversifolia* ssp. *diversifolia* and Rainbow manzanita *Arctostaphylos rainbowensis*, nearby on the west side of Interstate 15. Both species are conspicuous perennial plants and would have been easily detected if they occurred on the project site. San Diego thornmint *Acanthomintha ilicifiloia* also occurs west of Interstate 15 in clay soils, which do not occur on the project site.

The Rufous-crowned Sparrow *Aimophila ruficeps canescans* also occurs west of Interstate 15. It is a sedentary and characteristic species of Coastal Sage Scrub. Because of its affinity for CSS, its numbers and range in coastal San Diego County have declined in the last several decades (Unitt 2004). The species can survive on steep slopes that are typically undesirable for development. This species is also intolerant of habitat fragmentation, and as a result may already have been extirpated from the project site and surrounding natural areas. No Rufous-crowned Sparrows were detected during site visits.

The California Gnatcatcher *Polioptila californica* is recorded in the CNDDB as occurring in CSS approximately $1/10^{th}$ of a mile south of the project site, so special attention to this species is warranted. The California Gnatcatcher is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and northern Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near CSS. The California Gnatcatcher is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernardino, and Los Angeles counties. The population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

California Gnatcatchers were not detected during focused protocol surveys of the project site (Appendix D).

No other sensitive plant or animal species were observed or considered as potentially occurring.

JURISDICTIONAL WETLANDS

U.S Army Corps of Engineers

The U.S. Army Corps of Engineers' (ACOE) requires that formal or informal wetland delineations be conducted under guidelines set forth in the 1987 Corps of Engineers Wetland Delineation Manual. The ACOE defines a wetland as "an area… inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Typically, ACOE wetlands are characterized by the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. The absence of any one of these three characteristics precludes the presence of an ACOE wetland. Wetland Delineations are conducted only in locations where there is a level of doubt whether or not an area is under ACOE jurisdiction, or where the limits of jurisdictions are not clear.

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

California Regional Water Quality Control Board

Jurisdiction of the Regional Water Quality Control Board (RWQCB) is most often concurrent with ACOE jurisdiction under the federal Clean Water Act (CWA). In cases where a wetland resource is determined to be isolated from navigable waters of the United States the RWQCB may assert jurisdiction under the Porter-Cologne Act.

California Department of Fish and Wildlife

Typically, the extent of CDFW wetlands is determined by the limits of riparian vegetation as it extends from a stream, creek, river, pond, lake, or other water feature.

A wetland survey was conducted on the project site. This was done to assess whether or not obvious wetlands were present, or potential wetlands or waters that would require

delineation. The site contains no features that would suggest the presence of any jurisdictional wetlands or waters of the United States. No jurisdictional wetlands will be impacted by project implementation.

Wildlife Movement Corridors and Nursery Sites

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

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

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

The project site is bordered on the east by the highly trafficked Center City Parkway and on the west by Interstate 15. Wildlife movement across these barriers would be extremely limited. Impacts to wildlife movement corridors by project implementation are not anticipated.

Large mammals, such as mule deer *Odocoileus hemionus* and mountain lion *Felis concolor* prefer large unfragmented natural areas that offer extensive adequate forage or hunting opportunities as well as the opportunity for movement across long distances. Because the project site is mostly disturbed and bordered on three sides by high-volume roadways, the project site is unsuitable for use by large mammal species.

Native Wildlife Nursery Sites

Native Wildlife Nursery Sites, which are considered sensitive resources that require protection, are defined as “sites where wildlife concentrate for hatching and/or raising young, such as rookeries, spawning areas, and bat colonies”. Features such as individual raptor or

woodrat nests do not constitute places where wildlife *concentrate*, thus they do not meet this definition and are therefore not considered Native Wildlife Nursery Sites. No Native Wildlife Nursery Sites occur on or near the project site, and none will be impacted by project implementation.

PROJECT IMPACTS

The California Environmental Quality Act (CEQA), California Natural Communities Conservation Program (NCCP), and the Multiple Habitat Conservation Program Plan (MHCP) require that projects avoid or adequately mitigate for the loss of sensitive species and habitats. As indicated in the table below, the project will unavoidably impact sensitive habitats.

