BIOLOGICAL ASSESSMENT REPORT
FOR THE
TYLER STREET RESIDENTIAL TM
CITY OF SANTEE

Project #
TM2017-1;
DR2017-1; AEIS2017-S

Prepared For:

Tyler Street TM
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SUMMARY OF FINDINGS

The Property, located over approximately 27.35 acres is located at the terminus of Tyler St. in the City of Santee (City), County of San Diego. The site is located just south of Mesa Heights Road, approximately 2000 feet south of the 52 Freeway and approximately 2000 feet west of the 125 Freeway, on the La Mesa USGS 7.5-minute quadrangle (Figures 1-3).

The Property is within the City of Santee draft Multiple Species Conservation Plan (MSCP) Subarea Plan and Multiple Habitat Preservation Area (MHPA) and Mission Trails Sub-Unit. A portion of the Property supports designated Critical Habitat for the coastal California gnatcatcher as well as an existing habitat easement to the Padre Dam Water District over approximately 0.91 acres in the south eastern corner of the property. This easement is titled '*Diegan sage scrub easement*' but supports non-native grasslands and disturbed habitat (dirt access roads).

A total of seven vegetation communities are mapped on-site: Diegan coastal sage scrub, mixed chaparral, disturbed southern willow scrub, jurisdictional ephemeral drainage, disturbed habitat, native and non-native grasslands.

The proposed Project would potentially significantly impact three sensitive habitat types across 6.78 acres. These impacts to native grassland, annual non-native grasslands and southern mixed chaparral are considered significant and require mitigation.

Potentially significant biological impacts shall be reduced to below a level of significance with implementation of the recommended mitigation measures. For the potentially significant impacts to the 6.78 acres of sensitive habitat(s), including double mitigation for the impacts to the habitats within the existing Padre Dam Municipal Water District sage scrub easement, a minimum of 7.7 acres of sensitive habitat mitigation is required.

Fuel Modification Zone (FMZ) 1 and 2 maintenance is required onsite within two sensitive habitat types; native grassland and annual non-native grasslands. Impacts within the Fuel Modification Zone 1 area are considered significant impacts and compensatory mitigation is required.

Fuel Modification Zone 2 maintenance is required onsite within three (3) sensitive habitat types; native grasslands, non-native grasslands and willow scrub. Maintenance to the willow scrub within the Fuel Modification Zone 2 area (remove dead material only) is considered impact neutral and compensatory mitigation is not required (only remove dead material).

The proposed Project will not significantly impact any sensitive plant/wildlife species. All areas potentially supporting sensitive wildlife species (those areas/habitats/plants that support the potentially occurring sensitive species) will not be impacted; e.g. the *Plantago erecta* observed onsite, outside of the impact footprint, that could support the Quino checkerspot butterfly and the coastal sage scrub which potentially supports the coastal California gnatcatcher. Those areas are proposed to be preserved and managed in perpetuity.

REGIONAL CONTEXT

This project is located within City of Santee Multi-Habitat Planning Area (MHPA), the preserve system of the City's draft Multiple Species Conservation Program (MSCP). The proposed project is located within the Mission Trails Sub-unit. The draft subarea plan identifies goals for this sub-unit which include protecting habitat for covered species, preserving the quality of existing habitat, protecting both vernal pool species and watersheds,

maintaining connect to Mission Trails Regional Park, maintain connection between hardline areas in the subunit, and maintaining wildlife corridors (City of Santee draft MSCP, 2018).

In San Diego County, several conservation planning efforts are currently in progress with the long-term goal of establishing a regional reserve system that will protect native habitat lands and their associated biota. The ultimate goals of these plans are the establishment of biological preserve areas in conformance with the State of California Natural Community Conservation Planning (NCCP) program, and to contribute to the preserve system already established by the Multiple Species Conservation Plan (draft MSCP) in San Diego County.

Under the Natural Community Conservation Planning Act, the CDFW is responsible for implementing conservation guidelines for NCCP programs. The San Diego County MSCP (City of San Diego 1998), as currently approved, covers approximately 900 square miles in southwestern San Diego County, including the cities of Del Mar, Poway, San Diego, Santee, El Cajon, La Mesa, Lemon Grove, National City, Chula Vista, Coronado, and Imperial Beach. The MSCP is intended to protect natural resources while still allowing local jurisdictions to maintain land use control and development flexibility. The MSCP does this by planning a regional preserve system, which protects the region's sensitive habitats and species and provides mitigation opportunities for local jurisdictional projects. Local jurisdictions implement the plan by developing subarea plans that describe their specific implementing mechanisms, preserve boundaries, and species and habitat protections while preserving the integrity of the MSCP.

The draft MSCP roughly designated a matrix of multi-habitat planning areas and biological core areas and habitat linkages to protect resources. Because the multi-habitat planning areas and biological core areas and habitat linkages are designated at a regional scale, these areas are fine-tuned by jurisdictions in their subarea plans. The combination of MSCP and subarea plans serve as a multiple-species Habitat Conservation Plan (HCP) pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act (FESA) and an NCCP pursuant to the California Natural Community Conservation Planning Act of 1991 and California Endangered Species Act.

The MSCP evaluated 93 plant and wildlife species for coverage under the plan; of these, 85 species were provided regulatory coverage under the plan. For some species, this coverage is dependent on a number of factors, including multiple jurisdictional participation, adequate building of preserve system, adequate protection of certain populations, and other factors. Not all covered species occur in each jurisdiction, so the number of species covered by each subarea plan may be a subset of the MSCP list.

Multiple Habitat Conservation Program (MHCP)

The City of Santee is in the process of revising their 2018 draft MHCP subarea plan. The 2018 Draft Santee MSCP Subarea Plan seeks coverage for 22 species (8 plant and 14 wildlife species) and relies on a combination of hardline protection areas and soft-line, criteria-based protection zones to protect species and habitat. Since the Draft Plan is still being finalized, portions may still change, including the covered species list.

The subarea is divided into five subunits: (1) San Diego River Subunit; (2) Rattlesnake Mountain Subunit; (3) Mission Trails Subunit; (4) Magnolia Summit Subunit; and (5) Fanita Ranch Subunit. While not finalized, the policies in the draft Subarea Plan are generally applied to projects within Santee.

Because the subarea plan has not yet been adopted, a major constraint to the development is that the City does not have take authority for coastal sage scrub, and impacts to this habitat would either require processing a Section 10A permit with the USFWS, or obtaining a Biological Opinion during the Section 7 consultation between the USFWS and the U.S. Army Corps of Engineers (ACOE) during the processing of a Section 404 permit.

Sensitive Upland Vegetation Communities

Regulations within the draft subarea plan require that impacts to wetlands, vernal pools, and sensitive upland habitats shall be mitigated according to the Uniform Mitigation Standards. For example, mitigation for impacts to unvegetated waters, grasslands, chaparral and coastal sage scrub require either a 1:1 or 2:1 mitigation ratio depending on the habitat criteria and the type of impact. Non-native grassland mitigation ratios range from 0.5:1 to 1:1.

Special-status Plant Species

Narrow endemic plant species, require maximum avoidance under the draft subarea plan. No more than a 5% gross loss of these populations can occur where impacts occur inside the preserve boundary. If avoidance is not possible, then transplantation of individuals or propagules (e.g., seeds, corms, bulbs, etc.) may be required by the agencies.

Migratory Bird Treaty Act and Nesting Raptors

Impacts to nesting birds are prohibited according to the Migratory Bird Treaty Act. Impacts to raptors and migratory birds during the nesting season would be mitigated by the limitation of clearing activities from February 1 through August 31 unless pre-construction surveys indicate that no nesting birds are located within 300 to 500 feet of the project impact area.

SURVEY METHODS

General biological surveys, an ACOE preliminary wetland delineation, as well as endemic, rare plant and animal presence/absence and/or potential surveys were conducted to map the vegetation communities, wetlands/waters and to assess the presence or potential for presence of sensitive floral and faunal species. This report provides biological data and background information required for environmental analysis by the California Environmental Quality Act (CEQA). In addition, potential impacts were analyzed using guidance and information provided in the draft City's MSCP subarea plan.

Below is a summary of the survey types, date, times, temperature conditions, sky conditions, and wind speeds during the completed surveys for the Project.

SURVEY DETAILS

Date	Survey Type	Time	Conditions Temp (ºF), Wind (mph) begin and end, Sky	Biologists
3-14-13	CAGN	0830-0930	52-68,1-2, clear	EL*
3-21-13	CAGN	0830-1000	61-65,0-2, 30% haze - clear	EL
3-28-13	CAGN	0815-0945	55-69,0-3, 25% haze - 25% haze	EL
4-2-13	QCB	1000-1200	61-65,0-2, clear	EL
4-8-13	General/Rare Bio, Wetland Delineation	0745-1430	57-75, 0-5, clear	MJ*
4-10-13	QCB	1245-1445	76-77,4-8, clear	EL
4-18-13	QCB	0900-1030	68-75,2-8, clear	EL
5-2-16	Update Surveys	1030-1200	73-77, 2-5, clear	MJ

*EL = Erik LaCoste - MJ = Mike Jefferson

Erik LaCoste (TE 027736-5), who is permitted by the U.S. Fish and Wildlife Service (USFWS) to conduct surveys for the coastal California gnatcatcher, conducted the 2013 monitoring surveys on the property. Mr. LaCoste conducted three protocol surveys, according to the USFWS gnatcatcher survey protocol.

Erik LaCoste (TE 027736-5), who is permitted by the U.S. Fish and Wildlife Service (USFWS) to conduct surveys for the Quino Checkerspot butterfly, conducted the 2013 monitoring surveys on the property. Mr. LaCoste conducted 6 protocol surveys, according to the USFWS QCB survey protocol (Table 2). All areas supporting *Plantago erecta* on site, as well as within approximately 200 feet were carefully searched for the presence or absence of QCB and/or QCB larvae.

BLUE senior biologist Michael Jefferson, a qualified biologist and ACOE wetland delineator, completed the onsite general, rare, and endemic surveys as well as the USACE protocol wetland delineation. On May 2nd, 2016 Mike completed a site survey to confirm the status of the site had not been significantly altered since the 2013 surveys. There were no changes to the structure of the habitat.

Vegetation communities were assessed and mapped on a color aerial with topography flown in March 2013. Animal species observed directly or detected from calls, tracks, scat, nests, or other sign were noted. All plant species observed on-site were also noted, and plants that could not be identified in the field were identified later using taxonomic keys.

Prior to conducting the biological surveys, a thorough review of relevant maps, databases, and literature pertaining to biological resources was performed. Recent aerial imagery (Google Earth 2016), topographic maps (USGS 2010), soils maps (USDA, 2012), and other maps of the project site and immediate vicinity were acquired and reviewed to obtain updated information on the natural environmental setting. In addition, a query of sensitive species and habitat databases was conducted, including the California Natural Diversity Database (CNDDB; CDFG 2012a), the California Native Plant Society Electronic Inventory (CNPSEI; CNPS 2012), and the Consortium of California Herbarium (Consortium 2012) applications, as well as a review of regional species lists produced by the USFWS (USFWS 2012a) and CDFW (CDFW 2011, 2012a, CDFW 2012b, and 2012c).

The pre-survey investigation also included a verification of whether or not the project site falls within areas designated as final or proposed USFWS Critical Habitat for federally threatened or endangered species (USFWS 2012b).The complete list of sensitive species (CNDDB) and habitats that have been previously recorded within the vicinity of the project site was compiled, and all recorded locations of species and other resources were mapped and overlaid onto aerial imagery using Geographic Information Systems (GIS) software. The CNDDB list of sensitive species included all database results for areas within the local USGS 7.5-minute topographic quadrangle.

As part of the habitat survey, a wetland jurisdictional delineation was completed. Jurisdictional features were identified. The region received no significant rainfall within the last week before the surveys were conducted. Rainfall patterns were not atypical for that time frame of the surveys.

Delineated boundaries of all features identified within the study area were recorded using a 1” =100’ aerial photograph.

BLUE’s methods for assessing local, state, and federal wetlands follow the guidelines set forth by the USACE in the *Arid West Manual* (USACE 2008b). The routine onsite determination method can be used to gather field data at potential wetland areas for most projects. Visual observations of vegetation types and hydrology are used to locate areas for evaluation. Then, at each evaluation area, several parameters are considered to determine whether the sample point is within a wetland.

REGULATORY BACKGROUND

The following sections summarize the regulations imposed on each type of jurisdictional feature potentially present onsite.

U.S. Army Corps of Engineers Regulated Activities

USACE-regulated activities under Section 404 of the Clean Water Act (CWA) involve a discharge of dredged or fill material into WoUS. A discharge of fill material includes, but is not limited to, grading, placing riprap for erosion control, pouring concrete, laying sod, and stockpiling excavated material into WoUS. Activities that generally do not involve a regulated discharge (if performed specifically in a manner to avoid discharges) include driving pilings, performing some drainage channel maintenance activities, constructing temporary mining and farm/forest roads, and excavating without stockpiling.

Waters of the U.S.

WoUS, as defined in the Code of Federal Regulations (CFR) title 33, section 328.3, include all waters or tributaries to waters, such as lakes, rivers, intermittent and perennial streams, mudflats, sand flats, natural ponds, wetlands, wet meadows, and other aquatic habitats.

Frequently, a WoUS (with at least intermittently flowing water or tidal influences) is demarcated by the ordinary high-water mark (OHWM), defined in CFR 328.3(e) as: *that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.*

Where an OHWM is present, waters may be defined as WoUS when connectivity is determined to be present.

Wetlands

According to the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (Federal Interagency Committee for Wetland Assessment 1989), three criteria must be satisfied to classify an area as a jurisdictional wetland: (1) a predominance of plant life that is adapted to life in wet conditions (hydrophytic vegetation); (2) soils that saturate, flood, or pond long enough during the growing season to develop anaerobic conditions in the upper part (hydric soils); and (3) permanent or periodic inundation or soils saturation, at least seasonally (wetland hydrology) (Environmental Laboratory 1987).

USACE will continue to assert jurisdiction over:

1. traditional navigable waters (TNWs) and their adjacent wetlands;
2. non navigable tributaries of TNWs that are relatively permanent (e.g., tributaries that typically flow year-round or have a continuous flow at least seasonally) and wetlands that directly abut such tributaries (e.g., not separated by uplands, berm, dike, or similar feature) (note: relatively permanent waters [RPWs] do not include ephemeral tributaries, which flow only in response to precipitation, and intermittent streams, which do not typically flow year-round or have continuous flow at least seasonally [e.g., typically three months]); and
3. non-RPWs if determined (in a fact-specific analysis) to have a significant nexus with a TNW, including non-navigable tributaries that do not typically flow year-round or have continuous flow at least seasonally, wetlands adjacent to such tributaries, and wetlands adjacent to but not directly abutting a relatively permanent non navigable tributary. Absent a significant nexus, jurisdiction is lacking.

Three criteria normally must be fulfilled in order to classify an area as a jurisdictional USACE wetland: (1) a predominance of hydrophytic vegetation, (2) the presence of hydric soils, and (3) the presence of wetland hydrology. Details of the application of these techniques are described below.

Hydrophytic Vegetation. The hydrophytic vegetation criterion is satisfied at a location if greater than 50% of all the dominant species present within the vegetation unit have a wetland indicator status of obligate (OBL), facultative wetland (FACW), or facultative (FAC) (USACE 1987). An *OBL indicator status* refers to plants that have a 99% probability of occurring in wetlands under natural conditions. A *FACW indicator status* refers to plants that usually occur in wetlands (67 to 99% probability) but are occasionally found elsewhere. A *FAC indicator status* refers to plants that are equally likely to occur in wetlands or elsewhere (estimated probability34 to 66% for each). The wetland indicator status used for this report follows the *National List of Plant Species that Occur in Wetlands: California (Region 0)* (U.S. Fish and Wildlife Service 1988).

Hydric Soils. The hydric soil criterion is satisfied at a location if soils in the area can be inferred or observed to have a high groundwater table, if there is evidence of prolonged soil saturation, or if there are any indicators suggesting a long-term reducing environment in the upper 18inches of the soil profile. Reducing conditions are most easily assessed using soil color. Soil colors were evaluated using the *Munsell Soil Color Charts* (Kollmorgen Corporation 1975).

Wetland Hydrology. The wetland hydrology criterion is satisfied at a location based upon conclusions inferred from field observations that indicate an area has a high probability of being inundated or saturated (flooded, ponded, or tidally influenced) long enough during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (USACE 1987, 2008a, 2008b).

