

January 20, 2023

Mr. Louis Jutras
850 Lagoon Drive
Chula Vista, CA 91910

Reference: Revised Biological Resources Letter Report for the Proposed Shadow Hill Road Project, City of Santee, California

Mr. Jutras:

Busby Biological Services, Inc. (BBS) has prepared this biological letter report for the proposed Shadow Hill Road Project (proposed project), which includes the construction of a single-family residence within the City of Santee (City), California. This report was prepared in accordance with the City's Draft Multiple Species Conservation Program (MSCP) Subarea Plan (Subarea Plan; City 2018) and is intended to provide the City with information necessary to assess potentially significant impacts to biological resources under the California Environmental Quality Act (CEQA).

1.0 INTRODUCTION

The proposed project occurs on an approximately 1.01-acre parcel (Assessor's Parcel Number 385-010-16-00) located at the southern terminus of Shadow Hill Road, approximately 0.5 mile east of State Route (SR) 67, 0.7 mile northeast of the eastern terminus of SR 52, and 300 feet southeast of Shadow Hill Park (Attachment 1: Figures 1 through 3). It is situated on unsectioned lands in the El Cajon Landgrant in Township 15 South, Range 1 West of the U.S. Geological Survey (USGS) 7.5-minute El Cajon quadrangle (USGS 1996). The proposed project site lies within the boundaries of the City's draft Subarea Plan, adjacent to Rattlesnake Mountain Preserve (Attachment 1: Figure 3).

The proposed project involves the construction of a single-family residence in the northwestern corner of the parcel, a driveway extension, necessary utilities, landscaping, and required Fuel Modified Defensible Space (FMDS) on the approximately 1.01-acre parcel. Based on discussions with the City's senior planner Doug Thomsen and Fire Marshal on April 7, 2022 and January 17, 2023, FMDS zones for the proposed project will consist of 100 feet of brush management from flammable structures exclusively within the parcel limits. No brush management will be required on the developed privately-owned parcel to the north or the undeveloped privately-owned parcel to the west, which is planned for future development.

2.0 RELEVANT REGULATIONS

Applicable federal, state, and/or local regulations or policies that apply to biological resources on the proposed project site are summarized below.

2.1 Federal Regulations

The federal Endangered Species Act (ESA), administered by the U.S. Fish and Wildlife Service (USFWS), provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction, and regulates the 'take' of these species and the habitats upon which they rely.

The federal Migratory Bird Treaty Act (MBTA) protects native migratory birds and their nests and eggs. For projects that must occur during the avian breeding season (February 15 to August 31), typical compliance measures include nesting bird surveys and avoidance, minimization, or mitigation measures if nesting birds are discovered within or adjacent to a project.

2.2 State Regulations

CEQA requires an environmental review for projects with potentially adverse impacts on the environment. Adverse environmental impacts are typically mitigated in accordance with state laws and regulations.

The California ESA, administered by the California Department of Fish and Wildlife (CDFW), provides the legal framework for the listing and protection of species (and their habitats) within California that are identified as being endangered or threatened with extinction.

California Fish and Game Code (CFG) Sections 3503 and 3503.5 make it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird or raptor (e.g., hawks, falcons, other birds of prey). CFG Section 3511 makes it unlawful to take or possess any bird designated as Fully Protected unless specifically authorized for scientific purposes. Other provisions of the CFG provide protections for resident and non-resident game birds (sections 3504, 3508, 3514, and 3515) as well as for other avian species, such as egrets and osprey (Section 3505).

The California Natural Community Conservation Planning (NCCP) program, administered by CDFW, is a cooperative effort by CDFW and numerous public and private partners that takes a broad-scale, ecosystem approach to planning for the protection and perpetuation of biological diversity throughout California by protecting both habitats and the species within these habitats while also accommodating compatible land use. The County of San Diego MSCP is part of this NCCP program and discussed in further detail Section 2.3, below.

2.3 Regional Programs & Regulations

Regional programs and regulations applicable to the proposed project are discussed below.

County of San Diego MSCP Plan

The proposed project area is located within the boundaries of the County of San Diego MSCP, a multi-jurisdictional sub-regional habitat conservation planning program that encompasses 582,243 acres of land within portions of the unincorporated County of San Diego, the cities of San Diego and Santee, and other local jurisdictions in the southwestern portion of the County of San Diego (City of San Diego 1998). The MSCP is designed to protect sensitive species and their habitats by conserving a connected system of biologically viable habitat lands, while allowing development of other areas. Overall, the MSCP targets 171,917 acres for conservation and protects a total of 85 "covered" sensitive plant and animal

species, including 15 “Narrow Endemic Species” that have restricted geographic distributions, soil affinities, and/or habitats within the region.

Local jurisdictions and special districts implement the MSCP for their respective portions through subarea plans. The MSCP allows incidental take of threatened and endangered species under specific conditions; however, impacts to Narrow Endemic Species are to be avoided to the maximum extent practicable.

City of Santee Draft MSCP Subarea Plan

The City is currently participating in the MSCP and has submitted a draft Subarea Plan to CDFW and USFWS for review (City 2018). The draft Subarea Plan seeks coverage for 22 species, including 8 plants and 14 wildlife species, and proposes to conserve sufficient natural habitat within the jurisdictional boundaries of the City to protect those species. The draft Subarea Plan has not been adopted by the City and implementing agreements with CDFW and USFWS have not been signed. Consequently, incidental take permits currently cannot be issued by the City under the draft Subarea Plan; however, it is used by the City to guide impact analysis and identification of mitigation programs to reduce proposed project impacts to below a level of significance. Until the draft Subarea Plan is officially adopted, proposed projects must comply with other state and federal regulations, and project proponents have to coordinate with CDFW and/or USFWS to obtain incidental take permits for their projects.