Table 1. Existing and Impacted Habitat on the Project Site

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE	IMPACT NEUTRAL	ACREAGE PRESERVED ON-SITE	IMPACTS REQUIRING MITIGATION	MITIGATION REQUIRED (Ratio)***
Southern Mixed Chaparral	1.78	1.78	0	0	1.78	0.89 (0.5:1)
Coastal Sage Scrub	3.56	3.56	2.78*	0	1.10	1.10 (1:1)
Non-Native Grassland	4.27	4.27	4.27**	0	0	0
Coast Live Oak Woodland	0.25	0.25	0	0	0.25	0.50 (2:1)
TOTAL	9.86	9.86	7.05	0	2.46	2.49

*WITHIN CALTRANS, NUTMEG STREET, OR CENTER CITY PARKWAY RIGHT OF WAY
** WITHIN AREA PREVIOUSLY MITIGATED
*** MITIGATION RATIO FOR IMPACTS OUTSIDE OF A FOCUSED PLANNING AREA

CONCLUSIONS AND MITIGATION

Mitigation for unavoidable impacts to 1.10 acres of Coastal Sage Scrub, 1.78 acres of Southern Mixed Chaparral, and 0.25 acres of Coast Live Oak Woodland will be accomplished by the purchase off-site of suitable habitat within a City approved mitigation bank (such as the Daley Ranch Conservation Bank) at mitigation ratios prescribed by the MHCP. A total of 2.49 acres of mitigation credits will be obtained.

Prior impacts to CSS on the southern portion were previously mitigated and approved by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife. No further mitigation is required for the 4.27 acres identified in Table 1 as that acreage is now impact neutral.

Off-site mitigation for impacts to sensitive habitats north of the project site are unnecessary because an 8’ noncombustible wall will separate the project structures from undisturbed habitat, as provided in the project Fire Protection Plan.

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

The mitigation as proposed is deemed to be adequate to reduce the overall impacts of the proposed project to a level below significant, as defined by the California Environmental Quality Act.

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

Sincerely,

William T. Everett
Certified Biological Consultant

LITERATURE CITED

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U.S. Geologic Survey. 1967. 1975 photo revised. Escondido Quadrangle 7.5 minute topographical map.

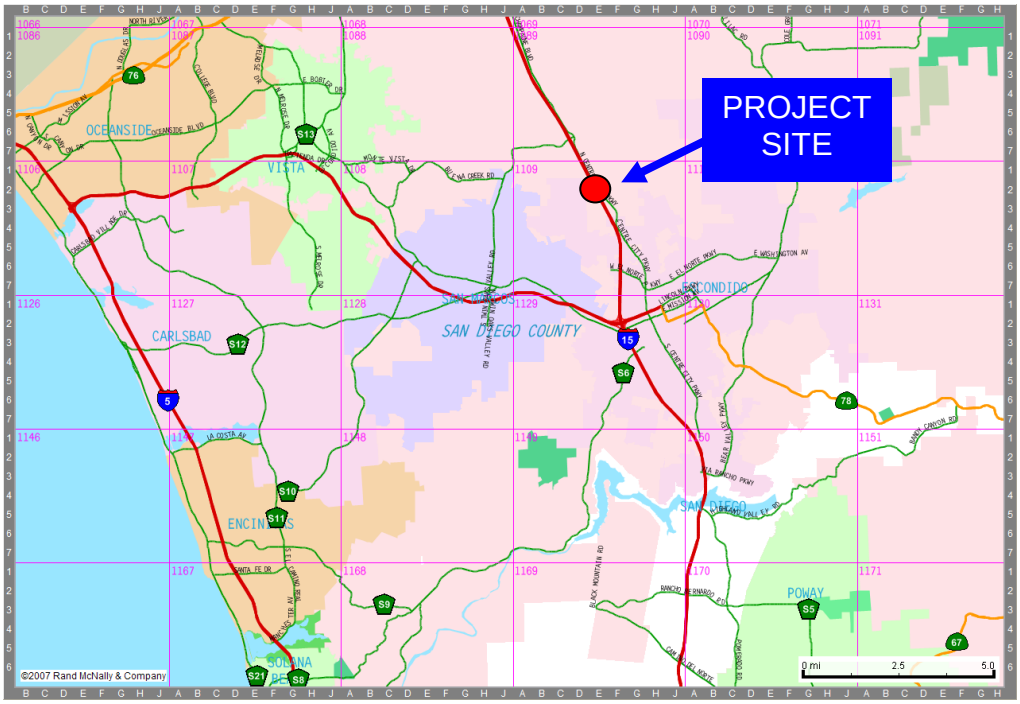


Figure 1. Location of project site in regional context. Thomas Bros. Map page #1109, F4.