Assessment of Potential Non-Wetland Waters of the U.S.

Methods for the assessment of non-wetland WoUS was based on indicators for OHWM, following established criteria outlined in the *U.S. Army Corps of Engineers Wetlands Assessment Manual* (Environmental Laboratory 1987), *Regional Supplement to the Corps of Engineers Wetland Assessment Manual: Arid West Region* (USACE 2008a), and *A Field Guide to the Identification of the OHWM in the Arid West Region of the Western United States* (USACE 2008b).

All jurisdictional features within the study area were determined by the presence of OHWM indicators. This field guide presents a method for delineating the lateral extent of the WoUS in the Arid West using stream geomorphology and vegetation response to the dominant stream discharge. BLUE biologists used this guidance in the field to determine the OHWM for all potentially jurisdictional non-wetland waters.

The field guide describes physical evidence that should be used to ascertain the lateral limits of jurisdiction; generally, more than one physical indicator or other means for determining the OHWM is used. The following physical indicators of OHWM were used in the field:

- Natural line impressed on the bank
- Shelving
- Destruction of terrestrial vegetation
- Presence of litter and debris
- Wracking
- Vegetation matted down, bent, or absent

- Sediment sorting
- Leaf litter disturbed or washed away
- Scour
- Deposition
- Bed and banks
- Water staining
- Change in plant community

Evaluation of SWRCB/RWQCB jurisdiction followed guidance from Section 401 of the CWA and follows the same jurisdictional areas as USACE, unless an isolated water is determined to be present. Isolated water features are not considered jurisdictional under USACE, but are still delineated using the OHWM or wetted area. Isolated water bodies are considered SWRCB/RWQCB jurisdictional under the Porter-Cologne Act.

Preliminary Jurisdictional Determination

Under RGL 08-02, dated June 26, 2008, USACE established an alternative to the approved JD process: the "preliminary JD." A preliminary JD is a non-binding written indication that there maybe WoUS, including wetlands, on a project site and identifies the approximate location of these features. Preliminary JDs are used when a landowner, permit applicant, or other affected party elects to voluntarily waive or set aside questions regarding CWA jurisdiction over a particular site, usually in the interest of allowing the landowner to move ahead expeditiously to obtain 404 authorization where the party determines that it is in his or her best interest to do so. A preliminary JD is not an official determination regarding the jurisdictional status of potentially jurisdictional features and has no bearing on approved JDs.

A preliminary JD cannot be used to confirm the absence of jurisdictional waters or wetlands, is advisory in nature, and cannot be appealed. It is considered "preliminary" because a recipient can later request an approved JD if one is necessary or appropriate.

Finally, although a preliminary JD may be chosen by the applicant, the district engineer reserves the right to use an approved JD where warranted. A preliminary JD is documented using the preliminary JD form, provided as Attachment 1 to RGP 08-02. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD treats all waters and wetlands that would be affected in any way except by the permitted activity as if they are jurisdictional. This report presents a preliminary jurisdictional determination.

2011 Draft Clean Water Act Guidance

On April 27, 2011, USACE and EPA issued draft guidance for determining jurisdiction under the CWA. The guidance supersedes the previous guidance from 2003 regarding *SWANCC* (68 Federal Register 1991–1995) and the 2007 *Rapanos* guidance. This document reiterated the guidance issued under the *Rapanos* decision, asserting that the following waters are protected by the CWA:

- Traditional navigable waters
- Interstate waters
- Wetlands adjacent to either traditional navigable waters or interstate waters
- Non-navigable tributaries to traditional navigable waters that are relatively permanent (meaning they contain water at least seasonally)
- Wetlands that directly about relatively permanent waters

The guidance further clarifies the criteria for defining TNWs consistent with previous guidance. In addition, a significant nexus evaluation is required for the "other waters" category of the regulations (see item 3 in Section 2.1.1, above). The guidance divides these waters into two categories (i.e., those that are physically proximate to other jurisdictional waters and those that are not) and discusses how each category should be evaluated.

State Water Resources Control Board Regulated Activities/Regional Water Quality Control Board

In California, the SWRCB and nine Regional Water Quality Control Boards (RWQCB) regulate activities within state and federal waters under Section 401 of the CWA and the state Porter-Cologne Act. The SWRCB is responsible for setting statewide policy, coordinating and supporting the RWQCB efforts, and reviewing petitions that contest RWQCB actions. Each semi-autonomous RWQCB sets water quality standards, issues 401 certifications and waste discharge requirements, and take enforcement action for projects occurring within their boundary. However, when a project crosses multiple RWQCB jurisdictional boundaries, the SWRCB becomes the regulating agency for both of these acts and issues project permits.

Section 401 of the Clean Water Act

Section 401 of the CWA requires that any applicant for a federal permit for activities that involve a discharge to waters of the United States shall provide the federal permitting agency a certification from the state in which the discharge is proposed that states that the discharge will comply with the applicable provisions under the federal Clean Water Act.

Therefore, in California, before USACE will issue a Section 404 permit, applicants must apply for and receive a Section 401 water quality certification or waiver from the RWQCB or SWRCB, as applicable. Under Section 401 of the CWA, the SWRCB/RWQCB regulates at the state level all activities that are regulated at the federal level by USACE. Therefore, SWRCB/RWQCB jurisdiction usually matches the jurisdictional boundaries for WoUS (mapped at the OHWM).

However, if waters are determined not to be WoUS, they may still be subject to SWRCB/RWQCB jurisdiction based on the Porter-Cologne Act.

Porter-Cologne Act

The RWQCB regulates activities that would involve "discharging waste, or proposing to discharge waste, within any region that could affect waters of the state" (California Water Code 13260[a]), pursuant to provisions of the state Porter-Cologne Act. Waters of the State (WoS) are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code 13050 [e]). Such waters may include waters not subject to regulation under Section 404 (i.e., isolated features).

California Department of Fish and Game Regulated Activities

Under recently revised California Fish and Game Code, Sections 1600–1616, CDFW has the authority to regulate work that will substantially divert or obstruct the natural flow—or substantially change or use any material from the bed, channel, or bank—of any river, stream, or lake. CDFW also has the authority to regulate work that will deposit or dispose of debris, wastewater, or other material containing crumbled, flaked, or ground pavement that may pass into any river, stream, or lake. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to all work involving state or local government discretionary approvals.

Section 1602 of the California Fish and Game Code

The California Fish and Game Code mandates that it is unlawful for any person to substantially divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake designated by the department, or use any material from the streambeds, without first notifying the department of such activity.

CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and/or (2) existing fish or wildlife resources. Furthermore, CDFW jurisdiction is often extended to habitats adjacent to watercourses, such as oak woodlands in canyon bottoms or willow woodlands that function hydrologically as part of the riparian system. Historical court cases have further extended CDFW jurisdiction to include watercourses that seemingly disappear but re-emerge elsewhere. Under the CDFW definition, a watercourse need not exhibit evidence of an OHWM to be claimed as jurisdictional.

EXISTING CONDITIONS

A. Surrounding Land Use

The proposed project area is located in the City of Santee, in eastern San Diego County, California (Figures 1-3). The site located east of Mission Trails Regional Park, which is a designated open space area, and is bound to the north by Mesa Height Road. Housing developments border the northern (Mesa Height Road development) and eastern (Clifford Height Road development), Property Lines (PL) and undeveloped land occurs to the south and west. Overall, the property to the north within and immediately surrounding the proposed project development area are heavily developed and the area adjacent to the southern PL is undeveloped.

B. Topography and Soils

The Property is dominated by a ridgeline running east-west with south facing slopes in the southern portion of the property, north facing slopes in the center of the property and a gradually sloping/flat area in the northern portion. The northern, flat and disturbed portion of the property appears to have been previously utilized as a grazing or agricultural area. There is an ephemeral drainage channel supporting riparian habitat running along the eastern and northern property line.

Soil types belonging to three series are reported as occurring on-site including the Diablo, Redding and the terrace escarpment series (Bowman 1973). The Diablo series consist of well-drained, moderately deep to deep clays derived from soft, calcareous sandstone and shale. These soils occur on uplands and have slopes of 2 to 50 percent. Soil type Diablo clay, with 15 to 30 percent slopes is reported as occurring on-site.

Soils in the Redding series consist of well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan. These soils formed in old mixed cobbly and gravelly alluvium. Two soil types from the Redding series are reported as occurring on-site including: Redding gravelly loam, 2 to 9 percent slopes and Redding cobbly loam, dissected, 15 to 50 percent.

Also occurring on-site are terrace escarpment. Terrace escarpments consists of steep to very steep escarpments and escarpment-like landscapes. The terrace escarpments occur on the nearly even fronts of terraces or alluvial fans.

C. Botany

During the biological surveys, a total of seven vegetation communities were mapped on-site: Diegan coastal sage scrub, southern mixed chaparral, southern willow scrub, jurisdictional unvegetated ephemeral drainage,

disturbed habitat, native and non-native grasslands. Table 1 summarizes the acreage of each land cover type and Figure 4 depicts their location. Numerous species and habitat surveys were completed onsite. Each time an onsite survey was conducted, the vegetation map was updated and refined so the habitat/vegetation maps and acreages are not all the same. This report, not the previously completed species specific survey reports, states the most recent and accurate vegetation mapping.

TABLE 1
PLANT COMMUNITIES

Plant Community	Tier	Acres
Diegan Coastal Sage Scrub	II	6.36
Native Grasslands	I	1.24
Southern Mixed Chaparral	III	8.84
Willow Scrub, Disturbed (CDFW jurisdiction)	I	0.24
Ephemeral Unvegetated Channel (CDFW jurisdiction)	I	309 linear feet/0.02
Non-Native Grasslands	III	8.7
Disturbed habitat	IV	1.97
TOTAL		27.35

Diegan Coastal Sage Scrub

Diegan coastal sage scrub is characterized by low, woody subshrubs that grow to approximately 1 meter in height (Holland 1986). Common dominant species include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), laurel sumac (*Malosma laurina*) and white sage (*Salvia apiana*).

Onsite, the majority of Diegan coastal sage scrub is dominated by California sagebrush, black sage, laurel sumac, San Diego sunflower (*Viguiera laciniata*) and California buckwheat. Other plant species associated with coastal sage scrub vegetation on-site included narrow-leaved bedstraw (*Galium angustifolium*), deerweed, toyon (Heteromeles arbutifolia), spiny redberry (*Rhamnus crocea*), white flowering currant (*Ribes indecorum*). The understory of this vegetation community was not well-developed; some observed herbaceous plants include golden yarrow (Eriophyllum confertiflorum), miners lettuce (*Claytonia perfoliata*) and other herbaceous perennials.

Native Grassland

Native grasslands, also referred to as Valley needlegrass grassland, typically supports extensive stands of purple needlegrass (*Stipa pulchra*) as the indicator species for its presence. A limited association of herbaceous perennials and annuals are often potentially found growing among the clumps of needlegrass – including several rare species.

Onsite, the native valley needlegrass habitat is located in varying size patches within the non-native grasslands throughout the northern portion of the site. This community is dominated by purple needlegrass and foothill needlegrass and contains some wild oats and brome grasses as well as native grassland forbs.

Willow Scrub

Willow Scrub (WS) is a riparian community dominated by broad-leafed, winter-deciduous trees such as willows (Salix spp.), and often scattered with Fremont cottonwoods (*Populus fremontii*) an*d sycamores (Platanus racemosa*). This plant community is typically found along major drainages but also occurs in smaller drainages. The density of the willows typically prevents a dense understory of smaller plants from growing. The representative

species typically grow in loose, sandy or fine gravelly alluvium deposited near stream channels during flood flows. This community requires repeated flooding to prevent succession to a community dominated by sycamores and cottonwoods.

Onsite, the 0.24 acres of disturbed Willow Scrub (WS) habitat is located within the northern limits of the property (channel/habitat is located on the Property Line; half onsite and half offsite) and is regarded as jurisdictional waters/wetlands. The ephemeral storm event flows are fed onsite from a pipe extending from the residential development to the east. The disturbed willow scrub habitat supports the typical willow species but is supporting a high percentage of Broom Baccharis (*Baccharis sarothroides*). Due to a lack of appropriate hydrology resulting from the surrounding development, the wetland habitat is not thriving and is in decline. The area is not of high enough quality or large enough area to support potential sensitive/rare species of birds. No additional species specific surveys were conducted within the willow scrub.

Ephemeral Channel

The observed ephemeral water course, which conveys flows from the offsite development to the east are outletted into the Property at the property line out of a concrete box. The ephemeral flows continue to the west, weaving on and off of the Property, in the intermittent channel until the channel dissipates after a total length of approximately 309 linear feet, with an average width of 2.5 feet; totaling 0.02 acres. Where the channel leaves the Property, it appears to be contained within an excavated cut, which was then filled with concrete and asphalt debris. Southwest of the northern terminus of Tyler Street is the terminus of the flood control brow ditch system put in place for the adjacent residential development and the Tyler Street cul-de-sac.

Southern Mixed Chaparral

According to Holland (1986), southern mixed chaparral consists of broad-leaved sclerophyll shrubs, 2-4 meters tall, forming dense, often impenetrable vegetation dominated by scrub oak, chamise (*Adenostoma fasciculatum*) and any one of several taxa of manzanita (*Arctostaphylos* sp.), and lilac (*Ceanothus* sp.). This vegetation community occurs on the coastal foothills of San Diego County and Northern Baja California, usually below 3,000 feet above MSL. Usually there is little or no understory vegetation and often there is considerable accumulation of leaf litter. Occasionally southern mixed chaparral will have patches of bare soil. Other plants observed on-site included white flowering currant (*Ribes indecorum*), redberry (*Rhamnus crocea*) and poison oak (*Toxicodendrum diversiloba*). Southern mixed chaparral accounts for approximately 8.84 acres of the proposed north facing slopes of the Property (north of and below the ridge line).

Non-native Grassland

Non-native grassland is described by Holland (1986) as having dense to sparse cover of non-native annual grasses that grow to approximately 1.5 ft. in height. Non-native grassland on the project site is dominated by slender wild oat (*Avena barbata*), ripgut grass (*Bromus diandrus*), soft chess (*Bromus hordeaceus*), foxtail (*Bromus madritensis*), with the occasional native grassland forb, native foothill needlegrass (*Nassella lepida*), and purple needlegrass (*Nassella pulchra*).

Onsite, the non-native grassland comprises approximately 8.7 acres of the Property and is located on the low angle slopes in the area that appears to have been historically disked and utilized for agriculture and/or grazing, etc. Numerous paths and grading scars run through this portion of the Property.

Disturbed Habitat/Historic Agriculture

Disturbed lands, totaling 1.97 acres, consists of historically cleared native/natural habitats, is the dominant habitat type in the Project footprint and onsite, generally. The plant community generally consists of mustard (ssp.), non-native grasses, Russian thistle (Salsola tragus) and prickly lettuce (Lactuca serriola). Due to the general impacts to the soils structure and tilling, there is no herbaceous layer present. This area supports a dirt road traversing the slope, up to the ridge line, and indications of historic grading, dumping and off-road driving access.

D. Zoology

Overall, the property provides a moderate to high overall value habitat for wildlife species. A complete list of wildlife species observed onsite is included as Appendix B.

1. Birds

Native and non-native vegetation communities provide habitat for numerous species of resident and migratory birds. A number of common avian species breed within sage scrub and chaparral habitats, and forage among the leaf litter in the vegetative understory. Rocky outcrops, particularly on undisturbed slopes or peaks can provide significant perching or roosting sites for raptors; and grasslands and agricultural lands located adjacent to woodland areas provide significant foraging habitat for resident, wintering and migrant raptors. Avian diversity and abundance is substantial within riparian and oak woodland habitats. These habitats are comprised of several horizontal niches including canopy, shrub, herb, and ground, which provide a network of valuable roosting, foraging and breeding areas for birds. Quality avian habitat within the Cities is concentrated where the vegetation is less disturbed and provides habitat connectivity; however, the various creeks and tributaries within the City also provide some measure of habitat connectivity, and potential avian breeding and foraging areas.

Bird species observed on-site are typical for the existing habitat types and surrounding development The mature disturbed willow scrub, and on-site native habitats offer areas for cover, foraging, and potential nesting for avian species.