The proposed project site is not located within any preserve area identified in the draft Subarea Plan. However, the land immediately to the east and south is identified as Fully Conserved Existing Conservation Lands on Figure 5.1 of the City’s draft Subarea Plan (City 2018). Consequently, the adjacency guidelines provided in Section 7.2.4.6 of the draft Subarea Plan would apply to this proposed project. These guidelines relate to potential edge effects from development and are addressed in Section 5.6, below.

Santee Municipal Code

The City’s municipal code requires that all new developments, subdivisions, or tracts that are planned in Fire Hazard Severity Zones (FHSZ) and/or Wildland Urban Interface (WUI) areas have a minimum of 100 horizontal feet of FMDS between flammable structures and wildland areas. The proposed project area is not within a FHSZ but is within the WUI. Therefore, FMDS will be required. Typically, FMDS comprises two brush management areas: Zone 1 (the first 50 feet from flammable structures) and Zone 2 (the second 50 feet). Zone 1 may consist of pavement; walkways; turf; and permanently landscaped, irrigated, and maintained ornamental plantings. Fire resistive trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure(s). Zone 2 may include low-growing, fire-resistant shrubs and ground covers. Zone 2 must have an average plant height of under 24 inches and cover of native, non-irrigated vegetation of under 30 percent. Based on April 7, 2022 and January 17, 2023, discussions with City staff, including the Fire Marshall, the FMDS zones for the proposed project will extend 100 feet from flammable structures exclusively within the parcel limits. No brush management will be required on the developed privately-owned parcel to the north or the undeveloped privately-owned parcel to the west, which is planned for future development.

3.0 METHODS & SURVEY LIMITATIONS

Prior to conducting the biological survey, BBS reviewed existing literature and historical databases for available biological information and records of occurrence of sensitive

biological resources within 2 miles of the proposed project site (Google Earth 2021; USGS 2021; U.S. Department of Agriculture [USDA] 2021; CDFW 2021a; California Native Plant Society [CNPS] 2021 Nationwide Environmental Title Research, LLC [NETR] 2021).

BBS Senior Biologist, Brian Parker, conducted a general biological survey of the proposed project survey area, which includes the proposed project site plus all accessible habitat within 100 feet. The survey was conducted on September 15, 2021, between the hours of 0830 and 1025, with temperatures between 73 and 76 degrees Fahrenheit, wind from 0 to 2 miles per hour, and clear skies. The survey was conducted on foot. Off-site areas of private property were not directly accessible and were surveyed from the edge of accessible land with the aid of binoculars.

Mr. Parker mapped vegetation communities by hand onto aerial imagery, recorded plant and wildlife species observed directly and/or detected indirectly through sign (e.g., scat, burrows, vocalization), assessed the survey area for habitats for sensitive plant and wildlife species, and assessed the survey area for the presence of potentially jurisdictional resources. Digital photographs were taken within the survey area to visually document existing habitat conditions at the time of the survey. The photographs are included in Attachment 2, and the photo points are shown on Figure 4 in Attachment 1. The hand-drawn vegetation community boundaries were digitized using Geographic Information Systems (GIS) software. Computer Aided Design (CAD) files of the proposed project design were overlaid onto the vegetation map via GIS to analyze proposed project impacts.

The survey results reflect existing conditions at the time of the survey. Site conditions can naturally change seasonally and from year to year. Limitations to the compilation of comprehensive plant and animal species lists were imposed by seasonal factors and the brevity of the biological survey. The survey was performed in late summer, prior to the start of the rainy season during a drought year. Thus, the species recorded may have been affected by the timing of the survey and low rainfall conditions. In addition, the survey was conducted during the daytime when nocturnal species were less detectable.

Vegetation communities were mapped following the classification system of Holland (1986) as amended by Oberbauer et al (2008). Nomenclature in this report follows the Jepson Online Interchange (University of California 2021) and Sunset Western Garden Book (Brenzel 2012) for ornamental species, California Natural Diversity Database (CNDDDB; CDFW 2021a through c) for sensitive plant species, San Diego Natural History Museum (2002) for butterflies, Crother et al. (2017) for amphibians and reptiles, American Ornithological Society Checklist (Chesser et al. 2018) and the San Diego Bird Atlas (Unitt 2004) for birds, and Bradley et al. (2014) and Baker et al. (2003) for mammals.

4.0 RESULTS

The following sections describe the physical characteristics, the general botanical and zoological resources, and the sensitive biological resources observed and/or detected within the survey area as well as an assessment of the potential for sensitive and Narrow Endemic Species plant species and sensitive wildlife species to occur within the proposed project site.

4.1 Physical Characteristics

The proposed project site occurs on an undeveloped parcel. Surrounding land uses include existing single-family residences to the north and undeveloped land to the west, south, and east. The areas to the south and east are preserved lands managed by the CNLM.

The proposed project site consists of a large hill, with elevations ranging from 567 feet above mean sea level (amsl) in the northwestern corner of the parcel to 650 feet amsl in the southeastern corner of the parcel (Attachment 1: Figure 2). Based on historical aerial photographs, the survey area and adjacent land to the north appears to have been cleared and access roads constructed in 1996 in preparation for future development. Single-family homes were constructed on the properties to the north between 2005 and 2010; however, the subject property was not developed (NETR 2021).

Soils on-site are mapped as Vista coarse sandy loam, 30 to 65 percent slopes (USDA 2021). These soils occur on steep slopes and are well-drained, moderately deep, coast sandy loams with a depth of 20 to 40 inches over weathered rock. They have a water holding capacity of 3.5 to 5 inches and have rapid runoff with high to very high erosion hazard (USDA 1973).