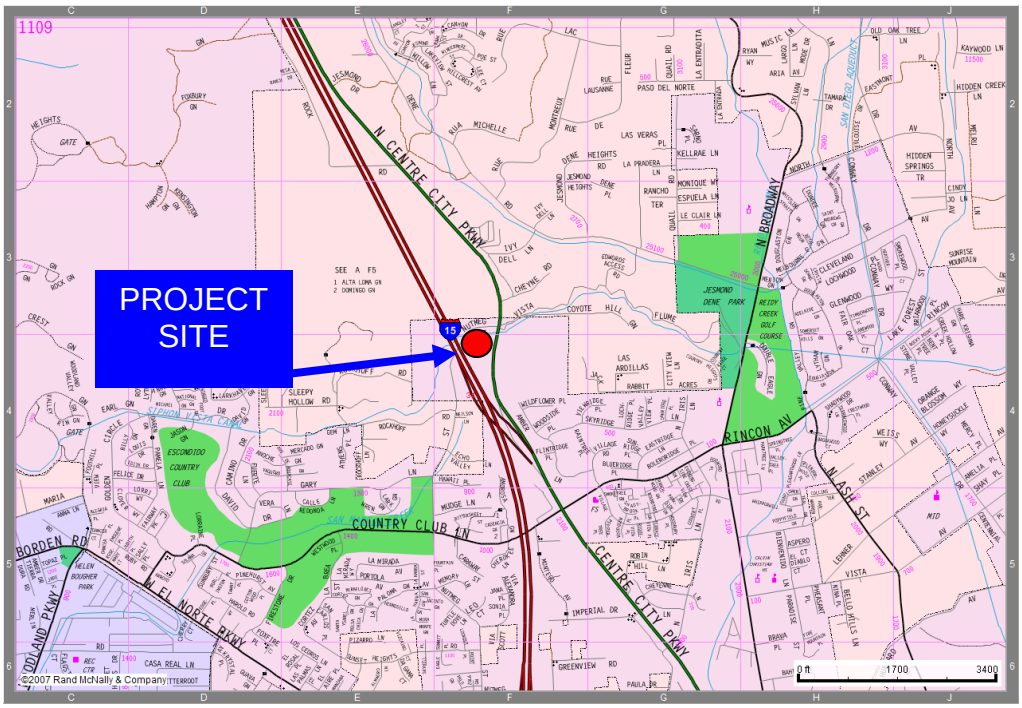


Figure 2. Detail location map of project site. Thomas Bros. Map page #1109, f4.