During the 2013 Protocol surveys, the same pair (2) of gnatcatchers was observed on the ridgeline and on the south facing slope during all three surveys (Figure 5). In addition to the gnatcatcher pair, a cactus wren (*Campylorhynchus brunneicapillus*) pair was observed on the south facing slope (on all three surveys) and Southern California rufous-crowned sparrow (Aimophila ruficeps canescens) were observed on the first and second surveys on the ridgeline area.

Several other bird species were within the project area during biological surveys. Most species were observed in association with Diegan coastal sage scrub habitat or were seen flying overhead. These species included Bewick's wren (*Thyromanes bewickii*), California towhee (*Pipilo crissalis*), California quail (*Callipepla californica*), wrentit (*Chamaea fasciata*), Cooper's hawk (*Accipiter cooperii*), and red-tailed hawk (*Buteo jamaicensis*).

2. Mammals

Without trapping, the presence of mammal species must be discerned through habitat suitability, species range and biological records. Many mammals are nocturnal and secretive, and indirect signs for a number of species, particularly rodents, can be similar. Small mammal species typically occur in sage scrub, chaparral, grasslands and agricultural/disturbed areas, and several of these species will intermittently use riparian and woodland habitats for foraging and cover. Various species of bats will also forage in grasslands and woodland habitats. Larger mammals often require greater blocks of connected habitat for hunting and travel within their range. Quality

habitat for small mammal species is generally located throughout the study area, but as with reptiles, small remaining patch size can undercut the ability of some species populations to survive in open space.

Mammal species that were detected or potentially occuring on-site included California ground squirrel (*Spermophilus beecheyi*) and Audubon's cottontail (*Sylvilagus audubonii*). Observations of nests, tracks and scat, provided indicators of the presence of additional mammal species including woodrat (*Neotoma sp.*), coyote (*Canis latrans*), and southern mule deer *(Odocoileus hemionus fuliginata*).

3. Reptiles

Numerous species of lizards and snakes use rock crevices for cover within sage scrub and open chaparral habitat, and feed on small insects and insect larvae among the leaf litter. Other species are found in grasslands and agricultural/disturbed land, or in riparian areas and hunt small rodents. Quality reptilian habitat, primarily consisting of sage scrub, rocky outcrops, chaparral and oak woodland, is located onsite.

Four reptile species were observed, including Belding's orangethroat whiptail (*Cnemidophorus hyperythrus beldingi*), western fence lizard (*Sceloporus occidentalis*), side-blotched lizard (*Uta stansburiana*), and San Diego horned lizard (*Phrynosoma coronatum blainvillei*).

4. Amphibians

Amphibians typically occur in riparian habitats with peripheral upland vegetation. Riparian ecosystems often provide temporary ponding water used as breeding habitat by various amphibious species, as well as abundant vegetation for cover and foraging. Amphibians will also create burrows in adjacent upland habitats, such as sage scrub and non-native grasslands, where they will aestivate (or spend time in a dormant state, similar to hibernation). Amphibian species known or with a potential to occur in the San Diego region include the garden slender salamander (*Batrachoseps major*), arboreal salamander (*Aneides lugubris*), western toad (*Bufo boreas*), California chorus frog (*Pseudacris cadaverina*), Pacific chorus frog (*Pseudacris regilla*), and the bullfrog (*Rana catesbeiana*), a non-native species.

No amphibians were observed the time of the surveys, no standing or running water was present. Therefore, depending on the storm water flows, appropriate habitat may occur onsite.

5. Invertebrates

Limited cohesive information is available to provide a thorough description of the many invertebrate fauna found within the City and region; however, the range of butterfly species and vernal pool branchiopods has been fairly well documented within the City. Butterfly species occur in a wide range of habitats; including sage scrub and chaparral, open areas devoid of substantial shrub cover such as non-native grasslands and agricultural/disturbed land, as well as more densely vegetated areas such as riparian habitat and oak woodlands. These habitats provide various host-specific plants suitable for larval development, adult nectar resources; as well as topographical features, such as hilltops or open ground that aid in courtship and mating. In contrast, vernal pool branchiopods are strongly restricted to vernal pool habitat, and consequently, many of these species are considered to be sensitive.

No vernal pools were observed onsite and a result, no sensitive or rare species of vernal pool specific invertebrates are expected to occur onsite.

Several butterfly species were detected on-site including: Sara orangetip (*Anthocaris sara*), Cabbage white (*Pieris rapae*), Anise swallowtail (*Papilio zelicaon*), Pale swallowtail (*Papilio eurymedon*), and funereal duskywing (*Erynnis funeralis*).

E. Sensitive Biological Resources

1. Sensitivity Criteria

The subject property is located within the City of Santee Multiple Species Conservation Program (MSCP) and MHPA. The sensitive resources on-site are required to be protected, preserved, and where damaged, restored according to the CEQA and draft MSCP Regulations. The proposed project must be designed to meet or exceed those regulations.

State and federal agencies regulate sensitive species and require an assessment of their presence or potential presence to be conducted on-site prior to the approval of any proposed development on a property. For purposes of this report, observed species will be considered sensitive if they are: (1) listed or proposed for listing by state or federal agencies as threatened or endangered; (2) on List 1B (considered endangered throughout its range) or List 2 (considered endangered in California but more common elsewhere) of the California Native Plant Society's (CNPS) *Inventory of Rare and Endangered Vascular Plants of California* (Skinner and Pavlik 1994); (3) within the Multiple Species Conservation Program (MSCP) list of species evaluated for coverage or list of narrow endemic plant species; or (4) considered fully protected, sensitive, rare, endangered, or threatened by the State of California and Natural Diversity Data Base (NDDB), or other local conservation organizations or specialists. California fully protected is a designation adopted by the State of California prior to the creation of the State Endangered Species Act and is intended as protection from harm or harassment.

Noteworthy plant species are considered to be those which are on List 3 (more information about the plant's distribution and rarity needed) and List 4 (plants of limited distribution) of the CNPS Inventory. Sensitive habitat types are those identified by the NDDB, Holland (1986) and/or those considered sensitive by other resource agencies.

Determination of the potential occurrence for listed, sensitive, or noteworthy species are based upon known ranges and habitat preferences for the species (Zeiner et al.; Skinner and Pavlik; Reiser); species occurrence records from the NDDB (State of California); and species occurrence records from other sites in the vicinity of the project site.

2. Sensitive Plant Communities and Habitats

During the biological surveys, a total of seven vegetation communities were mapped on-site; of which 6 are sensitive (Disturbed Habitat not considered sensitive): Diegan coastal sage scrub, southern mixed chaparral, southern willow scrub, jurisdictional unvegetated ephemeral drainage, native and non-native grasslands.

3. Narrow Endemic and Sensitive Plant Species

Thirty -one sensitive plants were assessed for the potential to occur onsite and are discussed in Appendix C. No sensitive or narrow endemic species were observed onsite. The literature search indicated the potential occurrence of numerous sensitive plant species in the vicinity of the project site including: San Diego Ambrosia (*Ambrosia pumila*), San Diego goldenstar (*Bloomeria clevelandii*) and San Diego viguiera (*Bahiopsis laciniata*).

San Diego Ambrosia Federal status: Endangered State status: None Narrow Endemic

San Diego ambrosia (*Ambrosia pumila*), a member of the Asteraceae, or sunflower family, is a perennial herb that expands by rhizomes and grows in height to approximately two feet. The stems are green to straw colored, with short, dense hairs. The leaves of this plant are softly gray-white and hairy. The flowers of San Diego ambrosia grow in staminate and pistillate heads that bloom between May and September. This species occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. It is also known to occur in disturbed sites. Many occurrences of this plant have been extirpated in San Diego, where it is threatened by continued development (CNPS 2001).

San Diego Ambrosia was not detected during biological surveys. Although appropriate habitat for this species occurs on-site, this species would have been detected if present. Therefore, San Diego Ambrosia is not expected to occur on-site.

San Diego goldenstar (*Muilla clevelandii*), a CNPS list 1B species and San Diego sunflower (*Viguiera laciniata*), a CNPS List 4 plant species were observed on-site (CNPS 2001). Plant species afforded the list 1B category are rare throughout their range. All species within this category are judged to be vulnerable under present circumstances or to have a high potential for becoming so (CNPS 2001). All of the plants constituting List 1B meet the definitions of Section 1901, Chapter 10 (Native Plant Protection Act) of the CDFG Code, and are eligible for state listing (CNPS 2001). Plant species afforded the list 4 category are of limited distribution (CNPS 2001). San Diego goldenstar and San Diego sunflower are not considered endangered or threatened by state or federal resources agencies.

a. Observed

A single plant listed as sensitive by the MSCP (rare, sensitive, narrow endemic, etc.) was observed onsite, San Diego Viguiera. In addition, dwarf plantain (Plantago erecta) was discovered. This plant is the host plant for the endangered Quino checkerspot butterfly (Euphydryas editha quino). Due to the presence of the host plant on-site, the potential for the site to support the butterfly was evaluated (USFWS protocol surveys) with negative results.

b. Not Observed

Several other sensitive species are known to occur in the vicinity of the project site. However, because they were not observed onsite during the surveys, these species are not considered as potentially occurring onsite based on the historical and ongoing uses, and surrounding development. For a complete list as to the potential occurrence of all Sensitive Plants Observed or with the Potential to Occur, see Appendix C.

4. Sensitive Wildlife

Animal species (wildlife) are considered sensitive if they have been listed as such by federal, state resource agencies, or local jurisdiction. The California Department of Fish and Game (CDFG) publishes comprehensive lists for sensitive plants and animals through the California Natural Diversity Database (CNDDB; CDFG 2016). The CDFG also publishes the CNDDB RareFind, a computerized inventory of information on the location and condition of California's rare, threatened, endangered, and sensitive plants, animals, and natural communities. Other sensitive species include State Protected Species and State Species of Special Concern.

The literature search indicated the potential occurrence of two sensitive wildlife species in the vicinity of the project site including the federally and state endangered least Bell's vireo (*Vireo bellii pusillus*), and federally threatened coastal California gnatcatcher (*Polioptila californica californica*).

Due to the presence of appropriate habitat and patches of *Plantago erecta*, USFWS protocol surveys for the Quino Checkerspot Butterfly (QCB; *Euphydryas editha quino*) were completed on the approximately 27.35-acre property.

Due to the presence of appropriate habitat, Diegan coastal sage scrub on-site, focused USFWS protocol surveys for the gnatcatcher were conducted. Due to the disturbed nature of southern willow scrub on-site, the federally and state endangered least Bell's vireo was not observed onsite during the general species surveys, and is not expected to occur on-site.

Several sensitive wildlife species, afforded the California Species of Special Concern were observed on-site. These species included: coastal California Gnatcatcher (CAGN), San Diego cactus wren, and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*). A complete list and explanation as to the potential occurrence of all Sensitive Wildlife Observed or with the Potential to Occur is described in Appendix D.

a. Observed

California Gnatcatcher Federal Status: Threatened State Status: Species of Special Concern

The coastal California gnatcatcher (*Polioptila californica californica*) is a small gray songbird that resides in coastal sage scrub plant communities. It is a recognized subspecies of the California gnatcatcher (*Polioptila californica*) which has a greater geographical coastal distribution. The coastal California gnatcatcher is endemic to coastal southern California and northwestern Baja California, Mexico. The present distribution of the subspecies includes Los Angeles, Orange, Riverside, and San Diego counties. The southern limit of the coastal California gnatcatcher coincides with the distributional limit of coastal sage scrub.

The gnatcatcher occupies coastal sage scrub plant communities dominated by California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), various species of sage (*Salvia* spp.), California encelia (*Encelia californica*), and various species of cactus as well as intermixed elements of chaparral communities such as laurel sumac (*Malosma laurina*) and common chamise (*Adenostoma fasciculatum*). Within the overall range of suitable habitat, patches dominated by California sagebrush and California buckwheat are preferred over communities with a greater percent composition of sage, chamise or other sage scrub elements. Gnatcatcher population declines have been attributed to coastal sage scrub habitat destruction, fragmentation and modification. Degradation of approximately 90% of suitable habitat has occurred as a result of urban and agricultural development prior to the early 1980's (Westman 1981, 1987; Barbour and Major 1977).

Onsite, the same pair (2) of gnatcatchers was observed on the ridgeline and on the south facing slope during all three surveys (Figure 5). In addition, during the QCB surveys, on the 4/10/13 survey, the California gnatcatcher nest with 4 eggs was observed on the ridgeline in a California sagebrush adjacent to the dirt trail.

San Diego Cactus Wren Federal Status: None State Status: Species of Special Concern

The San Diego cactus wren is an uncommon and localized resident of the County. This bird is recognized by its broad white eye stripe and densely spotted breast. The tail is barred and white tipped, usually not cocked upward. The primary habitat for the cactus wren is the coastal lowlands of the region. Additionally, they are restricted to thickets of *Opuntia* cactus in Diegan coastal sage scrub. Once a widespread and common resident of San Diego the cactus wren today has been threatened by urbanization of the coastal mesas and hillsides formerly vegetated with sage scrub and cactus thickets.

A cactus wren (*Campylorhynchus brunneicapillus*) pair was observed on the south facing slope (on all three CAGN surveys).

Cooper's Hawk Federal Status: None State Status: Species of Special Concern
The Cooper's hawk (*Accipiter cooperii*), a member of the Accipiter family is approximately 16.5 inches in length and has a wing span of 31 inches (Sibley 2000). This medium sized hawk can be described as having a streaked rufous breast, a relatively large head, and a long tail. This bird species can be found in oak woodlands and in riparian habitats. The diet of this species consists of small mammals, birds, lizards, snakes, amphibians, and large insects near riparian vegetation and near patchy, wooded areas (Ehrlich er al. 1988). However, beginning in the 1980's, the Cooper's hawk adapted to nesting in eucalyptus trees and other ornamental tree species in urban areas (San Diego Natural History Museum 2002).
The Cooper's was observed over the ridgeline during biological surveys of the project site performed by BLUE.

Southern California Rufous-Crowned Sparrow Federal Status: None State Status: Special Concern Species
The Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) can be described as heavy and stocky (13-15 cm), brown songbird with a fairly long tail (Sibley 2000). Other distinguishing characteristics include a plain gray breast, a distinct pale malar, and a rufous crown which gives it its name (Sibley 2000). This species can be found in coastal sage brush and grassy openings on rocky hillsides, often in pairs (Unitt 1984). The rufous crowned sparrow diet consists of insects, seeds, and buds (Ehrlich et al. 1988). The decline of this species can be attributed to the loss of suitable habitat as a result of urban development.

During the CAGN protocol surveys, Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) were observed on the first and second surveys on the ridgeline area.

b. Not Observed

Numerous sensitive/rare/endemic species are listed as potentially occurring in the area due to potential high quality wqetland habitat and vernal pool habitat in the area. No wetland habitat suitable for the sensitive specioes is present onsite, and no vernal pools or the species that are typically found within and adjacent to vernal pools (identifying species) were observed. Due to the lack of appropriate wetland and vernal pool habitat, these species are not expected to occur. The completed USFWS protocol surveys were negative for the onsite presence of QCB.

San Diego Horned Lizard Federal Status: None State Status: Species of Special Concern
The San Diego horned lizard (*Phrynosoma coronatum blainvillei*) can be described as having projecting scales on the dorsal surfaces of the body and is characterized by two dagger like horns at the back of its head. This species can grow to be between 2 ½ to 4 inches in length and can be yellowish, brown, reddish or gray (Stebbins 1985).

The San Diego horned lizard occurs in a variety of habitats including, scrubland, grassland, coniferous forests, and broadleaf woodland. The decline of this species can be attributed to the rapid development of the coast.

Appropriate habitat for this species is present onsite and this species has a moderate to high potential to occur onsite.

Belding's Orange-throated Whiptail Federal Status: None State Status: Species of Special Concern
The Belding's orange-throated whiptail can be identified by its five light stripes at mid-body and a mid-dorsal stripe usually forked at both ends. The body of this long-tailed lizard is yellowish white below, often with gray or bluish slate on belly, more or less washed. Adults with bright reddish orange in adults; throat and chest especially so in breeding males (Stebbins 1985). This species is found within coastal (Diegan) sage scrub and mixed chaparral habitats where they intermix with open sandy areas.

Appropriate habitat for this species is present onsite and this species has a moderate to high potential to occur onsite.