4.2 Botanical Resources - Flora

Three vegetation communities/land cover types occur within the survey area: Diegan coastal sage scrub (including disturbed), disturbed land, and urban/developed land (Table 1; Attachment 1: Figure 4). These vegetation communities are shown in photographs in Attachment 2 and discussed below. A total of 28 plant species were observed within the survey area during the biological survey, including 14 species (50 percent) that are considered non-native and/or naturalized into the area, and 14 species (50 percent) that are considered native (Attachment 3). One of the plants observed – San Diego sunflower (*Bahiopsis laciniata*) – is considered a sensitive plant species, as discussed in Section 4.4.

Table 1. Vegetation Communities and Land Cover Types¹

Vegetation Community	Proposed Project Site	100-foot Survey Buffer	Total
Diegan Coastal Sage Scrub	0.833	2.123	2.956
Diegan Coastal Sage Scrub (Disturbed)	0.104	0.087	0.191
Disturbed Habitat	0.078	0.167	0.245
Urban/Developed Land	-	0.290	0.290
Total	1.015	2.667	3.682

¹All areas are presented in acres, rounded to the nearest thousandth.

Diegan Coastal Sage Scrub (including Disturbed; Oberbauer Code 32510)

Diegan coastal sage scrub consists of low-growing, aromatic, drought-deciduous, soft-woody shrubs. It is the dominant vegetation community within the survey area, covering approximately 3.147 acres, including 0.937 acre within the proposed project site and 2.210 acres within the 100-foot survey buffer (Attachment 1: Figure 4; Attachment 2: Photographs 1 through 7). This vegetation community is dominated by native species, such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), and broom baccharis (*Baccharis sarothroides*). This vegetation community also includes abundant non-native annuals, including short-pod mustard (*Hirschfeldia incana*), tocalote (*Centaurea melitensis*), and red brome (*Bromus rubens*). Vegetation cover within the Diegan coastal sage scrub is high, with native cover of approximately 65 percent and non-native cover of approximately 25 percent. Overall, plant diversity within the survey area was relatively low, possibly as a result of the historical clearing. Of the total 3.147 acres of Diegan coastal sage scrub documented in the survey area, approximately 0.191 acre in the northern portion of the survey area is mapped as disturbed (Attachment 1: Figure 4). This disturbed Diegan coastal sage scrub occurs in the northern portion of the project site and appears to lie within the 100-foot FMDS zone for the existing residence on APN 385-010-15 to the north.

This area has sparser vegetation cover (approximately 15 percent) and lower plant diversity than the areas of intact Diegan coastal sage scrub (Attachment 2: Photograph 7).

Disturbed Habitat (Oberbauer Code 11300)

Disturbed habitat is a common vegetation community that includes areas that have been physically disturbed by previous human activity and are no longer recognizable as a native or naturalized vegetation association. A total of approximately 0.245 acre of disturbed land occurs within the survey area, including 0.078 acre within the proposed project site and 0.167 acre in the 100-foot survey buffer. This includes three main areas: a sparsely vegetated strip along the western edge of the proposed project site that historically contained a dirt trail or road; a large patch of non-native weeds and an adjacent unvegetated area with a fire ring in the southeast corner; and a graded, weedy slope on the adjacent residential property to the north (Attachment 1: Figure 4; Attachment 2: Photographs 1 and 5). The disturbed habitat is characterized by non-native annual species, including short-pod mustard, tocalote, and common Mediterranean grass (*Schismus barbatus*). The area of disturbed habitat on the residential property off-site to the north contains occasional broom baccharis and California buckwheat.

Urban/Developed Land (Oberbauer Code 12000)

Urban/developed land is a common land cover type that includes areas of hardscape or areas where permanent or semi-permanent structures have been constructed as well as areas where native vegetation is no longer supported. This land cover type also includes areas landscaped with ornamental plants that often require irrigation. A total of approximately 0.290 acre of urban/developed land was mapped within the survey area, all of which is within the 100-foot survey buffer (Attachment 1: Figure 4; Attachment 2: Photographs 3 and 6). This land cover type includes the existing Shadow Hill Road and the residence, associated landscaping, and driveway on the property to the north of the proposed project. This urban/developed land is either devoid of vegetation or is dominated by non-native species, such as Canary Island date palm (*Phoenix canariensis*), queen palm (*Syagrus romanzoffiana*), banana trees (*Musa* sp.), and other ornamental grasses and shrubs.

4.3 Zoological Resources - Fauna

A total of 20 animal species were observed and/or detected, including 2 invertebrates, 1 reptile, 16 birds, and 1 mammal. A complete list of animal species detected is included as Attachment 4. Two of the species observed – coastal California gnatcatcher (*Polioptila californica californica*) and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) – are considered sensitive. These species are discussed in more detail in Section 4, below.

4.4 Sensitive Biological Resources

The survey area was assessed for sensitive biological resources, including (1) sensitive vegetation communities, (2) sensitive plant and wildlife species, (3) jurisdictional resources, and (4) wildlife movement and nursery sites. Assessments for the potential occurrence of sensitive species are based upon known ranges; habitat preferences for the species; and historical species occurrence records from the CNDDB (CDFW 2021a), the USFWS all-species occurrence database (USFWS 2021), and SanBIOS database (County of San Diego 2021). The following sections provide definitions for each of these sensitive biological resources and describe the sensitive biological resources that are known to occur or have potential to occur within and/or adjacent to the proposed project site.

Sensitive Vegetation Communities

Sensitive vegetation communities are vegetation assemblages, associations, or land cover types that have cumulative losses throughout the region, have relatively limited distribution, support or potentially support sensitive species, have particular value to other wildlife, and/or are considered sensitive by the resource agencies. Sensitive vegetation communities are regulated by various local, state, and federal resource agencies. Riparian and rare/uncommon upland vegetation communities are considered sensitive, while common upland vegetation communities are not considered sensitive. The survey area does not support any riparian habitats but contains one sensitive vegetation community – Diegan coastal sage scrub (including disturbed; Attachment 1: Figure 4).