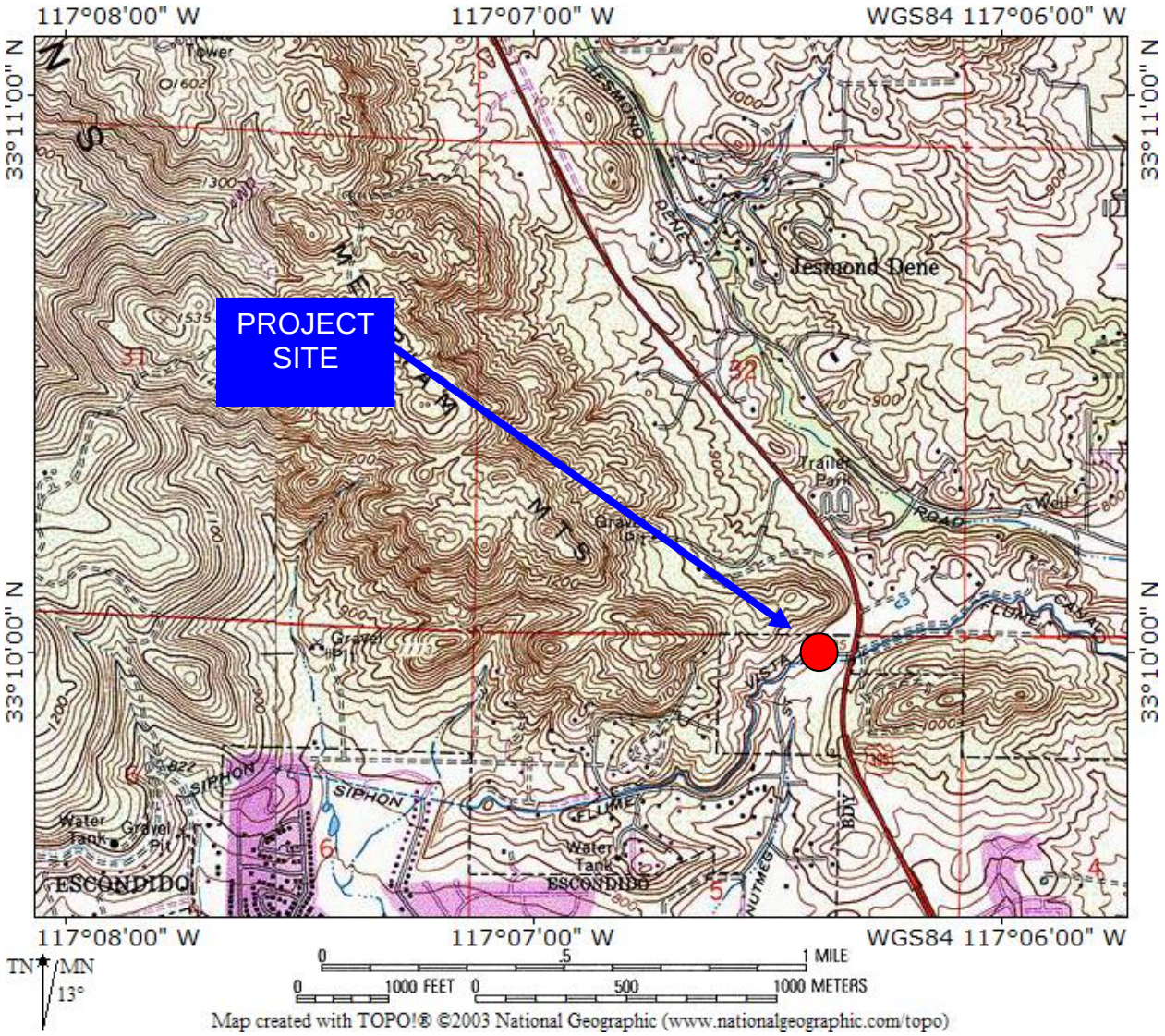


Figure 3. Topographical map showing project site location. Taken from USGS Valley Center 7.5 minute series quadrangle.

Figure 4. Close-up satellite photograph of project site showing parcel boundaries. Top of photo is true north.

Figure 5. Project site in a local context.

APPENDIX A

PLANT SPECIES OBSERVED ON THE SITE

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

EUDICOTS

Adoxaceae - Moschatel Family

Sambucus mexicana
Mexican Elderberry

Aizoaceae- Fig-Marigold Family

Carpobrotus edulis
Iceplant

Anacardiaceae - Sumac Family

Malosma laurina
Laurel Sumac
Toxicodendron diversilobgum
Poison Oak

Apiaceae (Umbelliferae) - Carrot Family

***** Foeniculum vulgare
Sweet Fennel

Asteraceae (Compositae) - Sunflower Family

Ambrosia psilostachya
Ragweed
Artemisia californica
California Sagebrush
Baccharis pilularis
Coyote Brush
* Centaurea melitensis
Tocalote
* Cirsium sp.
Thistle

* Conyza bonariensis
Conyza
Corethrogyne (Lessingia) filaginifolia
Califronia Aster
Dienandra fasciculata
Tarweed
Hazardia squarrosa
Sawtooth Goldenbush
Heterotheca grandiflora
Telegraph Weed

Boraginaceae - Borage Family

Cryptantha sp.
Cryptantha

Brassicaceae (Cruciferae) - Mustard Family

* Hirschfeldia incana
Short-Pod Mustard

Chenopodiaceae - Goosefoot Family

* Chenopodium album
Lamb's Quarters
* Salsola tragus
Russian Thistle

Cucurbitaceae - Gourd Family

Marah macrocarpus
Wild Cucumber

Euphorbiaceae - Spurge Family

Croton setigerus
Turkey Mullein, Dove Weed
* Ricinus communis
Castor Bean

Fabaceae - Pea Family

Acmispon glaber
Deerweed

Fagaceae - Oak Family

Quercus agrifolia
Coast Live Oak
Quercus berberidifolia
Scrub Oak

Geraniaceae - Geranium Family

* Erodium sp.
Filaree

Lamiaceae (Labiatae) - Mint Family

* Marrubium vulgare
Hore-Hound
Salvia mellifera
Black Sage

Myrtaceae - Myrtle Family

* Eucalyptus sp.
Eucalyptus

Polygonaceae - Buckwheat Family

Eriogonum fasciculatum ssp. fasciculatum
California Buckwheat
Rumex crispus
Curley Dock