Quino Checkerspot Butterfly Federal Status: Endangered State Status: None
The Quino checkerspot butterfly (*Euphydryas editha quino*) is known to occur in sunny openings within chaparral and coastal sage shrublands in portions of Riverside and San Diego counties, California, and northwestern Baja California, Mexico (Federal Register 1997). This species has been threatened by habitat loss and degradation as a result of grazing, urban development, fire management, excessive collection and general human disturbance (Federal Register 1997).

The checkerspot's primary larval hostplant, dot-seed plantain (*Plantago erecta*), is generally small, growing to between approximately 3 and 30 centimeters in height (Hickman 1993). It is easily displaced by non-native species that invade following disturbance from disking, grading or grazing (Federal Register 1997). Other known larval host plants include Chinese houses (*Collinsia concolor*), snapdragon (*Antirrhinum coulterianum*) and Indian paint brush (*Castilleja exserta*).

Appropriate habitat for this species is present onsite but is not expected to occur as a result of the completed focused surveys.

5. Wildlife Movement Corridors

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important because they provide access to mates, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992). Wildlife movement corridors are considered sensitive by resource and conservation agencies.

The Property does not support a portion of a recognized or formal Corridor. The Property is one parcel removed (to the north) from the Mission Trail Preserve. The property supports high quality habitat and a ridgeline which is typical of corridors utilized by the local wildlife.

PROJECT IMPACTS

Of the 27.35 acres onsite a total of approximately 30% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project Of this total, 6.78 acres of impacts are to sensitive habitat types and is considered significant. A total of approximately 19.45 acres (70%), are avoided and preserved onsite. All mitigation is proposed to be completed offsite with the purchase of mitigation credits.

Potentially significant direct impacts which require compensatory mitigation are considered those impacts to sensitive species/habitat(s) within the grading footprint and uplands Fuel Modification Zone (FMZ) 1 and 2 (upland only). FMZ 2 maintenance impacts within the CDFW jurisdictional habitat consists of removing dead material. As a result, the proposed FMZ 2 maintenance/impacts to the onsite willow scrub (impact neutral) is not considered a potentially significant impact and compensatory mitigation is not required. The unavoidable FMZ 1 and FMZ 2 maintenance impacts to the non-native grasslands within the existing approximately 0.91 acre Padre Dam 'sage scrub easement' are considered significant and both the loss of the habitat and 'sage scrub easement' area acreage is proposed to be mitigated for, see mitigation section.

No potentially significant biological impacts to the observed sensitive plant/wildlife species, coastal sage scrub, CDFW jurisdictional ephemeral channel and wetlands are proposed. All avoided habitat is to be placed within a created Open Space easement.

TABLE 5
Proposed Project - Significant Impacts

Plant Community	Tier	Acres	Grading/ FMZ 1 Impacts	Sage Easement Impacts	FMZ 2 Impacts	Impacts Total
Diegan Coastal Sage Scrub	II	6.36	0.0	0.0	0.0	0.0
Native Grasslands	I	1.24	0.59	0.01	0.01	0.61**
Southern Mixed Chaparral	III	8.84	0.14	0.0	0.0	0.14**
CDFW Willow Scrub (dist.)	I	0.24	0.0	0.0	0.24***	0.24***
CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	0.0	0.0	0.0
Non-Native Grasslands	III	8.7	5.27	0.28	0.19	5.74**
Disturbed habitat	IV	1.97	1.63	0.02	0.03	1.68
TOTAL		27.35	7.63	0.31	0.47	8.41

** Area not included in habitat total, calculated as underlying habitat*

*** Significant Impact*

**** FMZ 2 – only dead material is to be removed. Not considered a CDFW significant impact.*

TABLE 5a
Proposed Project – Avoided/Preserved Habitat

Plant Community	Tier	Acres	Impacts	Preserve	% Preserved
Diegan Coastal Sage Scrub	II	6.36	0.0	6.36	100%
Native Grasslands	I	1.24	0.61*	0.63	51%
Southern Mixed Chaparral	III	8.84	0.14*	8.70	98%
CDFW Willow Scrub (dist.)	I	0.24	0.24**	0.24	100%
CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	309 linear feet/0.02	100%
Non-Native Grasslands	III	8.7	5.74*	2.96	34%
Disturbed habitat	IV	1.97	1.68	0.29	14%
TOTAL		27.35	8.41	19.45	

** Significant Impact*
*** FMZ 2 impacts not considered significant – Willow Habitat in FMZ 2 to be included in Preserve*

The biological impacts of the project were assessed according to guidelines set forth in the draft City MSCP Subarea Plan and CEQA. Mitigation is required for impacts that are considered significant under the Conservation Element of the Santee General Plan, draft Subarea Plan and CEQA guidelines.

A. <u>City of Santee Significance Thresholds</u>

Impacts to biological resources are assessed by City staff through the CEQA review process, and through review of the project's consistency with the City's draft MSCP Subarea Plan. Sensitive biological resources are defined by the draft MSCP as: *Lands that contain Natural Vegetation and/or Wetlands; and/or habitat occupied by Covered Species, other Listed Non-Covered Species, and/or Narrow Endemic Species.*

B. <u>Plant Communities</u>

Of the Property's 27.35 acres, approximately 8.41 acres are proposed to be impacted by the proposed Project. Impacts include those areas within the grading, landscaping and FMZ footprint. A total of 19.45 acres (approximately 70%) are to be avoided and preserved within OS. Of this Preserve total, 0.34 acres are disturbed and not counted towards the draft MSCP habitat impact/preserve percentage calculation.

Of the seven habitat types observed onsite, 4 habitats are proposed to be impacted; with 3 of those habitat types regarded as sensitive. These impacted habitats include: Native Grasslands (sensitive), Southern Mixed Chaparral (sensitive), Non-Native Grasslands (sensitive), and disturbed habitat. All impacts to the 6.49 acres of sensitive habitat are considered significant and require mitigation.

C. <u>Wildlife</u>

Due to the low but extant quality of habitat within the proposed Footprint, some impacts to general wildlife associated with the property may occur through implementation of the proposed project. Birds have a high mobility and will most likely be displaced off the site during grading. Small mammals, amphibians, and reptiles with low mobility may be inadvertently impacted during the clearing and/or grading of the site. Impacts on general wildlife are considered less than significant.

Typical potential indirect impacts to habitat and species associated with project implementation which includes a potential increase in night lighting, traffic, and litter and pollutants into adjacent wildlife habitat are not expected

due to the previously existing active development onsite. Therefore, these potential indirect impacts are not expected to reduce the wildlife populations of the area below self-sustaining levels and are thus considered less than significant.

D. Multiple Species Conservation Program

1. Multiple Species Conservation Program

The draft Multiple Species Conservation Program (MSCP) is designed to identify lands that shall conserve habitat for federal and state endangered, threatened, or sensitive species. The draft MSCP is a plan and a process for the local issuance of permits under the federal and state Endangered Species Acts for impacts to threatened and endangered species. Also included in the MSCP are implementation strategies, preserve design, and management guidelines. The City prepared a draft subarea preserve plan to guide implementation of the MSCP Plan within its corporate boundaries.

2. Sensitivity Criteria

The assessment of the sensitivity of plant communities and species follows the guidelines presented in the draft MSCP. Preserve Lands are those that have been included within the City's draft MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity within the City and the San Diego region.

All species listed by state or federal agencies as rare, threatened, or endangered or proposed for listing are considered to be sensitive biological resources. The habitat that supports a listed species or a narrow endemic species is also a sensitive biological resource.

Assessments for the potential occurrence of sensitive species are based upon known ranges, habitat preferences for the species, species occurrence records from the NDDB, and species occurrence records from other sites in the vicinity of the project site.

The site is physically suited to support the proposed development and as designed, with the mitigation measures implemented, the project will not significantly disturb or impact any environmentally sensitive lands or species.

Sensitive Plant Communities

The proposed Project will impact three (3) sensitive habitat types, requiring compensatory mitigation (proposed off-site), totaling approximately 6.78 acres.

This is broken down as follows:

- 0.61 acres of Native Grasslands,
- 0.14 acres of Southern Mixed Chaparral and
- 5.74 acres of Annual Non-Native Grasslands

Mitigation is required to reduce these potentially significant impacts to a level below significance.

Sensitive Plants

The proposed Project will impact no sensitive plant species. All areas potentially supporting sensitive plant species (those areas/habitats/plants that support the potentially occurring sensitive species) will not be impacted. Those areas are proposed to be preserved and managed in perpetuity.

Sensitive Wildlife

The proposed Project will not significantly impact any sensitive wildlife species. All areas potentially supporting sensitive wildlife species (those areas/habitats/plants that support the potentially occurring sensitive species) will not be impacted; e.g. the Plantago erecta observed onsite, outside of the impact footprint, that could support the Quino checkerspot butterfly and the coastal sage scrub which potentially supports the coastal California gnatcatcher. Those areas are proposed to be preserved and managed in perpetuity. Because no potentially occurring sensitive species appropriate habitat is within the Project footprint, no additional surveys are required.

E. Jurisdictional and City Wetlands

CDFW jurisdictional wetlands and waters were observed onsite. Due to the ephemeral nature of the storm flows through the onsite channel, the USACE has no jurisdiction. The proposed development proposes FMZ 2 within the willow scrub area. This requires the removal of dead material – not living material. As a result, this not does not significantly impact the observed CDFW jurisdictional ephemeral drainage channel (unvegetated) or wetlands (willow scrub). All disturbed CDFW jurisdictional Willow Scrub habitat will be avoided and preserved. No substantial diversion or obstruction to the natural flow, or substantial change to the bed, channel, or bank, or if there is any use of material from the bed, channel, or bank, or if there is deposition of debris, waste, or other material where it may pass into a river, stream, or lake, is proposed. No substantial adverse effect on existing fish and wildlife resources is proposed. No additional CDFW permitting is required. No mitigation is required.

F. Potential Indirect Impacts

Biological resources located adjacent to the proposed development (north, south and east of the property) could be indirectly impacted by both construction and post-construction activities associated with the proposed Project.

Potential indirect impacts may include an increase in urban pollutants entering sensitive water bodies and edge effects. These edge effects include a potential increase in noise, human intrusion, and introduction of domestic animals, night lighting, habitat disturbance and pollutants (fugitive dust).

As described below, potential indirect impacts resulting from the proposed Project are not proposed/expected to occur. Preventative measures will be required and implemented to ensure that indirect impacts do not occur. The Property is currently surrounded by residential development on all side and is actively utilized by the community at large through the numerous trails running through the Property.

The approval and development of the 14 residential lots will require the implementation of all identified preventative measures, during construction and under final residential use, that will separate the areas to be impacted from the preserved areas. As described below, potential indirect impacts into the preserved area (open space) which supports the sensitive habitats and wildlife will be avoided.

1. Water Quality

The proposed project site is located proximate to an ephemeral drainage and will continue to partially drain into the existing ephemeral drainage where it enters the property from a concrete box. Water quality has the potential to be adversely affected by potential surface runoff and sedimentation during the construction and operation of the project; however, Best Management Practices (BMPs) shall be implemented that shall reduce potential impacts to below significance. Therefore, the project is not expected to decrease water quality or affect vegetation, aquatic animals, or terrestrial wildlife that depends upon the water resources.

2. Habitat Disturbance

Development of residential, commercial, office, and/or restaurant uses typically lead to an increase in human presence on and around project sites. However, this is a project which is predominantly within the pre-existing developed envelope. Therefore, while there may be an increase in total human activity in the area, the area has already absorbed the biological loss to function and value and it is unlikely (if possible) that the project could lead to further fragmentation of habitat and the degradation of sensitive habitat if people or pets wandered outside the developed area. Additionally, illegal dumping of green waste, trash, and other refuse, which currently negatively impacts the adjacent habitat, would be eliminated.

3. Edge Effects

Edge effects occur when blocks of habitat are fragmented by development. Potential edge effects include: potential increase in noise, human intrusion, introduction of domestic animals, night lighting and dumping.

These edges make it easier for non-native plant species to invade native habitats. Edge effects can also make it easier for both native and non-native predators to access prey that may have otherwise have been protected within large, contiguous blocks of habitat. In addition, the disruption of predator-prey, parasite-host, and plant-pollinator relations can occur.

The proposed project shall not lead to significant edge effects. The project's proposed landscape plan does not include any invasive plant species. Steep slopes that rim development areas are within the FMZ 1 and 2 and shall be landscaped in Fire Marshal approved native and naturalized plant material and serve as a buffer to native habitat surrounding the project site. In addition, as previously stated, the approval and development of the 14 residential lots will require the implementation of all identified preventative measures and funded to implement access control measures in perpetuity. Therefore, the Project implementation will improve on the existing habitats exposure to the current edge effects, primarily the impact of human use (walking trails with pets and dumping).

4. Night-time Lighting

Development of the project site shall introduce night-time lighting in the form of street and parking lights, car headlights, and residential lights. Night-time lighting on native habitats can provide nocturnal predators with an unnatural advantage over their prey. This could cause an increased loss in native wildlife that could be a significant impact unless mitigated. Nighttime lighting shall be consistent with the City's lighting requirements and shall not cause significant impacts on wildlife habitat. As a result, no photometric study is required.

5. Fugitive Dust

Fugitive dust produced by construction could disperse onto vegetation. Effects on vegetation due to airborne dust could occur adjacent to construction. A continual cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals' dependent on these plants (e.g., seed eating rodents or insects or browsing herbivores).

Fugitive dust impacts shall not be considered significant because the project shall be required to implement mandatory dust control requirements, per the City approved grading plan(s) and grading ordinances, that ensure dust control is implemented and significant impacts shall not occur.

G. <u>Wildlife Movement Corridors</u>

The property does not maintain an identified wildlife corridor. The proposed project will not significantly impact a wildlife movement corridor. No mitigation will be required.

Cumulative Impacts

A total of approximately 19.45 acres (approximately 71%) of the property will be avoided and preserved, including all sensitive species locations, wetlands and coastal sage scrub. The proposed project shall impact a total of 8.41 acres.

No listed/sensitive species were observed or are expected to occur within the proposed development footprint; none are proposed to be impacted. Due to the fact that the proposed project will conform with the MSCP draft and its' implementing ordinances, the project will not result in a significant cumulative impact for those biological resources adequately covered by the draft MSCP.

Biological impacts shall be mitigation to a level below significance. No cumulative impact mitigation, for habitat or species, is recommended at this time.

MITIGATION MEASURES

Mitigation is required for impacts that are considered significant under CEQA and the City draft MSCP and Sub-Area Plan. Mitigation measures typically employed include resource avoidance, on-site habitat preservation and/or replacement, payment of funds into a habitat conservation program, and/or the off-site acquisition and preservation of habitat. Mitigation is required for impacts that are considered significant, including impacts to listed species, sensitive plant communities and habitats, and wetlands that are not adequately protected by the draft MSCP.

Regulations within the draft subarea plan require that impacts to jurisdictional wetlands, chaparral, native and non-native grasslands are mitigated according to the Uniform Mitigation Standards.

Special-status Plant Species

No sensitive and/or narrow endemic plant species are proposed to be impacted and mitigation is not recommended at this time.

Jurisdictional Aquatic Resources (CDFW wetlands)

The jurisdictional blue line stream channel and the associated wetland habitat, as depicted on Figure 4, is under the jurisdiction of the City and CDFW.

No potentially significant impacts (only FMZ 2 maintenance) to the CDFW jurisdictional wetlands are proposed. No compensatory wetland mitigation is required.

Sensitive Habitats

As required by CEQA and the City/draft MSCP, mitigation is required to reduce these potentially significant impacts to a level below significance.

The proposed Project will significantly impact three sensitive habitat types over approximately 6.78 acres. This is broken down as follows, including the required mitigation ratio:

- 0.59 acres of Native Grasslands (mitigation ratio 2:1)
- 0.14 acres of Southern Mixed Chaparral (mitigation ratio 1:1)
- 5.27 acres of Annual Non-Native Grasslands (mitigation ratio 1:1)
- 0.01 acres of Existing Open Space Fuel Modification Zone maintenance impacts to Native Grasslands (mitigation ratio is doubled, 2:1).
- 0.28 acres of Existing Open Space Fuel Modification Zone maintenance impacts to Annual Non-Native

Grasslands (mitigation ratio is doubled, 2:1).