Sensitive Plant Species

For purposes of this report, sensitive plant species include those that are (1) listed as threatened, endangered, or proposed for listing by USFWS or CDFW; (2) California Rare Plant Rank (CRPR) 1 through 4 (CNPS 2021); or (3) considered rare, endangered, or threatened by other local conservation organizations or specialists, including MSCP-covered species and Narrow Endemic Species.

One sensitive plant species – San Diego sunflower – was observed within the survey area (Attachment 1: Figure 4) and is discussed below. Attachment 5 provides an evaluation of 19 sensitive plant species for potential to occur within the survey area based on the literature review, database search (County of San Diego 2021, CDFW 2021a, CNPS 2021), and observations made during the biological survey. Based on this assessment, no additional sensitive plant species have a moderate or high potential to occur within the survey area; therefore, these 18 species are summarized in Attachment 5 but are not discussed further in this report.

San Diego Sunflower

San Diego sunflower is not state- or federally listed but is a CNPS CRPR 4.3 species, meaning its distribution is limited in California but that less than 20 percent of populations are threatened. It is a perennial shrub that occurs in chaparral and coastal sage scrub at elevations below 2,500 feet amsl. Four individuals were observed growing in a cluster in the southeastern corner of the proposed project site (Attachment 1: Figure 4).

Sensitive Wildlife Species

For purposes of this report, sensitive wildlife species include those that are (1) listed as threatened or endangered or proposed for listing by USFWS or CDFW or (2) designated as “fully protected,” “species of special concern,” or “taxa to watch” by CDFW (CDFW 2021b). While not necessarily sensitive, species that are covered by the federal MBTA or CFGC are also protected. As the lists of species protected by the MBTA and CFGC are extensive, these species are not individually analyzed in this report; however, they are addressed further in the impact analysis, below.

Two sensitive wildlife species – coastal California gnatcatcher and southern California rufous-crowned sparrow – were observed during the biological survey (Attachment 1: Figure 4). Three additional sensitive species were determined to have a moderate or high potential to occur on-site – red diamond rattlesnake (*Crotalus ruber*), Blainville’s horned lizard (*Phrynosoma blainvillii*), and Belding’s orange-throated whiptail (*Aspidoscelis hyperythra beldingi*). Attachment 6 provides an evaluation of 25 sensitive wildlife species for potential to occur within the proposed project site based on the literature review and database search

(County of San Diego 2021, CDFW 2021a, USFWS 2021). The 5 sensitive species observed or with a moderate to high potential to occur are discussed below. The remaining 20 species are either not expected to occur or have a low potential to occur on-site; therefore, they are summarized in Attachment 6 but are not discussed further in this report. In addition, potential for raptors and other birds to nest on-site is discussed below.

Red Diamond Rattlesnake

Red diamond rattlesnake is a state species of concern. It occurs throughout San Diego County, particularly in areas of coastal sage scrub and chaparral where there are abundant rock outcrops. Although there are no recent database records of this species in the proposed project vicinity, the Diegan coastal sage scrub within the proposed project site is highly suitable, and there are several rock outcrops that have potential to be used by the species immediately off-site. Thus, this species has high potential to occur within the proposed project site.

Blainville's Horned Lizard

Blainville's horned lizard is a state species of concern and an MSCP-covered species. It occurs within coastal sage scrub and open chaparral, particularly where there is sandy, loose soil. It feeds primarily on native harvester ants. The Diegan coastal sage scrub habitat within the proposed project site is moderately suitable for this species, and a harvester ant nest was found during the biological survey. Based on these factors, this species has moderate potential to occur within the proposed project site.

Belding's Orange-throated Whiptail

Belding's orange-throated whiptail is a state watch list species and an MSCP-covered species. It occurs primarily in coastal sage scrub and chaparral, especially in areas with nearby streams or riparian areas. Although there are no riparian areas within the proposed project site, the Diegan coastal sage scrub is moderately suitable. In addition, there are several records of this species in Diegan coastal sage scrub within 2 miles of the proposed project site (CDFW 2021, County of San Diego 2021). Based on these factors, this species has moderate potential to occur within the proposed project site.

Coastal California Gnatcatcher

Coastal California gnatcatcher is federally listed as threatened, a state species of special concern, and an MSCP-covered species. It is a resident species found on the coastal slopes of southern California, from Ventura County south through Los Angeles, Orange, Riverside, and San Diego counties into Baja California, Mexico (Atwood and Bontrager 2001). This species typically occurs in coastal sage scrub, although it may also use adjacent areas of chaparral, grassland, or riparian woodland. Breeding occurs from February through August.

One individual male coastal California gnatcatcher was observed in the southern portion of the survey area, both within the proposed project site and off-site to the south (Attachment 1: Figure 4). The Diegan coastal sage scrub habitat throughout the proposed project site is highly suitable for this species.

Southern California Rufous-crowned Sparrow

Southern California rufous-crowned sparrow is a state watch list species and an MSCP-covered species. It ranges throughout southern California, from Los Angeles County to Baja

California, Mexico. It is found in sage scrub, broken or burned chaparral habitats, and grasslands with scattered shrubs. It is often associated with moderate to steep, south-facing, dry, rocky slopes dominated by low shrubs (Unitt 2004). Breeding occurs from March through June.

Southern California rufous-crowned sparrow was heard calling off-site to the south, within the 100-foot survey buffer. Although not detected within the proposed project site, this species is anticipated to occur within the proposed project site, because the habitat is highly suitable.

Nesting Birds

As the proposed project site is dominated by Diegan coastal sage habitat, numerous native bird species protected under the MBTA and/or CFGC and have moderate to high potential to nest on-site during the breeding season (February 15 to August 31).