Rhamnaceae - Buckthorn Family

Ceanothus tomentosus
Ramona lilac

Salicaceae - Willow Family

Salix laevigata
Red Willow

Scrophulariaceae - Figwort Family

Scrophularia californica
Figwort

Solanaceae - Nightshade Family

Datura wrightii
Jimson Weed
* Nicotiana glauca
Tree Tobacco

MONOCOTS

Agavaceae - Agave Family

Hesperoyucca whipplei
Our Lord's Candle

Poaceae (Gramineae) - Grass Family

* Avena fatua
Wild Oat
* Avena barbata
Wild Oat
Bromus carinatus var. carinatus
California brome
* Bromus diandrus
Ripgut Grass
* Bromus hordeaceus
Soft Chess
* Bromus madritensis ssp. rubens
Red Brome
* Pennisetum setaceum
Fountain Grass
* Polypogon monspeliensis
Rabbitfoot Grass
* Vulpia sp.
Fescue

* = Non-Native Species

APPENDIX B

WILDLIFE SPECIES OBSERVED OR DETECTED ON THE PROJECT SITE

BIRDS

Mourning Dove	*Zenaida macroura*
Nuttall's Woodpecker	*Picoides nuttallii*
House Finch	*Haemorhous mexicanus*
American Crow	*Corvus brachyrhynchos*

MAMMALS

Southern Pocket Gopher **Thomomys bottae**	Burrows
California Ground Squirrel **Spermophilus beecheyi**	Observed
Dusky-footed Woodrat *Neotoma fuscipes macrotis*	Nests

AMPHIBIANS AND REPTILES

Western Fence Lizard *Sceloporus occidentalis*	Observed

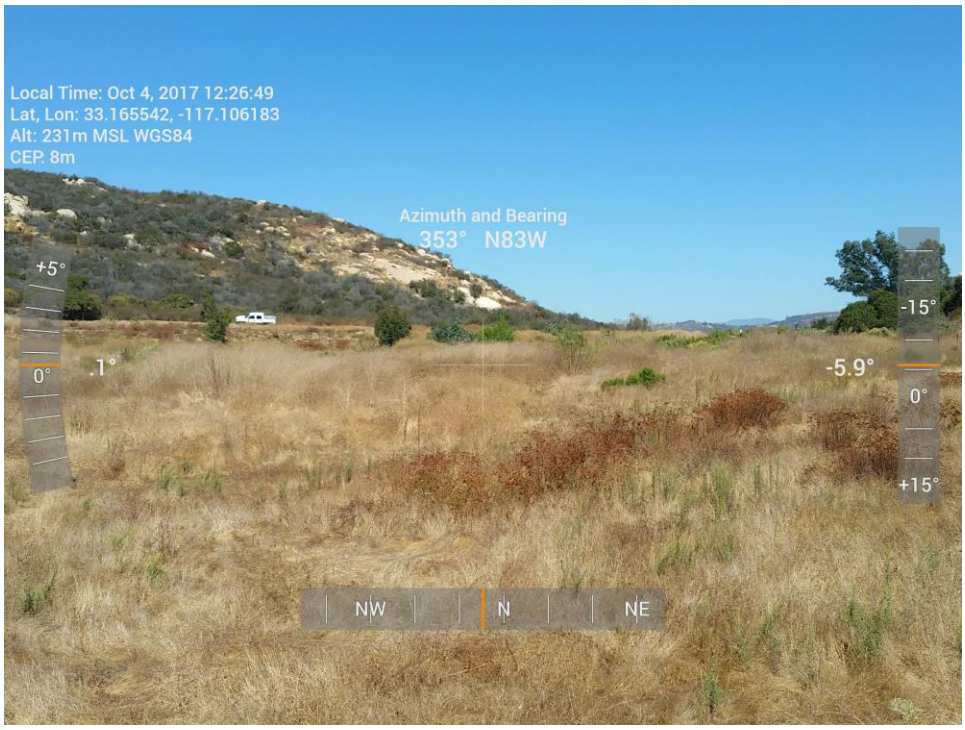
APPENDIX C

PHOTOGRAPHS OF THE PROJECT AREA

All photographs taken 2017 by W.T. Everett

Photograph 1. View looking northwest from the center of the southern parcel.

Photograph 2. View of the oak grove on the southern parcel.



Photograph 3. View looking north from the center of the southern parcel.