TABLE 6
Proposed Project Impacts and
Habitat Mitigation Requirements

Plant Community	Tier	Onsite Acres	Total Impacts	Mitigation Ratio	Mitigation Acreage
Diegan Coastal Sage Scrub	II	6.36	0.0	N/A	N/A
Native Grasslands	I	1.24	0.61	2:1	1.22
Southern Mixed Chaparral	III	8.84	0.14	1:1	0.14
CDFW Willow Scrub (dist.)	I	0.24	0.0	N/A	N/A
CDFW Ephemeral Unvegetated Channel*	I	309 linear feet/0.02	0.0	N/A	N/A
Non-Native Grasslands	III	8.7	5.74	1:1	5.74
Sage Easement impacts; Native Grasslands	I		0.01	4:1 (double)	0.04
Sage Easement impacts; Non-Native Grasslands	III		0.28	2:1 (double)	0.56
Disturbed habitat	IV	1.97	1.68	N/A	N/A
TOTAL		27.35	8.41		7.7

** Area not included in habitat total, calculated as underlying habitat*

A total of 71% of the sensitive habitat will be preserved.

Of the 27.35 acres onsite, a total of approximately 29% of the Property, totaling 8.41 acres, are proposed to be impacted by the Project. A total of 19.45 acres (71%) of habitat are avoided and to be preserved by the Project. FMZ 2 impacts (neutral impact) are proposed within the onsite willow scrub (to be placed within OS lot "C"). No significant impacts to the riparian habitat are proposed and no compensatory mitigation for Willow Scrub impacts are required at this time.

For the potentially significant impacts to the 6.49 acres of sensitive habitat(s), a minimum of 7.7 acres of sensitive habitat mitigation is required.

Two separate Open Space lots totaling 19.45 acres have been created for the avoided onsite habitat.

As designed and proposed mitigation, the Project meets and exceeds the goals of the City draft MSCP mitigation requirements.

Indirect Impacts Avoidance

- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, a qualified, City approved biological monitor shall be retained by the project proponent and

shall be onsite during clearing, grubbing, and/or grading activities. The biological monitor shall attend all preconstruction meetings and be present during the removal of any vegetation to ensure that the approved limits of disturbance are not exceeded and provide periodic monitoring of the impact area including, but not limited to, trenches, stockpiles, storage areas and protective fencing. In addition, the biological monitor shall be on site during construction to ensure that vehicles stay within the limits of the permitted Project footprint. The biological monitor shall be authorized to halt all associated project activities that may be in violation of the City's draft MSCP Subarea Plan and/or permits issued by any other agencies having jurisdictional authority over the project.

- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, all workers shall be educated by a City approved biologist to recognize and avoid those areas which have been marked as sensitive biological resources.
- Prior to initiating any construction related activities, including clearing, grubbing, grading and construction, biological fencing (i.e., ESA type fencing) shall be installed. Prominently colored, well - installed fencing and signage shall be in place wherever the limits of grading are adjacent to sensitive vegetation communities or other biological resources, as identified by the qualified monitoring biologist. Fencing shall remain in place during all construction activities. All temporary fencing shall be shown on grading plans for areas adjacent to and/or within the Preserve.
- Immediately following construction activities, the biological monitor shall prepare and submit to the satisfaction of the City, a monitoring report documenting the project's compliance with all minimization/avoidance measures.

CERTIFICATION/QUALIFICATION

The following individual completed the field surveys and preparation of this report:

Michael Jefferson; University of California at San Diego, B.A., Biological Anthropology and Sociobiology, 1996
ACOE Protocol Wetland Assessment Specialist
CHRIS Registered Archaeologist
Qualified County of San Diego Biologist
Qualified County of Riverside Biologist and CEQA Specialist

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Attachment A

PLANT SPECIES OBSERVED

Scientific Name	Common Name	Habitat	Origin
Achnatherum coronatum (Thurber) Barkworth	Giant needlegrass	CSS	N
Adenostoma fasciculatum Hook. & Arn.	Chamise	CSS, SMC	N
Amsinckia menziesii (Lehm.) Nelson & J.F. Macbr.	Rancher's fireweed	D, CSS	N
Anagallis arvensis L.	Scarlet pimpernel	D, SMC	I
Artemisia californica Less.	California sagebrush	CSS	N
Avena fatua L.	Wild oat	D, CSS	I
Baccharis pilularis DC.	Coyote bush	SMC	N
Bloomeria crocea (Torrey) Cov.	Common goldenstar	NNG, D, CSS	N
Brassica nigra (L.) Koch.	Black mustard	NNG, D, CSS	I
Brassica rapa L.	Field mustard	NNG, D, CSS	I
Bromus madritensis L. ssp. *rubens* (L.) Husnot	Foxtail chess	NG, NNG, CSS	I
Calochortus splendens Benth.	Lilac mariposa	CSS	N
Calystegia macrostegia ssp. *tenuifolia* (Abrams) Brum	Chaparral morning-glory	CSS	N
Ceanothus crassifolius Torrey	Hoaryleaf ceanothus	SMC	N
Ceanothus oliganthus Nutt.	Ceanothus	SMC	N
Ceanothus tomentosus C. Parry	Coast blue lilac	SMC	N
Centaurea melitensis L.	Tocolote, star-thistle	D, CSS	I
Cercocarpus betuloides Torrey & A. Gray Birch-Leaf	Mountain-mahogany	SMC	N
Chamaesyce albomarginata (Torrey & A. Gray) Small	Rattlesnake weed	D	N
Cirsium occidentale (Nutt.) Jepson var. californicum	California thistle	D	N
Cneoridium dumosum (Nutt.) Baillon	Bushrue	SMC	N
Cordylanthus rigidus (Benth.)	Thread-leaved bird's-beak	CSS	N
Cryptantha intermedia (A. Gray) E. Greene	Nievita	CSS	N
Cuscuta californica Hook. & Arn.	Dodder	CSS	N
Delphinium parryi A. Gray	Blue larkspur	CSS	N
Encelia californica Nutt.	Common encelia	CSS	N
Encelia farinosa Torrey & A. Gray	Brittlebush, incienso	D	N
Epilobium canum (E. Greene) Raven ssp. *canum*	California-fuchsia, zauschneria	SMC	N
Eriodictyon crassifolium Benth.	Felt-leaved yerba santa	SMC	N
Eriodictyon trichocalyx A.A. Heller var. *lanatum* (Brand) Jepson	Hairy yerba santa	SMC	N
Eriogonum fasciculatum Benth. var. *fasciculatum*	California buckwheat	CSS, SMC	N
Eriophyllum confertiflorum (DC.) A. Gray var. *confertiflorum*	Golden-yarrow	D, CSS	N
Erodium cicutarium (L.) L. Her.	White-stemmed filaree	D, CSS	I
Euphorbia misera Benth.	Cliff spurge	CSS, SMC	N
Filago californica Nutt.	California herba impia, fluffweed	D, CSS	N
Foeniculum vulgare Mill.	Fennel	CSS	I

PLANT SPECIES OBSERVED

Scientific Name	Common Name	Habitat	Origin
Galium angustifolium Nutt. *angustifolium*	Narrow-leaf bedstraw	D, CSS	N
Gutierrezia californica (DC.) Torrey & A. Gray	California matchweed	CSS, SMC	N
Gutierrezia sarothrae (Pursh) Britt. & Rusby	Broom snakeweed, matchweed	CSS	N
Harpagonella palmeri A. Gray	Palmer's grappling hook	CSS	N
Hazardia squarrosa (Hook. & Arn.) E. Greene	Sawtoothed goldenbush	CSS	N
Helianthemum scoparium Nutt.	Peak rush-rose	CSS	N
Helianthus gracilentus A. Gray	Slender sunflower	CSS	N
Hemizonia fasciculata (DC.) Torrey & A. Gray	Golden tarplant	CSS	N
Heteromeles arbutifolia (Lindley) Roemer	Toyon, Christmas berry	SMC	N
Hypochaeris glabra L.	Smooth cat's-ear	CSS	I
Isocoma menziesii (Hook. & Arn.) G. Nesom	Coast goldenbush	D, CSS	N
Keckiella antirrhinoides (Benth.) Straw. var. *antirrhinoides*	Yellow bush penstemon	SMC	N
Keckiella cordifolia (Benth.) Straw	Climbing penstemon	CSS	N
Keckiella ternata (Torrey) Straw	Summerbush penstemon	CSS	N
Lamarckia aurea (L.) Moench.	Goldentop	D, CSS	I
Lathyrus vestitus Nutt. var. *alefeldii* (White) Isely.	Wild sweet pea	CSS	N
Lotus scoparius (Nutt. in Torrey & A. Gray) Ottley var. *scoparius*	California broom	CSS	N
Malacothamnus fasciculatus (Torrey & A. Gray) E. Greene	Chaparral mallow	CSS	N
Malosma laurina (Nutt.) Abrams	Laurel sumac	CSS, SMC	N
Marah macrocarpus (E. Greene) E. Greene	Wild cucumber	RW, CSS	N
Melica imperfecta Trin.	California melic	CSS	N
Melilotus indica (L.) All.	Sourclover	RW, D, CSS	I
Mimulus aurantiacus Curtis	Bush monkeyflower	CSS	N
Mimulus brevipes Benth.	Hillside monkeyflower	CSS	N
Mimulus cardinalis Benth.	Scarlet monkeyflower	CSS	N
Mirabilis californica A. Gray	Wishbone bush	CSS	N
Nassella pulchra (A. Hitchc.) Barkworth	Purple needlegrass	NG	N
Nicotiana glauca Grah.	Tree tobacco	RW, D	I
Oxalis albicans Kunth ssp. *californica* (Abrams) Eiten.	California wood-sorrel	CSS	N
Paeonia californica Torrey & A. Gray	Peony	SMC	N
Pellaea andromedifolia (Kaulf.) Fee	Coffee fern	CSS	N
Pellaea mucronata (D. Eaton) D. Eaton	Bird's-foot fern	CSS	N
Pennisetum setaceum Forsskal	Fountain grass	NNG, NG, D	I
Phacelia cicutaria E. Greene var. *hispida* (A. Gray) J. Howell	Caterpillar phacelia	CSS	N
Phacelia ramosissima Lehm. var. *latifolia* (Torrey) Cronq.	Shrubby phacelia	CSS	N
Pickeringia Montana Nutt. var. *tomentosa* (Abrams) J.M. Jonston	Chaparral-pea	CSS, SMC	N

PLANT SPECIES OBSERVED

Scientific Name	Common Name	Habitat	Origin
Plantago erecta	Dwarf plantain	NNG, NG, CSS	N
Populus fremontii Wats. ssp. *fremontii*	Fremont cottonwood, alamo	RS	N
Prunus ilicifolia (Nutt.) Walp. ssp. *ilicifolia*	Holly-leaved cherry, Islay	SMC	N
Pterostegia drymarioides Fischer & C. Meyer	California thread-stem	SMC	N
Quercus berberidifolia Liebm.	Scrub oak	SMC	N
Rhamnus crocea Nutt.	Spiny redberry	SMC	N
Rhus integrifolia (Nutt.) Brewer & Watson	Lemonadeberry	CSS, SMC	N
Rhus ovata Wats.	Sugar bush	CSS, SMC	N
Ribes indecorum Eastw.	White flowering currant	SMC	N
Salix lasiolepis Benth.	Arroyo willow	CSS	N
Salsola tragus L.	Russian thistle, tumbleweed	NNG, D	I
Salvia apiana Jepson	White sage	CSS	N
Salvia columbariae Benth.	Chia	NNG, D, CSS	N
Salvia mellifera E. Greene	Black sage	CSS, SMC	N
Selaginella bigelovii L. Underw.	Bigelow clubmoss	CSS, SMC	N
Selaginella cinerascens Maxon	Ashy spike-moss	CSS	N
Solanum parishii A.A. Heller	Parish's nightshade	CSS	N
Solanum xanti A. Gray	Purple nightshade	CSS	N
Sonchus oleraceus L.	Common sow thistle	NNG, D, CSS	I
Stephanomeria exigua Nutt. ssp. exigua	Slender stephanomeria	NNG, D, CSS	N
Toxicodendron diversilobum (Torrey & A. Gray) E. Greene	Western poison oak	SMC	N
Trifolium hirtum All.	Rose clover	WS, D	I
Uropapus lindleyi (DC.) Nutt.	Silver puffs	SMC	N
Viguiera laciniata	San Diego sunflower	SMC	N
Washingtonia robusta Wendl.	Washington palm	CSS	I
Xylococcus bicolor Nutt.	Mission manzanita	SMC	N
Yucca schidigera K.E. Ortgies	Mohave yucca	SMC	N
Yucca whipplei Torrey	Our Lord's candle	CSS, SMC	N

HABITATS

CSS = Coastal sage scrub
D = Disturbed
SMC = Southern Mixed Chaparral
WS = Willow Scrub
NNG = Non-Native Grassland
NG = Native Grassland

OTHER TERMS

N = Native to locality
I = Introduced species from outside locality

Attachment B

WILDLIFE SPECIES OBSERVED/DETECTED

Common Name	Scientific Name	Occupied Habitat	Evidence Of Occurrence
Invertebrates (Nomenclature from Mattoni 1990 and Opler and Wright 1999)			
Sara orangetip	*Anthocaris sara*	CSS	O
Cabbage white	*Pieris rapae*	NNG, CSS	O
Common or checkered white	*Pieris protodice*	NNG,CSS	O
Painted lady	*Vanessa cardui*	NNG, CSS	O
Reptiles (Nomenclature from Collins 1997)			
Coastal whiptail	*Cnemidophorus tigris multiscutatus*	CSS	O
Western fence lizard	*Sceloporus occidentalis*	RS	O
Side-blotched lizard	*Uta stansburiana*	NNG, CSS	O
Birds (Nomenclature from American Ornithologists' Union)			
Coopers Hawk	*Accipiter cooperii*	F	O
Southern California rufous-crowned sparrow	*Aimophila ruficeps canescens*	F	O
White-throated swift	*Aeronautes saxatalis*	F	O
Western scrub-jay	*Aphelocoma californica*	CSS	O,V
Costa's hummingbird	*Archilochus costae*	CSS	V
Red-tailed hawk	*Buteo jamaicensis*	F	O
California quail	*Callipepla califomica californica*	CSS	O,V
Anna's hummingbird	*Calypte anna*	CSS	O
San Diego cactus wren	*Campylorhynchus brunneicapillus*	CSS	O
Lesser goldfinch	*Carduelis psaltria hesperophilus*	CSS	V
House finch	*Carpodacus mexicanusfrontalis*	CSS	V
Wrentit	*Chamaeafasciata henshawi*	CSS	V
Common raven	*Corvus corax clarionensis*	CSS	O,V
Cliff swallow	*Hirundo pyrrhonota tachina*	CSS	V
Northern mockingbird	*Mimus polyglottos polyglottos*	CSS	O,V
Lazuli bunting	*Passerina amoena*	CSS	O,V

WILDLIFE SPECIES OBSERVED/DETECTED
(continued)

Common Name	Scientific Name	Occupied Habitat	Evidence Of Occurence
Coastal California gnatcatcher	*Polioptila californica californica*	CSS	O,V
Black-headed grosbeak	*Pheucticus melanocephalus maculatus*	SMC	O
Western tanager	*Piranga ludoviciana*	SMC	O
Spotted towhee	*Pipilo maculatus*	CSS	O
California towhee	*Pipilo crissalis*	CSS	V
Bushtit	*Psaltriparus minimus minimus*	CSS	O,V
Bewick's wren	*Thyromanes bewickii*	CSS	O,V
California thrasher	*Toxostoma redivivum redivivum*	CSS	V
Mourning dove	*Zenaida macroura marginella*	CSS	O,V
Mammals (Nomenclature from Jones et al. 1982)			
Woodrat	Neotoma sp.	SMC	O
Coyotee	Canis latrans	NNG	S
California ground squirrel	Spermophilus beecheyi	SMC, NNG	O
Cottontail rabbit	Sylvilagus audubonii	NNG, SMC, CSS	O

Habitats

CSS = Coastal Sage Scrub
RS = Riparian Scrub
NG = Native Grasslands
SMC = Southern Mixed Chaparral
NNG = Non-Native Grasslands

Evidence of Occurrence
F = Flying overhead
V = Vocalization
O = Observed
S = Scat

Attachment C

TABLE 2
SENSITIVE PLANT SPECIES
OBSERVED (†) OR WITH THE POTENTIAL FOR OCCURRENCE

Species	State/Federal Status	City of Santee Status	CNPS List/Code	Typical Habitat/Comments
Acanthomintha ilicifolia San Diego thornmint	CE/FT	NE, MSCP	1B/2-3-2	Chaparral, coastal sage scrub, valley and foothill grassland/ clay soils. No appropriate soils. Low potential to occur.
Ambrosia pumila San Diego ambrosia	–/–	NE, MSCP	1B/3-2-2	Creekbeds, seasonally dry drainages, floodplains. Would have been observed if present. No suitable habitat. Low potential to occur.
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar manzanita	–/FE	MSCP	1B/3-3-2	Southern maritime chaparral. Would have been observed if present. No suitable habitat. Not observed on-site.
Artemisia palmeri San Diego sagewort	–/–	–	2/2-2-1	Coastal sage scrub, chaparral, riparian. Would have been observed if present. No suitable habitat. Low potential to occur.
Baccharis vanessae Encinitas coyote bush	CE/FT	NE, MSCP	1B/2-3-3	Chaparral. Would have been observed if present. No suitable habitat. Not observed on-site. Low potential to occur.
Brodiaea filifolia Thread-leaved brodiaea	CE/FT	MSCP	1B/3-3-3	Valley and foothill grassland, vernal pools. No appropriate soils. Low potential to occur.
Brodiaea orcuttii Orcutt's brodiaea	–/–	MSCP	1B/1-3-2	Closed-cone coniferous forest, meadows, cismontane wood-land, valley and foothill grass-land, vernal pools. . No appropriate soils. Low potential to occur.
Chorizanthe polygonoides var. *longispina* Long-spined spineflower	–/–	–	1B/2-2-2	Open chaparral, coastal sage scrub, montane meadows, valley and foothill grasslands; vernal pools/clay. No appropriate soils. Low potential to occur.