4.4 Jurisdictional Resources

No potentially jurisdictional drainages, wetlands, or wetland indicators (i.e., wetland vegetation, ordinary high water mark, streambed, stream bank, channel) were observed within the survey area during the biological survey. Jurisdictional resources are considered sensitive biological resources and are regulated by the U.S. Army Corps of Engineers (USACE), CDFW, Regional Water Quality Control Board (RWQCB), and/or the City pursuant to several federal, state, and local laws and regulations.

4.5 Wildlife Movement, Corridors, & Nursery Sites

Wildlife corridors are essential to maintain populations of healthy and genetically diverse plant and wildlife species. Wildlife corridors are considered sensitive by local, state, and federal resource and conservation agencies, because these corridors allow wildlife to move between adjoining open space areas that are becoming increasingly isolated as open space becomes fragmented from urbanization, rugged terrain, and/or changes in vegetation (Beier and Loe 1992). Wildlife nursery sites are areas where wildlife species regularly breed or rear young. Nursery sites may include rookeries, where large numbers of aquatic birds congregate to nest, or areas where large mammals, such as southern mule deer (*Odocoileus hemionus fuliginatus*), give birth and breed.

The proposed project site is bounded to the south and east by Rattlesnake Mountain Preserve, an approximately 400-acre patch of undeveloped habitat in the southeastern portion of the City. The patch supports primarily high quality coastal sage scrub and chaparral habitats with moderately high species diversity. The proposed project site and surrounding habitat may function as a small, local wildlife movement corridor for wildlife dispersing for short distances, foraging for resources, defending territories, nesting, or searching for mates. However, because the area is surrounded by development, it is not expected to function as a regional wildlife corridor. The area may function as a stepping-stone corridor for bird species, moving between Mission Trails Regional Park and the much larger stretch of undeveloped areas extending east into to the mountains. The area may support medium and large wildlife, such as southern mule deer and coyote (*Canis latrans*), but it is not likely to be regularly used as a nursery site by these species, because the area is surrounded on all sides by development. In addition, there are no known rookeries located within or adjacent to the proposed project site.

5.0 PROPOSED PROJECT IMPACT ANALYSIS

This section addresses potential impacts to biological resources that could result from implementation of the proposed project and assesses the potential significance of each impact. The potential significance of proposed project impacts was assessed according to Appendix G of the 2021 CEQA Statutes & Guidelines (Association of Environmental Professionals [AEP] 2021). These thresholds of significance were established to determine whether a project would result in a “significant effect”, which is defined as a “substantial or potentially substantial adverse change in the environment.” Potential proposed project impacts to biological resources are evaluated by City staff during the environmental review process to assure compliance with CEQA and the City’s draft Subarea Plan (City 2018). Under CEQA, a project would be considered to have significant biological impacts if it would have a substantial adverse effect on sensitive plant or wildlife species, native or naturalized vegetation communities, riparian habitats or jurisdictional waters, or wildlife movement or corridors; or if it would conflict with any local policy, habitat conservation plan, or NCCP (AEP 2021).

The proposed project would result in impacts to approximately 0.493 acres of vegetation communities/land cover types (Table 2, below) from on-site grading and brush management for FMDS Zones 1 and 2 and off-site grading in a small area to the northwest to connect to the existing Shadow Hill Road. The City considers both FMDS Zones 1 and 2 to be impacts. A 0.085-acre brush clearing easement over the westernmost 20 feet of the proposed project site was granted to the adjacent landowner on APN 385-010-03 to the west per County of San Diego Document 2006-0720228 (Attachment 7). This FMDS area is not included in this impact assessment.

Table 2. Proposed Project Impacts¹

Vegetation Community/ Land Cover Type	Permanent Impacts				Not Impacted	
	Grading		FMDS	Total	Avoided	FMDS for APN 385-010-03 ²
	Proposed Project Site	100-foot Survey Buffer				
Diegan Coastal Sage Scrub	0.273	0.001	0.234	0.508	0.260	0.066
Diegan Coastal Sage Scrub (Disturbed)	0.068	0.000	0.027	0.095	0.009	0.000
Disturbed Habitat	0.007	0.005	0.000	0.012	0.052	0.019
Urban/Developed	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.348	0.006	0.262	0.615	0.321	0.085

¹All areas are presented in acres, rounded to the nearest thousandth.

²This area is subject to FMDS for the adjacent property to the west; therefore, the impacts are not attributed to the proposed project.

Impacts to common vegetation communities/land cover types (i.e., disturbed habitat, urban/developed land) as well as common plants and wildlife would not be considered significant under CEQA; therefore, these impacts are not discussed further in this report. Impacts to sensitive biological resources could be considered significant and are discussed in detail below.

5.1 Sensitive Vegetation Communities

Proposed project implementation would impact 0.615 acre of vegetation, including 0.348 acre from on-site grading, 0.006 acre from off-site road improvements and construction, and 0.262 acre from FMDS (Table 2; Attachment 1: Figure 5). A total of 0.085 acre within the proposed project site is subject to FMDS maintenance for APN 385-010-03. An additional 0.321 acre

on-site, including 0.269 acre of Diegan coastal sage scrub is outside the impact footprint and would be avoided. The FMDS for the adjacent parcel to the west and the avoided habitat areas are not considered to be impacted by the proposed project. Vegetation communities that would be impacted include Diegan coastal sage scrub and disturbed habitat. Impacts to 0.603 acre of Diegan coastal sage scrub would be considered significant and would require mitigation, as discussed in Section 6.1, below.

5.2 Sensitive Plant Species

One sensitive plant species – San Diego sunflower – occurs on-site but outside of the proposed impact footprint, and impacts would be avoided. Therefore, there would be no impacts to sensitive plant species from implementation of the proposed project. As such, no avoidance, minimization, and/or mitigation measures would be required for sensitive plant species.