Photograph 4. View of the parcels on the north side of Nutmeg Street.

APPENDIX D

REPORT ON PROTOCOL SURVEYS FOR CALIFORNIA GNATCATCHERS

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ESTABLISHED IN 1975

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31 October 2017

Jim Simmons
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Re: Report on California Gnatcatcher Presence/Absence Surveys, Nutmeg Street Parcels, (APNs 224-260-23, 46, & 47), City of Escondido, San Diego County, California.

Dear Jim,

This report presents the results of protocol surveys that I recently conducted for California Gnatcatchers *Polioptila californica californica* on the Nutmeg Street parcels in the Northern portion of the City of Escondido. The surveys were conducted within the above-referenced parcels totaling 2.54 gross acres.

CALIFORNIA GNATCATCHER SURVEYS

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

The survey site straddles Nutmeg Street in the northern portion of the City of Escondido, contiguous with Interstate 15 on the west and Center City Parkway on the east (Figures 1 and 2). The approximate USGS coordinates for the site are 33°10'N, 117°07'W (Valley Center 7.5 minute series quadrangle, see Figure 3), as determined on-site by Global Positioning System (GPS) receiver.

Site Conditions and Vegetation Communities

The parcel on the south side of Nutmeg Street was cleared (with the exception of a small area of coast live oaks *Quercus agrifolia*) in early 2007 (See Figure 4). The clearing was done without proper permitting resulting in the owner at the time purchasing credits for impacts to CSS at the Red Mountain Mitigation Bank in 2009, fully mitigating the impacts. The California Natural Diversity Data Base (CNDDB) has an occurrence of an adult and a juvenile California

Gnatcatcher observed on 1 June 2000 in the CALTRANS right-of-way near a residential development one-tenth of a mile south of the project site. Presumably because of this record, the site cleared without permits was deemed to be occupied by the gnatcatcher. Consequently, the impacts to CSS were mitigated with occupied habitat at the Red Mountain Bank. Currently, the southern parcel contains ruderal non-native and invasive plants. Contiguous with the west and east parcel boundaries is a narrow strip containing CSS. These areas are within the Right-of Way for Interstate 15 and Center City Parkway, respectively. These areas were included in the survey.

The two parcels on the north side of Nutmeg Street contain undisturbed CSS and Southern Mixed Chaparral (SMC). Approximately half of the parcels contain CSS and half contain SMC. The SMC occurs in the steeper topography in the northern half of the parcels.

The areas of CSS on the site contain California sagebrush *Artemesia californica,* black sage *Salvia mellifera*, laurel sumac *Malosma laurina*, California flat-top buckwheat, *Adenostoma fasciculatum* and other typical CSS species.

The areas of SMC on the site contain typical CSS plant species but also scrub oak *Quercus berberidifolia*, yucca *Yucca schidigera*, and mission manzanita *Xyloccous bicolor*, all species most often associated with SMC.

Methods

I surveyed the site three times in conformance with current U.S. Fish and Wildlife Service (USFWS) protocol guidelines. The surveys were conducted under the authority granted to me by USFWS permit # TE-788036. The surveys were conducted by slowly walking routes within the survey site (See Figure 5). After stopping, listening, and observing at intervals of approximately 30 meters, recorded Coastal California Gnatcatcher vocalizations were played for 30 seconds. After the vocalizations were played, an additional two minutes were spent observing and listening before moving to the next observation site. Weather conditions and time of day were appropriate for the detection of Coastal California Gnatcatchers (Table 1).

TABLE 1
SCHEDULE OF SURVEYS AND CONDITIONS
NUTMEG STREET SITE

Date	Time (hours)	Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)
10/04/17	0930-1130	86-81	3-6 SW	0
10/19/17	0945-1145	70	0-3 NW	100
10/30/17	0815-1045	66-72	2-4 NW	50

Results

No California Gnatcatchers were detected during the focused surveys. The site appears to be marginally suitable for California Gnatcatchers.