TABLE 2
SENSITIVE PLANT SPECIES
OBSERVED (†) OR WITH THE POTENTIAL FOR OCCURRENCE
(continued)

Species	State/Federal Status	City of Santee Status	CNPS List/Code	Typical Habitat/Comments
Dichondra occidentalis Western dichondra	–/–	–	4/1-2-1	Chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland/generally post-burn. . No appropriate soils. Low potential to occur.
Ferocactus viridescens Coast barrel cactus	–/–	MSCP	2/1-3-1	Chaparral, coastal sage scrub, valley and foothill grassland. No appropriate soils. Not observed on-site.
Harpagonella palmeri var. *palmeri* Palmer's grappling hook	–/–	–	2/1-2-1	Chaparral, coastal sage scrub, valley and foothill grassland. . No appropriate soils. Low potential to occur.
Juncus acutus ssp. leopoldii Spiny rush†	–/–	–	4/1-2-1	Coastal dunes (mesic) meadows (alkaline), coastal salt marsh. Not observed on-site. Moderate potential to occur.
Lessingia filaginifolia var. *filaginifolia* (=*Corethrogyne filaginifolia* var. *incana*) San Diego sand aster	–/–	–	1B/2-2-2	Coastal sage scrub, chaparral. No appropriate soils. Low potential to occur.
Muilla clevelandii San Diego goldenstar	–/–	MSCP	1B/2-2-2	Chaparral, coastal sage scrub, valley and foothill grassland, vernal pools. No appropriate soils. Low potential to occur.
Quercus dumosa Nuttall's scrub oak	–/–	–	1B/2-3-2	Coastal chaparral. No appropriate soils. Low potential to occur.
Tetracoccus dioicus Parry's tetracoccus	–/–	MSCP	1B/3-2-2	Chaparral, coastal sage scrub. . No appropriate soils. Low potential to occur.

NOTE: See Table 4 for explanation of sensitivity codes.

Attachment D

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)

Species	Status	Habitat	Occurrence/Comments*
Invertebrates			
Quino checkerspot butterfly *Euphydryas editha quino*	FE, MSCP	Open, dry areas in foothills, mesas, lake margins. Larval host plant *Plantago erecta.*	Suitable habitat present; Not observed, low potential to occur on-site.
Harbison's dun skipper *Euphyes vestris harbisoni*	MSCP	Riparian habitats. Larval host plant *Carex spissa*.	No suitable habitat present; no potential to occur on-site.
Amphibians (Nomenclature from Collins 1997)			
Western spadefoot *Spea hammondii*	CSC, MSCP	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No suitable habitat present due to high level of use; no potential to occur on-site.
Reptiles (Nomenclature from Collins 1997)			
Southwestern pond turtle *Clemmys marmorata pallida*	CSC, FSS, MSCP	Ponds, small lakes, marshes, slow-moving, sometimes brackish water.	No suitable habitat present; not observed or recorded historically onsite (CNDDB).
San Diego horned lizard *Phrynosoma coronatum blainvillii*	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	Suitable habitat present; High potential to occur on-site.
Belding's orangethroat whiptail *Cnemidophorus hyperythrus beldingi*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	Suitable habitat present; High potential to occur on-site.
Silvery legless lizard *Anniella pulchra pulchra*	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian habitats. Prefers dunes and sandy washes near moist soil.	Suitable habitat present; not observed or recorded historically onsite, low potential to occur on-site.
Coast patch-nosed snake *Salvadora hexalepis virgultea*	CSC	Grasslands, chaparral, sagebrush, desert scrub. Found in sandy and rocky areas.	Suitable habitat present; not observed or recorded historically onsite, low potential to occur on-site.

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)
(continued)

Species	Status	Habitat	Occurrence/Comments*
Red diamond rattlesnake *Crotalus exsul (= C. ruber ruber)*	CSC	Desert scrub and riparian habitats, coastal sage scrub, open chaparral, grassland, and agricultural fields.	Suitable habitat present; not observed or recorded historically onsite, low potential to occur on-site.
Birds (Nomenclature from American Ornithologists' Union)			
Great blue heron (rookery site) *Ardea herodias*	*	Bays, lagoons, ponds, lakes. Non-breeding year-round visitor, some localized breeding.	No suitable habitat present for rookery
Great egret (rookery site) *Ardea alba*	*	Lagoons, bays, estuaries. Ponds and lakes in the coastal lowland. Winter visitor, uncommon in summer.	No suitable habitat present for rookery
White-tailed kite (nesting) *Elanus leucurus*	CFP, *	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	Low potential to nest on-site.
Northern harrier (nesting) *Circus cyaneus*	CSC, MSCP	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	Low potential to nest on-site.
Sharp-shinned hawk (nesting) *Accipiter striatus*	CSC	Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor.	Low potential to nest on-site.
Cooper's hawk (nesting) *Accipiter cooperii*	CSC, MSCP,HMP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	Observed flying overhead; Low potential to nest on-site.
Ferruginous hawk (wintering) *Buteo regalis*	CSC	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	No suitable habitat present; Low potential to nest on-site.

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)
(continued)

Species	Status	Habitat	Occurrence/Comments*
Golden eagle (nesting and wintering) *Aquila chrysaetos*	CSC, CFP, BEPA, MSCP	Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident.	No suitable habitat present; Low potential to nest on-site.
Merlin *Falco columbarius*	CSC	Rare winter visitor. Grasslands, agricultural fields, occasionally mud flats.	No suitable habitat present; Low potential to nest on-site.
Prairie falcon (nesting) *Falco mexicanus*	CSC	Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident. Breeds on cliffs.	No suitable habitat present; Low potential to nest on-site.
Western yellow-billed cuckoo (breeding) *Coccyzus americanus occidentalis*	SE	Large riparian woodlands. Summer resident. Very localized breeding.	Only a few recent sightings in county; not expected to occur. No suitable habitat present.
Western burrowing owl (burrow sites) *Speotyto cunicularia hypugaea*	CSC, MSCP,HMP	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	Due to active use, no suitable habitat present; Low potential to nest on-site.
Southwestern willow flycatcher *Empidonax traillii extimus*	SE, FE, FSS, MSCP	Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding.	No suitable habitat present; Low potential to nest on-site.
California horned lark *Eremophila alpestris actia*	CSC	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	No suitable habitat present; Low potential to occur on-site.
Coastal cactus wren *Campylorhynchus brunneicapillus couesi*	CSC, MSCP, *	Maritime succulent scrub, coastal sage scrub with *Opuntia* thickets. Rare localized resident.	Observed onsite

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)
(continued)

Species	Status	Habitat	Occurrence/Comments*
Coastal California gnatcatcher *Polioptila californica californica*	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	Observed onsite
Loggerhead shrike *Lanius ludovicianus*	CSC	Open foraging areas near scattered bushes and low trees.	No suitable nesting habitat present.
Least Bell's vireo (nesting) *Vireo bellii pusillus*	SE, FE, MSCP	Willow riparian woodlands. Summer resident.	Not observed onsite, no nesting habitat present.
Yellow warbler (nesting) *Dendroica petechia brewsteri*	CSC	Breeding restricted to riparian woodland. Spring and fall migrant, localized summer resident, rare winter visitor.	Not observed onsite, no nesting habitat present.
Yellow-breasted chat (nesting) *Icteria virens*	CSC, MSCP	Dense riparian woodland. Localized summer resident.	No suitable nesting habitat present.
Southern California rufous-crowned sparrow *Aimophila ruficeps canescens*	CSC, MSCP	Coastal sage scrub, grassland. Resident.	Observed onsite
Bell's sage sparrow *Amphispiza belli belli*	CSC, MSCP	Chaparral, coastal sage scrub. Localized resident.	Suitable habitat present; not observed or recorded historically onsite, low potential to occur on-site
Tricolored blackbird *Agelaius tricolor*	CSC, MSCP	Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident.	No suitable habitat present.
Blue grosbeak (nesting) *Guiraca caerulea*	*	Riparian woodland edges, mule fat thickets. Summer resident, spring and fall migrant, winter visitor.	No suitable habitat present.

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)
(continued)

Species	Status	Habitat	Occurrence/Comments*
Mammals (Nomenclature from Jones et al. 1982)			
Pale big-eared bat *Corynorhinus townsendii pallescens*	CSC	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Individual or colonial. Extremely sensitive to disturbance; marginal roosting habitat present; not expected to occur.
Townsend's western big-eared bat *Corynorhinus townsendii townsendii*	CSC, MSCP	Caves, mines, buildings. Found in a variety of habitats, arid and mesic.	Individual or colonial. Extremely sensitive to disturbance; marginal roosting habitat present; not expected to occur.
Western mastiff bat *Eumops perotis californicus*	CSC, MSCP	Woodlands, rocky habitat, arid and semiarid lowlands, cliffs, crevices, buildings, tree hollows.	Marginal roosting habitat present; low potential to occur on-site.
San Diego black-tailed jackrabbit *Lepus californicus bennettii*	CSC, MSCP	Open areas of scrub, grasslands, agricultural fields.	Moderate potential to occur. Not observed.
Pacific little pocket mouse *Perognathus longimembris pacificus*	FE, CSC, MSCP	Open coastal sage scrub; fine, alluvial sands near ocean.	No suitable soils; not expected to occur.
Northwestern San Diego pocket mouse *Chaetodipus fallax fallax*	CSC, MSCP	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No suitable habitat present.
San Diego desert woodrat *Neotoma lepida intermedia*	CSC	Coastal sage scrub and chaparral.	Suitable habitat present; not observed or recorded historically onsite, low potential to occur on-site

SENSITIVE WILDLIFE SPECIES KNOWN (OR POTENTIALLY OCCURRING)
(continued)

Status Codes

Listed/Proposed

FE = Listed as endangered by the federal government
FT = Listed as threatened by the federal government
SE = Listed as endangered by the state of California

Other

BEPA = Bald and Golden Eagle Protection Act
CFP = California fully protected species
CSC = California Department of Fish and Game species of special concern
FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)
FSS = Federal (Bureau of Land Management and U.S. Forest Service) sensitive species
MSCP = Multiple Speciea Conservation Program target species list
* = Taxa listed with an asterisk fall into one or more of the following categories:

- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range, but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

Attachment E

SENSITIVITY CODES

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed, endangered
FT = Federally listed, threatened
FPE = Federally proposed endangered
FPT = Federally proposed threatened

STATE LISTED PLANTS

CE = State listed, endangered
CR = State listed, rare
CT = State listed, threatened

CITY OF SANTEE

MSCP = City of Santee Multiple Species Conservation Program
NE = Narrow endemic species in MSCP

CALIFORNIA NATIVE PLANT SOCIETY

LISTS

1A = Species presumed extinct.

1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.

2 = Species rare, threatened, or endangered in California but which are more common elsewhere. These species are eligible for state listing.

3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.

4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.

R-E-D CODES

R (Rarity)

1 = Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction is low at this time.

2 = Occurrence confined to several populations or to one extended population.

3 = Occurrence limited to one or a few highly restricted populations, or present in such small numbers that it is seldom reported.

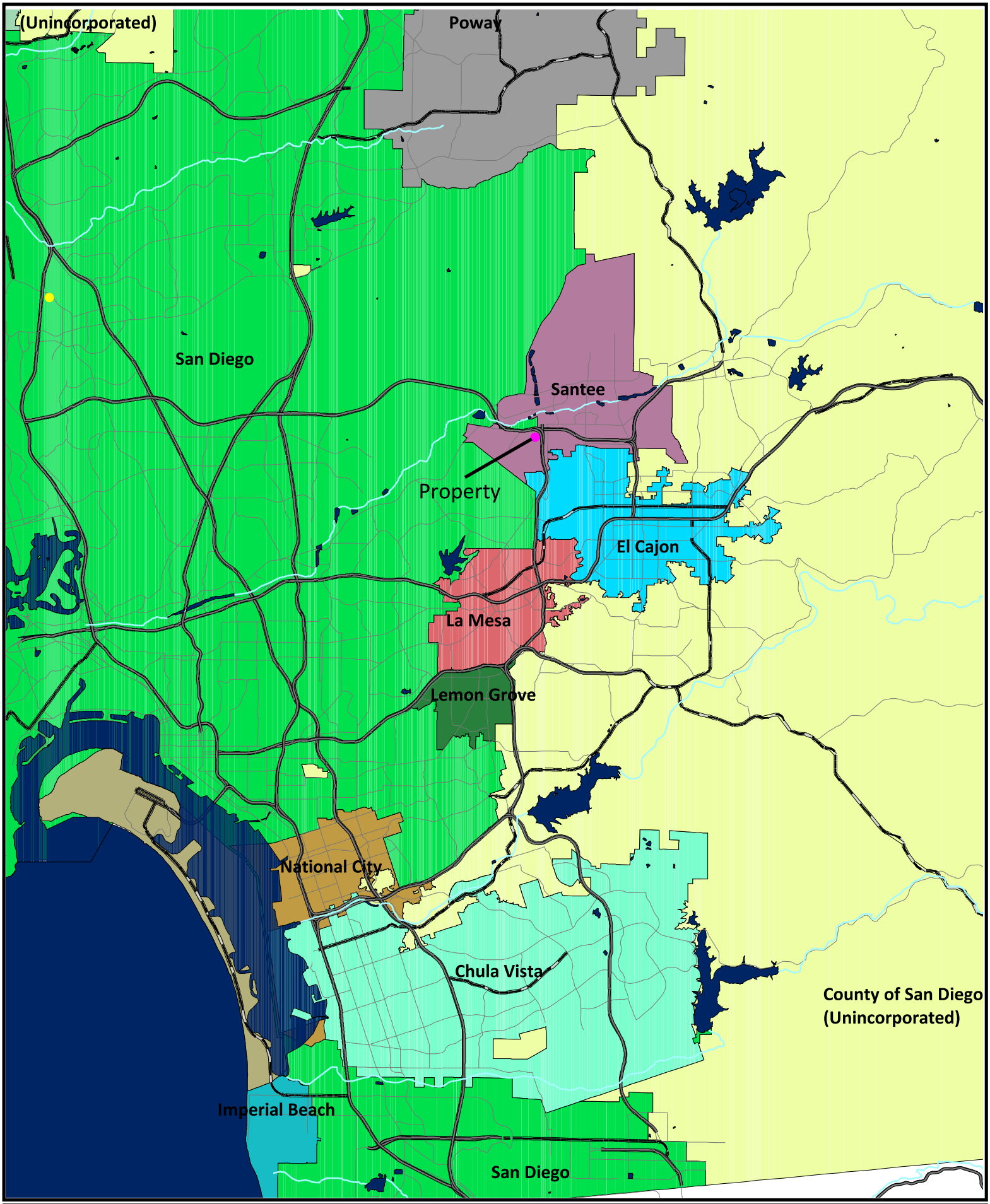
E (Endangerment)