5.3 Sensitive Wildlife Species

This section assesses potential proposed project impacts on sensitive wildlife species observed or with moderate to high potential to occur on the proposed project site. In addition, it addresses potential impacts to raptors and migratory bird species protected by the MBTA and/or CFGC.

Red Diamond Rattlesnake

The proposed vegetation removal and grading have potential to impact red diamond rattlesnake. These potential impacts would not be considered significant, because they are not expected to reduce the local population of this species to below sustainable levels, and the proposed project comprises a small fraction of habitat that is contiguous with a large swath of adjacent preserved land. Therefore, the impacts would be considered less than significant and would not require additional avoidance, minimization, and/or mitigation measures.

Blainville's Horned Lizard

The proposed vegetation removal and grading have potential to impact Blainville's horned lizard. These potential impacts would not be considered significant, because they are not expected to reduce the local population of this species to below sustainable levels, and the proposed project comprises a small fraction of habitat that is contiguous with a large swath of adjacent preserved land. Furthermore, the proposed construction of one single-family residence is not anticipated to increase Argentine ant populations in the surrounding habitat. Therefore, impacts to Blainville's horned lizard would be considered less than significant and would not require additional avoidance, minimization and/or mitigation measures.

Belding's Orange-throated Whiptail

The proposed vegetation removal and grading have potential to impact Belding's orange-throated whiptail. These potential impacts would not be considered significant, because they are not expected to reduce the local population of this species to below sustainable levels, and the proposed project comprises a small fraction of habitat that is contiguous with a large swath of adjacent preserved land. In addition, the proposed project would reduce edge effects to the adjacent preserved areas, as discussed in Section 5.6.1 through 5.6.6, below. Therefore, the impacts would be considered less than significant and would not require additional avoidance, minimization, and/or mitigation measures.

Coastal California Gnatcatcher

The proposed project could cause significant direct and indirect impacts to coastal California gnatcatcher. Vegetation removal or clearing during the breeding season (February 15 to August 31) could result in direct impacts to this species if it is nesting within the proposed project impact area. In addition, construction noise levels in excess of 60 A-weighted hourly average decibels (dB[A] L_{eq}) could result in indirect impacts to coastal California gnatcatchers nesting in the adjacent habitat. These impacts would be considered significant and would require avoidance, minimization, and/or mitigation measures, as discussed in Section 6.3.

The proposed project would not encroach on or substantially increase edge effects into the adjacent preserve and would comply with the City's FMDS standards to reduce fire risk.

California Rufous-crowned Sparrow

The proposed project could cause significant direct and indirect impacts to southern California rufous-crowned sparrow if vegetation trimming or clearing of occupied habitat occurs during the breeding season (February 15 to August 31). This impact would be considered significant and would require avoidance, minimization, and/or mitigation measures, as discussed in Section 6.4.

The proposed project would not encroach on or substantially increase edge effects into the adjacent preserve and would comply with the City's FMDS standards to reduce fire risk.

Nesting Birds

Nesting raptors and other bird species covered under the MBTA and/or CFGC have potential to be directly and indirectly impacted if proposed project-related vegetation clearing or construction activities occur during the breeding season (February 15 to August 31). Direct and indirect impacts to nesting raptors and other birds would be considered significant and require avoidance, minimization, and/or mitigation measures in compliance with the City's nesting bird regulations, as discussed in Section 6.4.

5.4 Jurisdictional Resources

No potentially jurisdictional wetlands or waters were observed within the proposed project site. Therefore, no jurisdictional resources would be impacted from implementation of the proposed project. As such, no avoidance, minimization, and/or mitigation measures would be required for jurisdictional resources.

5.5 Wildlife Movement, Corridors, & Nursery Sites

The proposed project site is not considered a part of a regional wildlife corridor but is expected to support local wildlife movement. The proposed project is situated adjacent to existing development on a property that has been historically cleared and had an access road constructed. The proposed project would not substantially encroach into any major corridors. Effects on local wildlife movement would be addressed through avoidance, minimization, and/or mitigation measures for impacts to sensitive vegetation communities. In addition, there are no rookeries or wildlife nursery sites within the proposed project site. Therefore, the proposed project would not result in impacts to these resources. As such, no avoidance, minimization, and/or mitigation measures would be required for wildlife movement, corridors, and nursery sites.

5.6 Local Policies, Habitat Conservation Plans, & NCCPs

The proposed project was designed to comply with the City's building code, design guidelines, FMDS requirements, and draft Subarea Plan.

Section 7.2.4.6 of the City's draft Subarea Plan provides guidelines for projects that occur adjacent to preserve lands to reduce or prevent indirect impacts to the preserve. The proposed project site is bordered to the south and east by the Rattlesnake Mountain Preserve and would be required to adhere to these adjacency guidelines. Each adjacency guideline is presented below, in italics, followed by a discussion how the proposed project complies with the guideline. Through implementation of these measures, no impacts to adjacent preserved lands would occur. As such, no additional avoidance, minimization, and/or mitigation measures would be required for preserved lands.

Drainage

All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, excess water, exotic plant materials, and other elements that might degrade or harm the natural environmental or ecosystem processes within the preserves. This will be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices.

The majority of the proposed development is situated in the northern and western portions of the proposed project site and adjacent to the existing residence to the north. All drainage would be directed to storm drain systems, and no toxins, chemicals, petroleum products, or excess water would drain into the preserved lands to the east or south.

Lighting

Lighting of all developed areas adjacent to the preserve should be directed away from the preserve wherever feasible and consistent with public safety. Low-pressure sodium lighting should be used whenever possible.

Proposed project lighting would comply with the City building code, and lighting would be low illumination and directed away from the preserved areas.

Noise

Uses adjacent to the preserve should be designed to minimize noise impacts. New development adjacent to the San Diego River shall incorporate noise reduction strategies in site design, landscaping, and buffer separation.