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

Sincerely,

William T. Everett
Certified Biological Consultant
U.S. Fish & Wildlife Service California Gnatcatcher
Survey Authorization Permit # TE-788036

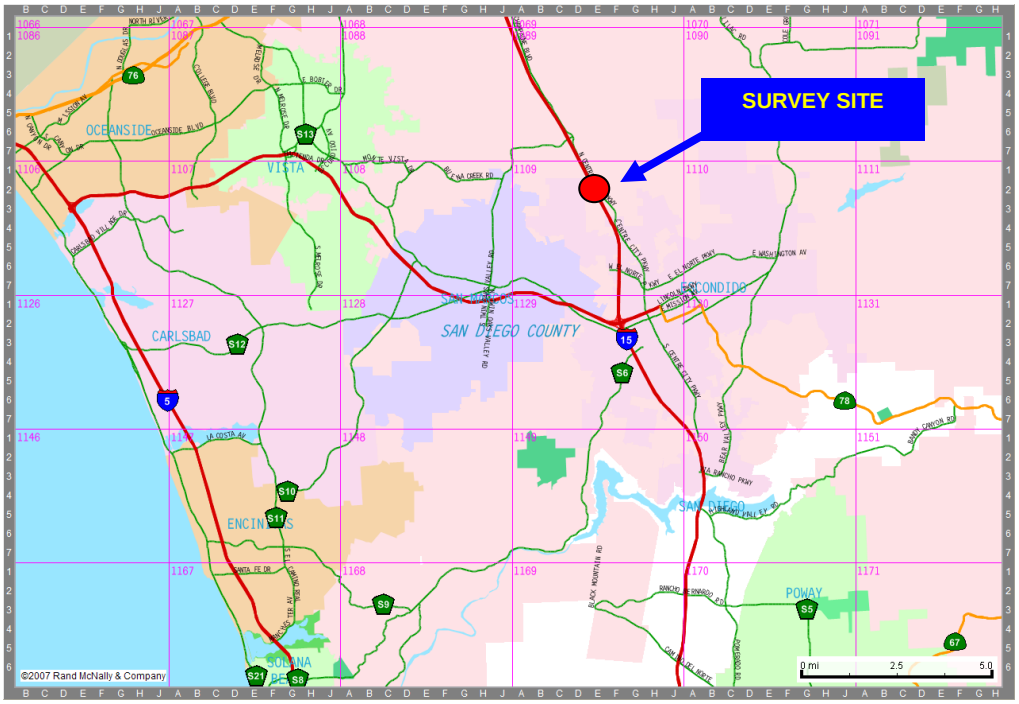

Figure 1. Location of survey site in regional context. Thomas Bros. Map page #1109, F4.

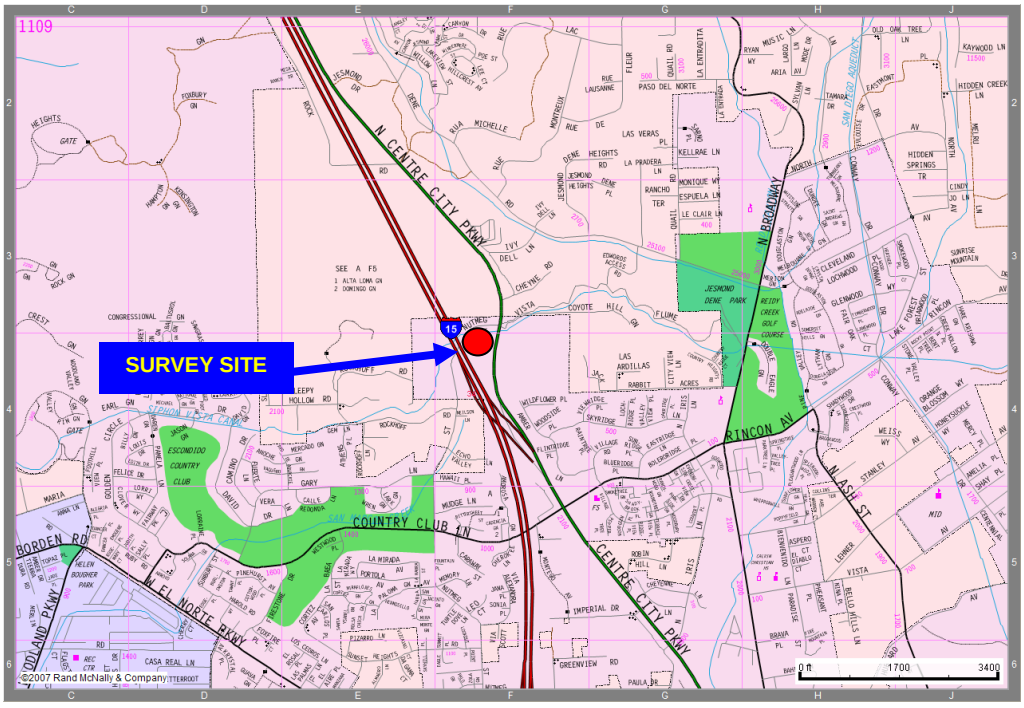

Figure 2. Detail location map of survey site. Thomas Bros. Map page #1109, f4.