1 = Not endangered
2 = Endangered in a portion of its range
3 = Endangered throughout its range

D (Distribution)

1 = More or less widespread outside California
2 = Rare outside California
3 = Endemic to California

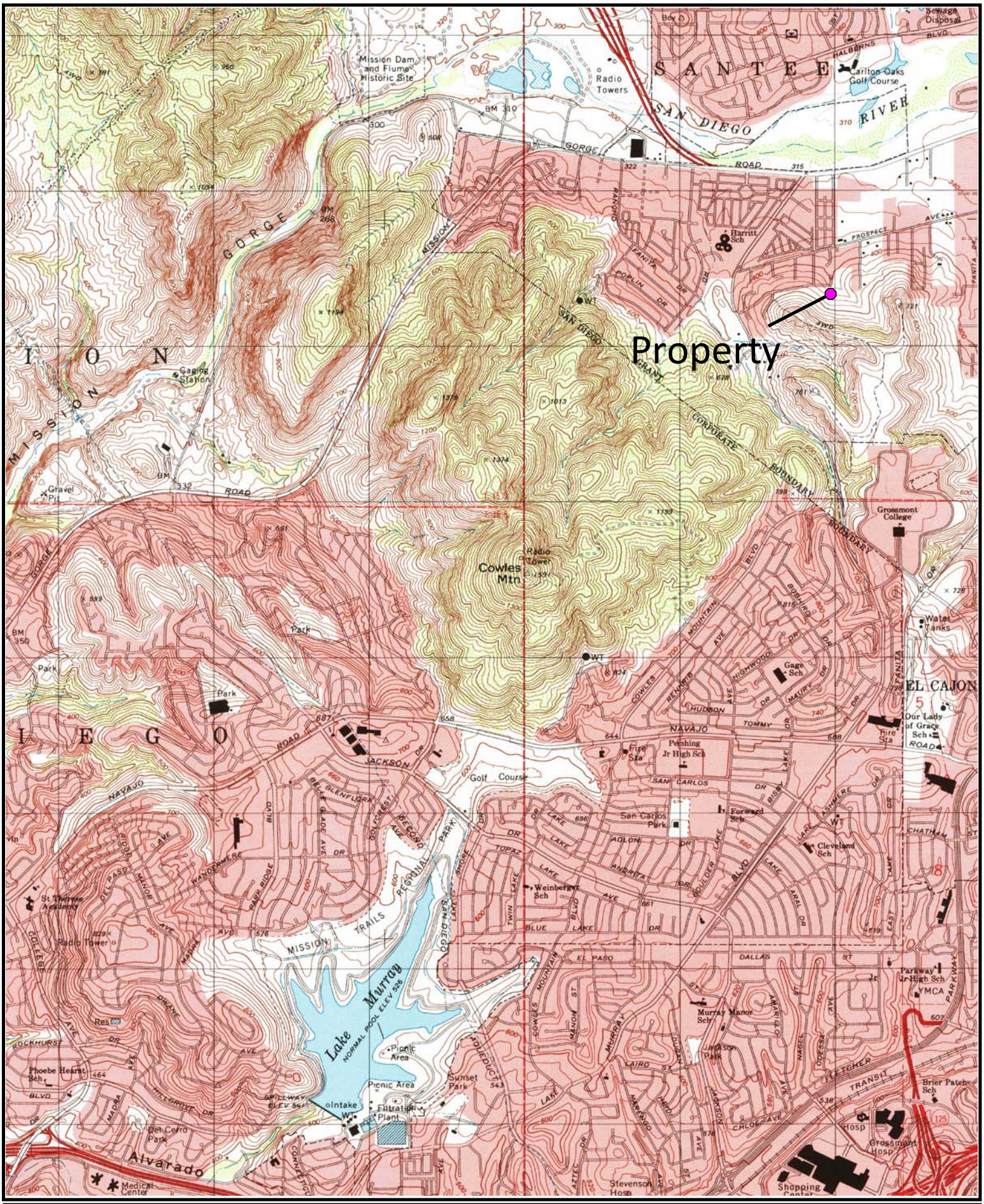
Attachment F



B L U E

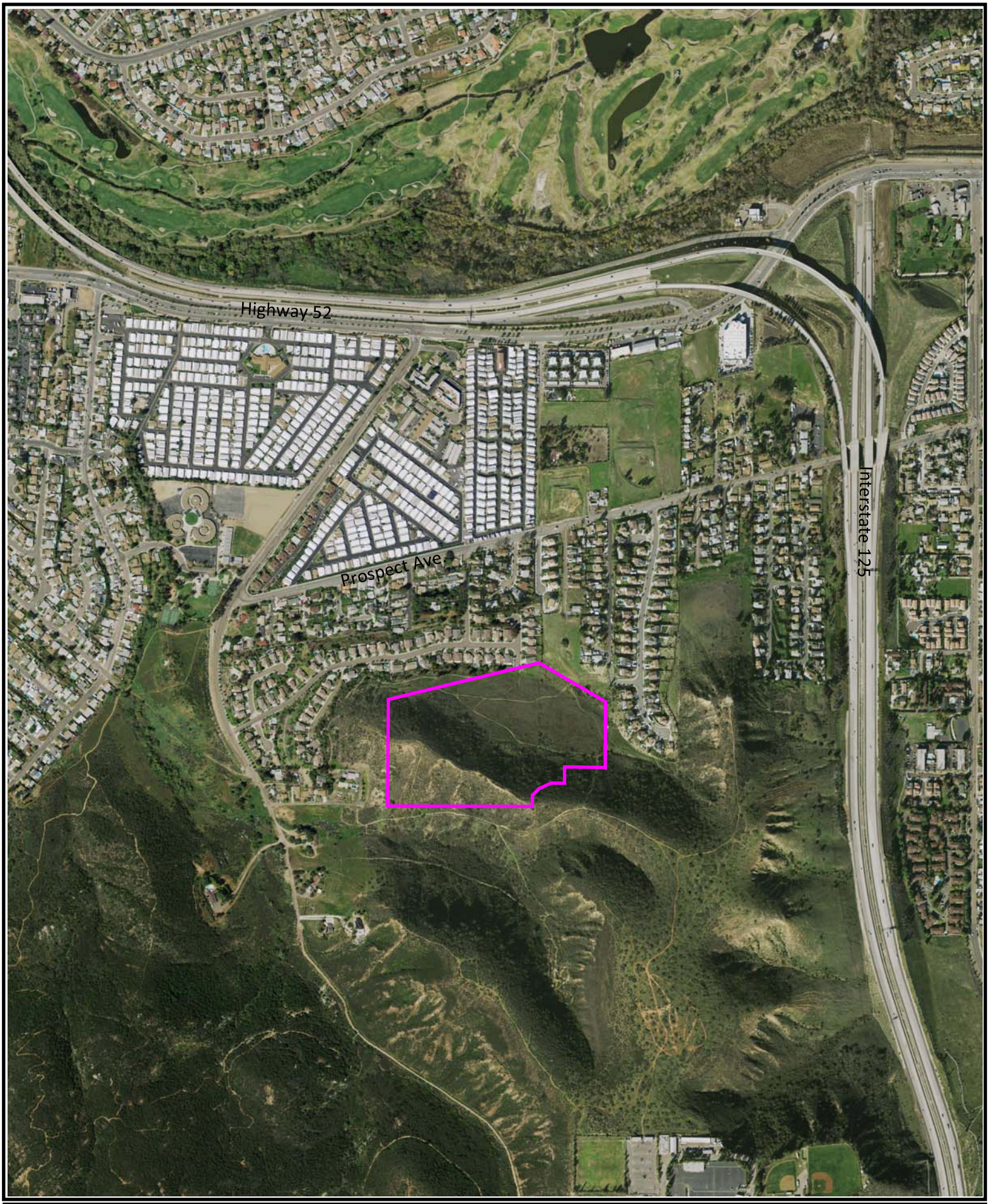
Property

FIGURE 1
Regional Project Location



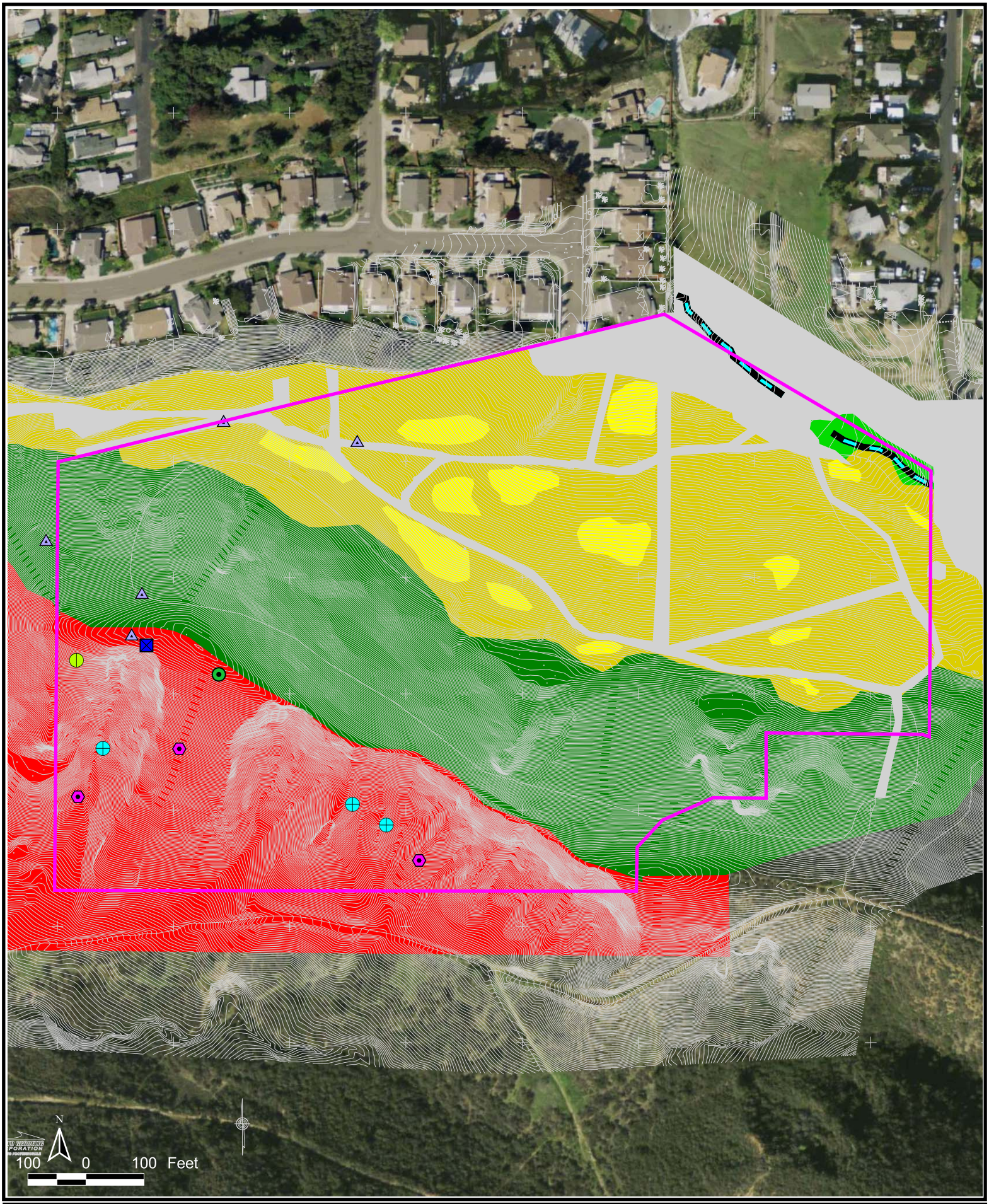
Property (approximately)