As a single-family residential development, the proposed land use is not anticipated to result in noise impacts within the adjacent preserved lands. However, construction noise has potential to impact sensitive wildlife, such as coastal California gnatcatcher, in the preserve. Methods to address these impacts are addressed in Section 6.0, below.

Invasive species

No invasive non-native plant or animal species can be introduced into areas immediately adjacent to the preserve. All open space slopes immediately adjacent to the preserve should be planted with native species that reflect the adjacent native habitat.

The proposed project does not propose to introduce any invasive plant species, as the proposed project would follow a City-approved landscape plan that would not include any species on the California Invasive Plant Council (Cal-IPC) "Invasive Plant Inventory" (Cal-IPC 2021). In addition, new developments have potential to facilitate expansion of Argentine ants, an invasive ant that is known to displace native ant species and have an adverse effect on native species, such as Blainville's horned lizard, which rely on native ants as prey. However, there is substantial urban development surrounding the adjacent preserve, and Argentine ants are likely already present. Therefore, the proposed project is unlikely to lead to an increase or expansion of this invasive species.

Buffers

There are no requirements for buffers outside the Subarea Plan Preserve System except as may be required for wetlands pursuant to federal and/or state permits or by local agency CEQA mitigation conditions.

The proposed project does not propose any buffers to the existing preserved properties to the east or south. As no wetlands are present within or adjacent to the proposed project site, no wetland buffers are required.

Fuel Modification Zones

Fuel modification zones should be fully contained on adjacent properties for all new development. Prior to implementing new developments adjacent to the Subarea Plan Preserve System, the local fire authority should review and approve proposed fuel modification treatments to ensure that no new fuel modification will be required within the preserve properties.

The proposed project design includes FMDS as required per the City's municipal code. FMDS comprises two distinct brush management areas: Zone 1 (the first 50 feet from flammable structures) and Zone 2 (the second 50 feet). Zone 1 may consist of pavement; walkways; turf; and permanently landscaped, irrigated, and maintained ornamental planting. Fire resistant trees are allowed if placed or trimmed so that crowns are maintained more than 10 feet from the structure. Zone 2 may include low-growing, fire-resistant shrubs, and ground covers. Zone 2 must have an average plant height of under 24 inches and cover of native, non-irrigated vegetation of under 30 percent.

6.0 AVOIDANCE, MINIMIZATION, & MITIGATION MEASURES

All proposed avoidance, minimization, and mitigation measures discussed below would be implemented in accordance with the City's draft Subarea Plan (City 2018) or the MSCP (City of San Diego 1998) so that all potentially significant impacts described in Section 5.0, above, are reduced to below a level of significance.

6.1 Avoidance & Minimization Mitigation Measures

This section describes mitigation measures proposed to avoid and/or minimize potential impacts to sensitive biological resources.

Pre-construction Measures

Pre-construction measures include a pre-construction meeting, pre-construction nesting bird surveys (if needed), resource delineation and protection measures, and contractor environmental awareness training. These are discussed in detail, below.

Pre-construction Meeting

Prior to construction, a qualified biological monitor will attend the pre-construction meeting, discuss the biological monitoring program with construction contractors, and arrange to perform any follow up mitigation measures (e.g., monitoring construction fencing installation, nest clearance surveys, biological monitoring) and reporting.

Pre-construction Nesting Bird Survey

To prevent potentially significant direct and indirect impacts birds protected by the MBTA and CFGC, all construction activities (e.g., fence installation, equipment staging, clearing or grubbing of vegetation, grading) should begin outside the bird breeding season (February 15 to August 31). If construction must begin within the breeding season, a qualified biologist shall conduct a pre-construction survey for nesting birds within the proposed impact footprint. The pre-construction survey shall be conducted within 7 calendar days prior to the start of construction activities. If no nesting birds are detected in the proposed area of disturbance, no further avoidance, minimization, and/or mitigation measures will be required. However, if nesting birds are detected, an appropriate construction avoidance buffer around the nest(s) would be required based on the avian species nesting to prevent potential direct and indirect impacts to the nest. No removal of vegetation within the avoidance buffer may occur until the end of the breeding season or until the nest is no longer active, whichever comes first.

Resource Delineation & Protection Measures

Prior to construction, a qualified biological monitor will inspect the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological resources and verify compliance with any other mitigation measures. This will include flagging sensitive resources and delineating any required buffers to protect sensitive biological resources (e.g., habitats, flora and fauna species, nesting birds) during construction. The biological monitor will also inspect any installed Best Management Practices (BMPs), measures to prevent fugitive dust, lighting and noise impacts in adjacent habitats, and introduction of exotic and invasive plant and animal species. Responsible construction practices as well as storm water and runoff management will also be included as part of the BMPs.

Contractor Environmental Awareness Training

Prior to the start of construction, a qualified biological monitor shall meet with all construction contractors to conduct an on-site contractor environmental awareness training to discuss the need to avoid impacts outside the approved construction area and to protect sensitive plants and wildlife (e.g., discuss construction limits fencing, sensitive resource flagging, clarify acceptable access routes/methods and staging areas).

Construction Measures

Construction measures include biological monitoring and subsequent resource identification. These are discussed in detail, below.

Biological Monitoring

During construction, all construction activities, including access and staging, will be restricted to areas previously identified and depicted on the approved project plans. A qualified biological monitor will monitor construction activities as needed to verify that construction activities do not encroach into biologically sensitive areas and that, if applicable, the

mitigation measures developed to accommodate any sensitive species located during the pre-construction surveys are being implemented. The qualified biological monitor will complete a Daily Biological Monitoring Form to document construction and monitoring activities and compliance.

Subsequent Resource Identification

During construction, the qualified biological monitor will note/act to prevent any new disturbances to habitat, flora, and/or fauna (e.g., flag newly identified sensitive resources). If active nests or other previously unknown sensitive resources are detected, all project activities that may impact the resource will be delayed until species-specific local, state, or federal regulations have been determined and applied by the qualified biological monitor.