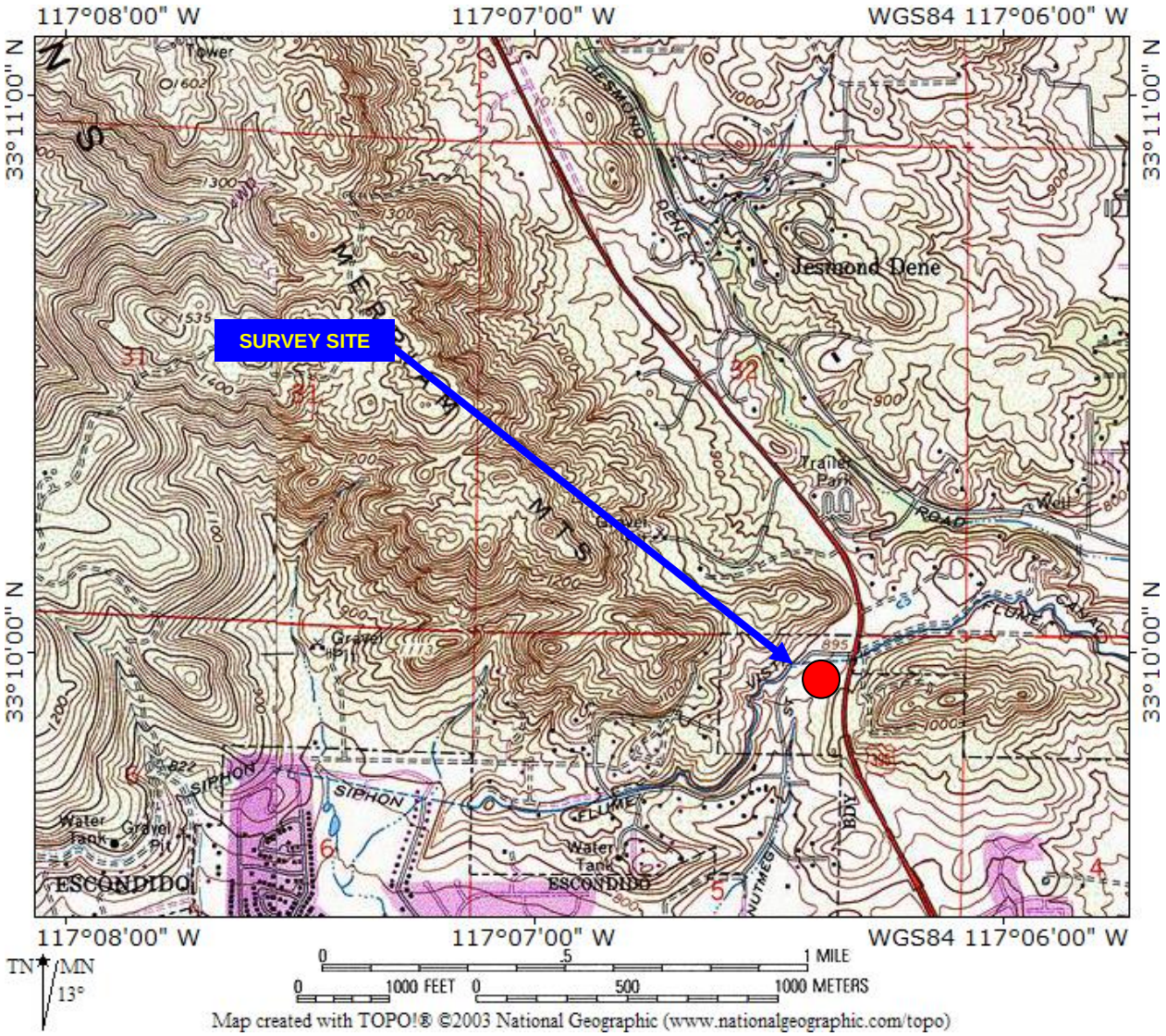

Figure 3. Topographical map showing survey site location. Taken from USGS Valley Center 7.5 minute series quadrangle.

Figure 4. Close-up satellite photograph of survey site. Top of photo is true north. Dotted yellow line indicates routes taken for gnatcatcher surveys.