FIGURE 2
Project Location



Property

FIGURE 3
Property Aerial



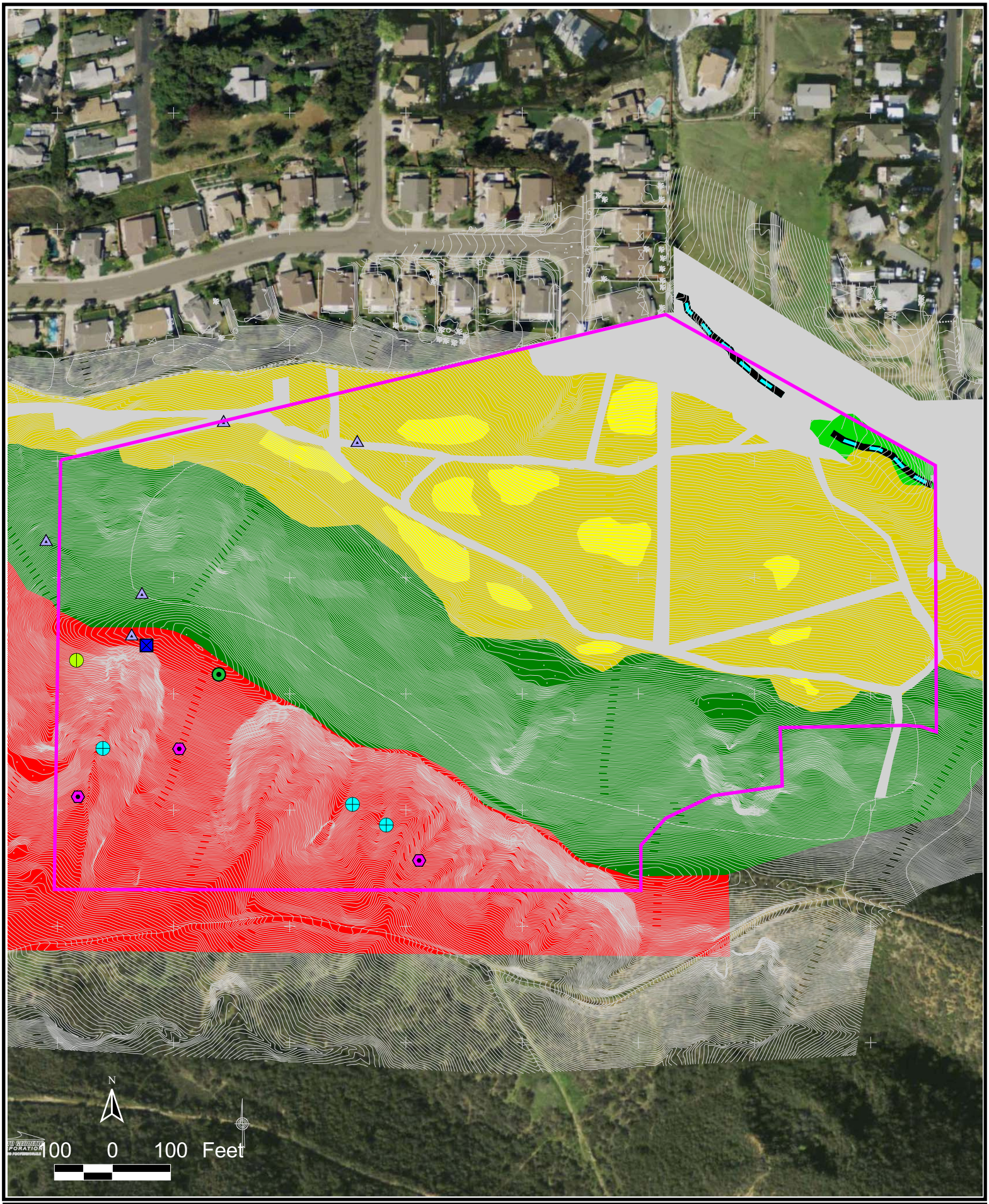
Property

Coastal Sage Scrub
Chaparral
Riparian scrub

Native grassland
Non-native grassland
Disturbed habitat

Ephemeral drainage channel

FIGURE 4
Habitat Map



Property

Rufous crowned sparrow
Cactus Wren
Gnatcatcher

Plantago erecta
Palmers grappling hook
Jewel flower

FIGURE 5
Sensitive Species Map

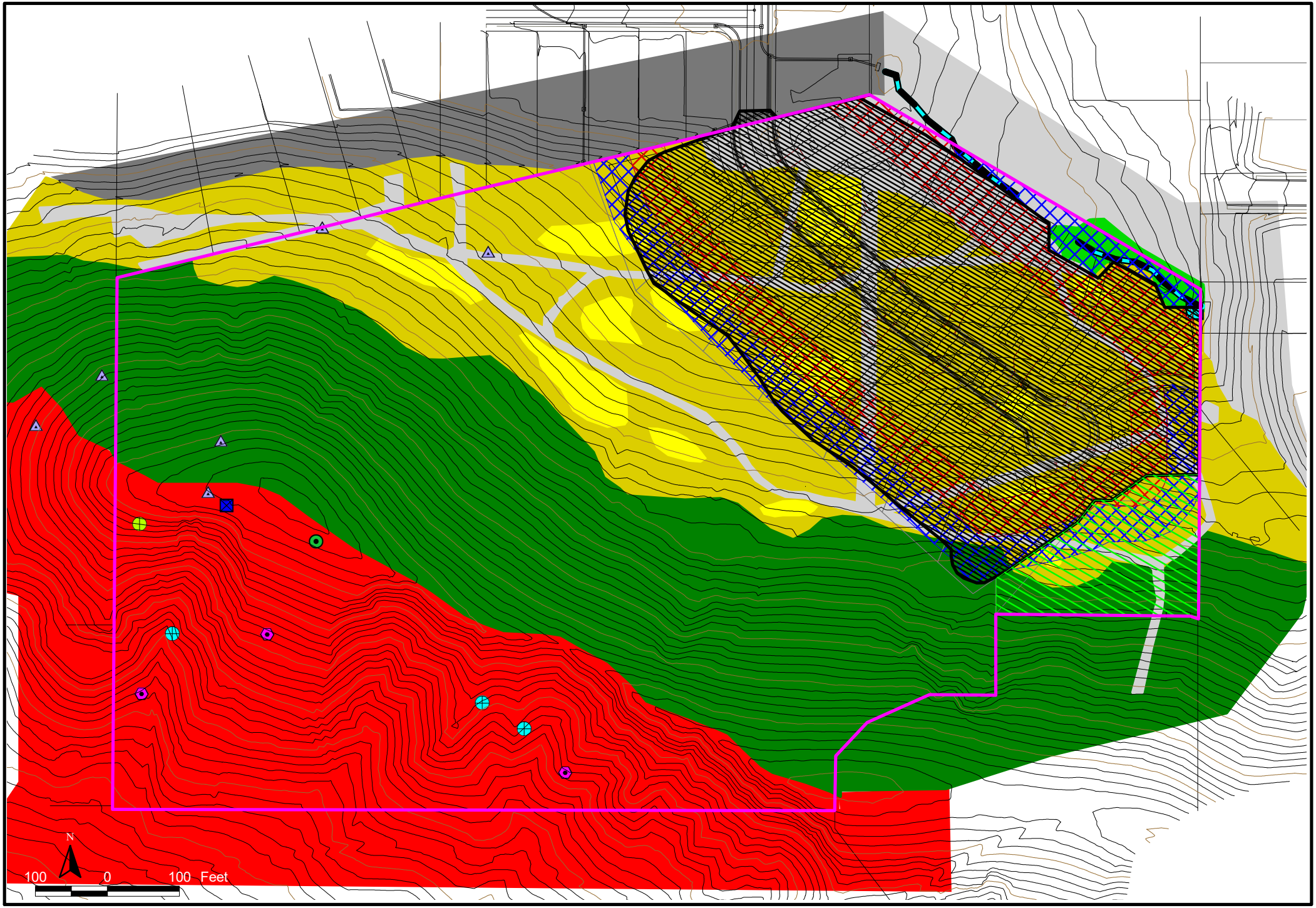
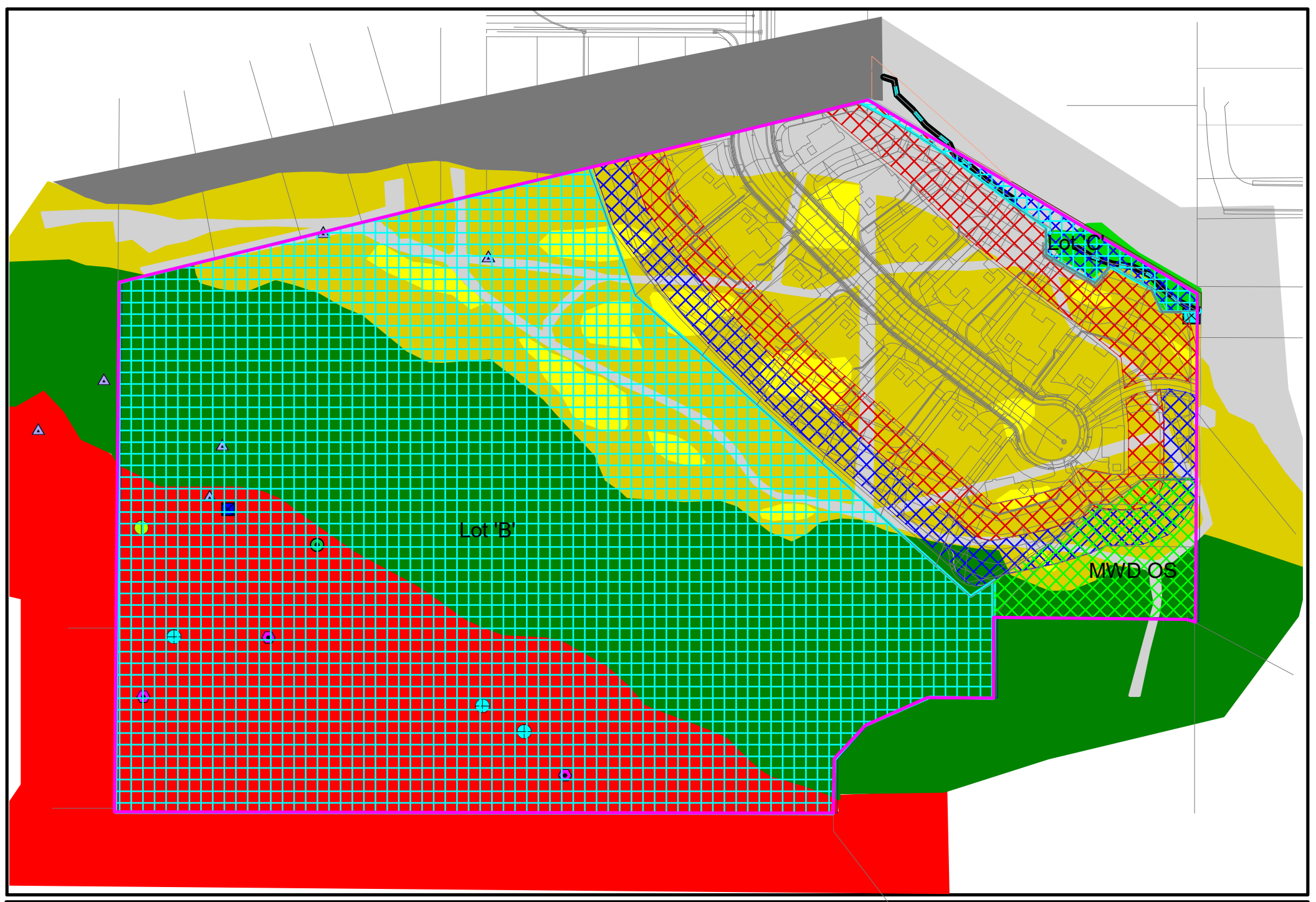


FIGURE 6
Proposed Project Impacts



Property
Open Space Lots B anc C
MWD OS (exisitng)
FMZ 1
FMZ 2
Ephemeral Drainage
Coastal Sage Scrub
Southern Mixed Chaparral
Willow Scrub
Native grassland
Non-native grassland
Disturbed habitat
Rufous crowned sparrow
Cactus Wren
Gnatcatcher
Plantago erecta
Palmers grappling hook
Jewel flower

FIGURE 7
Proposed Project
Open Space

Attachment G

Photograph 1 Looking East from the western property line; Across the Grasslands (Native and Non-Native)

Photograph 2 Looking North, adjacent to Eastern PL; Grasslands (non-Native) and Southern Riparian Scrub Habitat

Attachment H

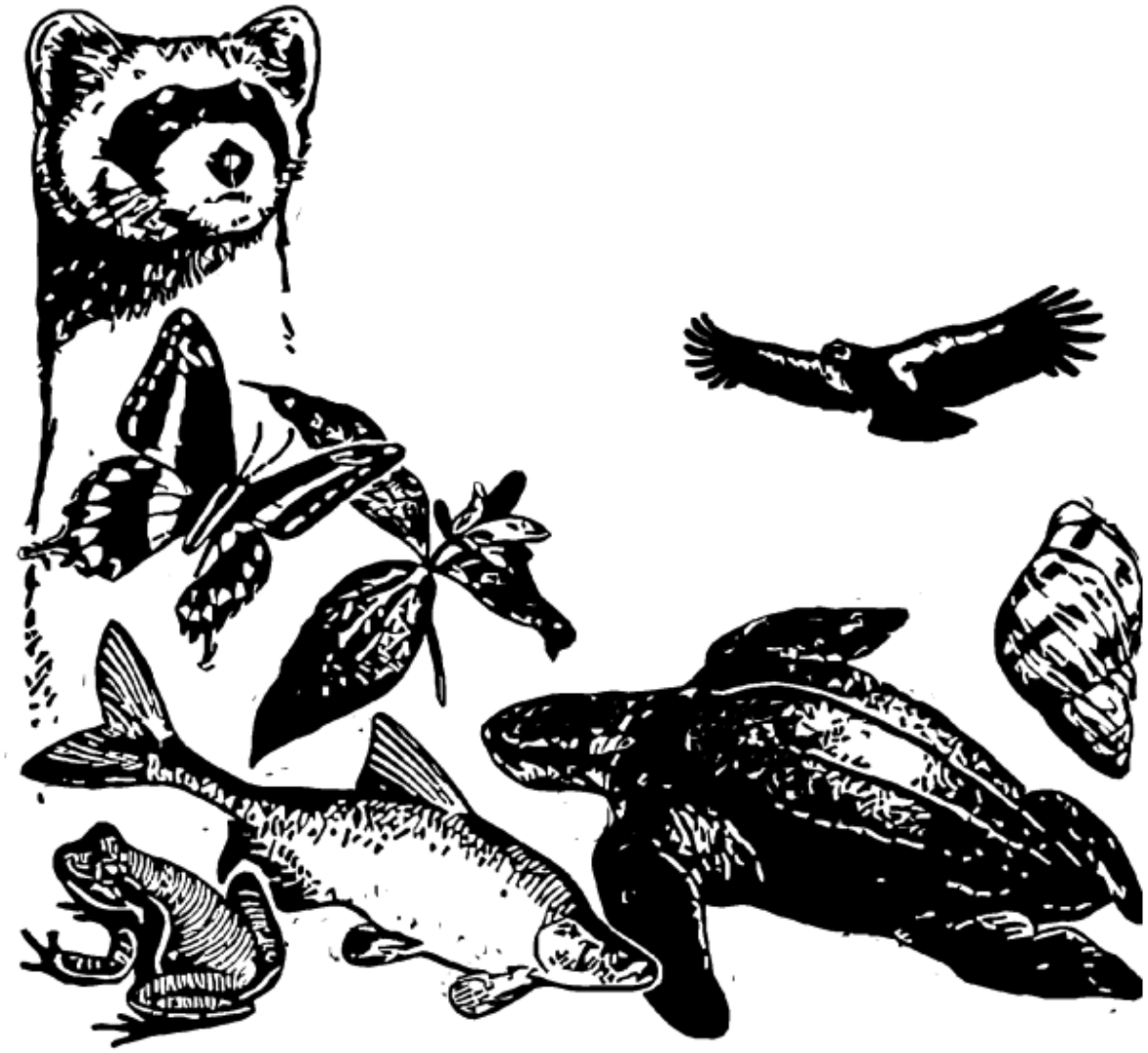
U.S. Fish & Wildlife Service

Tyler St

IPaC Trust Resources Report

Generated July 27, 2016 12:12 PM MDT, IPaC v3.0.8

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (https://ecos.fws.gov/ipac/): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

Table of Contents

U.S. Fish & Wildlife Service

IPaC Trust Resources Report

NAME

Tyler St

LOCATION

San Diego County, California

DESCRIPTION

Residential TM

IPAC LINK

https://ecos.fws.gov/ipac/project/TEG4J-ADXFB-A33B4-VYOIO-M4OXXQ

U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

Carlsbad Fish And Wildlife Office
2177 Salk Avenue - Suite 250
Carlsbad, CA 92008-7385
(760) 431-9440

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Birds

California Least Tern Sterna antillarum browni — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B03X

Coastal California Gnatcatcher Polioptila californica californica — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B08X

Least Bell's Vireo Vireo bellii pusillus — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B067

Light-footed Clapper Rail Rallus longirostris levipes — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B04B

Southwestern Willow Flycatcher Empidonax traillii extimus — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B094

Crustaceans

Riverside Fairy Shrimp Streptocephalus woottoni — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K03F

San Diego Fairy Shrimp Branchinecta sandiegonensis — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=K049

Flowering Plants

California Orcutt Grass Orcuttia californica — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1ZO

Del Mar Manzanita Arctostaphylos glandulosa ssp. crassifolia — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q036

San Diego Ambrosia Ambrosia pumila — Endangered

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q01H

San Diego Button-celery Eryngium aristulatum var. parishii — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1W9

San Diego Mesa-mint Pogogyne abramsii — Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q20P

San Diego Thornmint Acanthomintha ilicifolia — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q00E

Spreading Navarretia Navarretia fossalis — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q2E7

Thread-leaved Brodiaea Brodiaea filifolia — Threatened

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q09H

Willowy Monardella Monardella viminea — Endangered

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q18M

Insects

Quino Checkerspot Butterfly Euphydryas editha quino (=E. e. wrighti) — Endangered

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=I00P

Critical Habitats

This location overlaps all or part of the critical habitat for the following species:

Coastal California Gnatcatcher Polioptila californica californica

Final designated critical habitat
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B08X#crithab

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

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1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
  http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Conservation measures for birds
  http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Year-round bird occurrence data
  http://www.birdscanada.org/birdmon/default/datasummaries.jsp

The following species of migratory birds could potentially be affected by activities in this location:

Allen's Hummingbird Selasphorus sasin — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0LI

Bald Eagle Haliaeetus leucocephalus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008

Bell's Sparrow Amphispiza belli — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HE

Bell's Vireo Vireo bellii — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JX

Black Oystercatcher Haematopus bachmani — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0KJ

Black-chinned Sparrow Spizella atrogularis — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0IR

Brewer's Sparrow Spizella breweri — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HA

Burrowing Owl Athene cunicularia — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0NC

Cactus Wren Campylorhynchus brunneicapillus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FZ

Costa's Hummingbird Calypte costae — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JE

Fox Sparrow Passerella iliaca — Bird of conservation concern
Season: Wintering

Green-tailed Towhee Pipilo chlorurus — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0IO

Gull-billed Tern Gelochelidon nilotica — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JV

Lawrence's Goldfinch Carduelis lawrencei — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0J8

Least Bittern Ixobrychus exilis
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092

Lesser Yellowlegs Tringa flavipes — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MD

Lewis's Woodpecker Melanerpes lewis — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HQ

Long-billed Curlew Numenius americanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B06S

Marbled Godwit Limosa fedoa — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JL

Mountain Plover Charadrius montanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B078

Nuttall's Woodpecker Picoides nuttallii — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HT

Oak Titmouse Baeolophus inornatus — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MJ

Olive-sided Flycatcher Contopus cooperi — Bird of conservation concern
Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0AN

Peregrine Falcon Falco peregrinus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU

Red-crowned Parrot Amazona viridigenalis — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0GO

Rufous-crowned Sparrow Aimophila ruficeps — Bird of conservation concern
Season: Year-round
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0MX

Sage Thrasher Oreoscoptes montanus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0ID

Short-billed Dowitcher Limnodromus griseus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JK

Short-eared Owl Asio flammeus — Bird of conservation concern
Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD

Snowy Plover Charadrius alexandrinus — Bird of conservation concern
Season: Breeding

Western Grebe aechmophorus occidentalis — Bird of conservation concern

Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EA

Yellow Warbler dendroica petechia ssp. brewsteri — Bird of conservation concern

Season: Breeding
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0EN

Red Knot Calidris canutus ssp. roselaari — Bird of conservation concern

Season: Wintering
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0G6

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

There are no wetlands in this location

Attachment I