Post-construction Measures

Upon completion of construction, a post-construction report that summarizes the construction activities, actual project impacts, and project design/mitigation measures implemented before and during construction will be prepared. If project impacts exceed the approved totals, additional impacts will be mitigated in accordance with the City's draft Subarea Plan and other applicable local, state, and federal laws. The qualified biological monitor will submit the post-construction report to the City within 30 days of construction completion.

6.2 Mitigation for Impacts to Sensitive Vegetation Communities

The proposed impact to 0.603 acre of Diegan coastal sage scrub would be considered significant and would require mitigation. In accordance with the City's draft Subarea Plan, this impact would require mitigation at a 2:1 ratio (1.206 acres). Prior to issuance of a Grading Permit, this mitigation requirement is anticipated to be met through acquisition of 1.206 acres of Diegan coastal sage scrub either within a conserved parcel in the project vicinity or through purchase of mitigation credits at a mitigation bank approved by the City and resource agencies (i.e., CDFW, USFWS). As there are currently no mitigation banks with coastal sage scrub credits within the City, if the mitigation bank option is selected, it may be necessary purchase credits outside the City limits. The nearest mitigation banks with available credits are the San Miguel Conservation Bank, located 9 miles to the south, and the Willow Road Conservation Bank, located approximately 4 miles to the east.

6.3 Mitigation for Impacts to Coastal California Gnatcatcher

To prevent potentially significant direct and indirect impacts to coastal California gnatcatcher, construction activities should occur outside the breeding season (February 15 to August 31). If construction must begin within the breeding season, protocol-level pre-construction surveys for coastal California gnatcatcher shall be conducted within 300 feet of the proposed impact footprint to determine if coastal California gnatcatchers are nesting within or adjacent to the proposed project site. If nesting coastal California gnatcatchers are detected, no grading or clearing of vegetation may occur within 300 feet of the nest until the young have fledged or the nest is no longer active. Alternatively, noise measures, such as noise walls, hay bales, or other measures may be incorporated such that construction noise levels at the edge of occupied nesting habitat do not exceed 60 dB(A) L_{eq} or ambient noise levels, whichever is greater.

As noted in Section 2.3, above, the City's draft Subarea Plan has not been adopted. Therefore, impacts to coastal California gnatcatcher will require an incidental take permit with the USFWS. A low-effect Habitat Conservation Plan (HCP) will be prepared and submitted

to the USFWS for approval. The applicant will be required to receive an incidental take permit from USFWS prior to issuance of a Grading Permit.

6.4 Mitigation for Impacts to Nesting Birds

To prevent potentially significant impacts to raptors, southern California rufous-crowned sparrow, and other birds protected by the MBTA and CFGC Section 3503, the project would comply with the nesting bird regulations described in Section 5.5.1.2 of the City's draft Subarea Plan. To comply with these nesting bird regulations, the start of construction (including, but not limited to, disturbance of vegetation, grading, or building construction) should occur outside of the avian breeding season (February 15 to August 30).

If construction must begin during the breeding season (February 15 to August 30), a pre-construction nesting bird survey must be conducted by a qualified biologist beginning at least 2 weeks prior to the initiation of work. The survey will be conducted in suitable nesting habitat within 300 feet (500 feet for raptors) of the project impact area. The qualified biologist may recommend a reduced survey area with the approval of the City and Wildlife Agencies. The surveys should continue weekly, with the last survey occurring no more than 3 days before the start of work. If an active nest is found, one of the following measures will be required prior to the start of construction activities during the breeding season:

- A. Avoidance buffers (300 feet for migratory birds and 500 feet for raptors) will be established around the active nest(s). The breeding habitat/nest site will delineated with flagging, stakes, and/or construction fence in all directions, and this area will not be disturbed until the nest is inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, and the young will no longer be impacted by the project.
- B. If a reduced avoidance buffer is deemed appropriate by the qualified biologist, a project-specific Nesting Bird Management Plan will be prepared and submitted to the City and Wildlife Agencies.
- C. An alternative avoidance plan for avoidance of nesting birds may be prepared and submitted to the City and Wildlife Agencies for review and approval.

D.

All personnel on-site should be instructed on the sensitivity of the area. The project proponent will document the results of the recommended protective measures described above to demonstrate compliance with applicable local, state, and federal laws pertaining to the protection of native birds.


A biological monitor will be present on-site during grubbing and clearing of vegetation to ensure that these activities remain within the approved project footprint (i.e., outside the avoidance buffer) and that the flagging/stakes/fencing is being maintained to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation and will notify the City immediately if project activities take, possess, or needlessly destroy the nest or eggs of any bird or raptor.

7.0 CONCLUSION

With implementation of the avoidance, minimization, and mitigation measures described above, all impacts to sensitive biological resources would be avoided or reduced to below a level of significance.

On behalf of BBS, thank you for the opportunity to work with you on this proposed project. Please contact me at brian@busbybiological.com if you have any questions or concerns regarding this letter report. Please see Attachment 9 for a summary of the preparer's qualifications.

Sincerely,

A handwritten signature in black ink that reads "B. Parker". The signature is written in a cursive, slightly slanted style.

Brian Parker
Senior Biologist

ATTACHMENTS

- Attachment 1: Figures
- Attachment 2: Representative Proposed Project Site Photographs
- Attachment 3: Plant Species Observed
- Attachment 4: Wildlife Species Detected
- Attachment 5: Sensitive & Narrow Endemic Plant Species & Potential to Occur
- Attachment 6: Sensitive Wildlife Species & Potential to Occur
- Attachment 7: Brush Clearing Easement
- Attachment 8: Summary of Preparer's Qualifications

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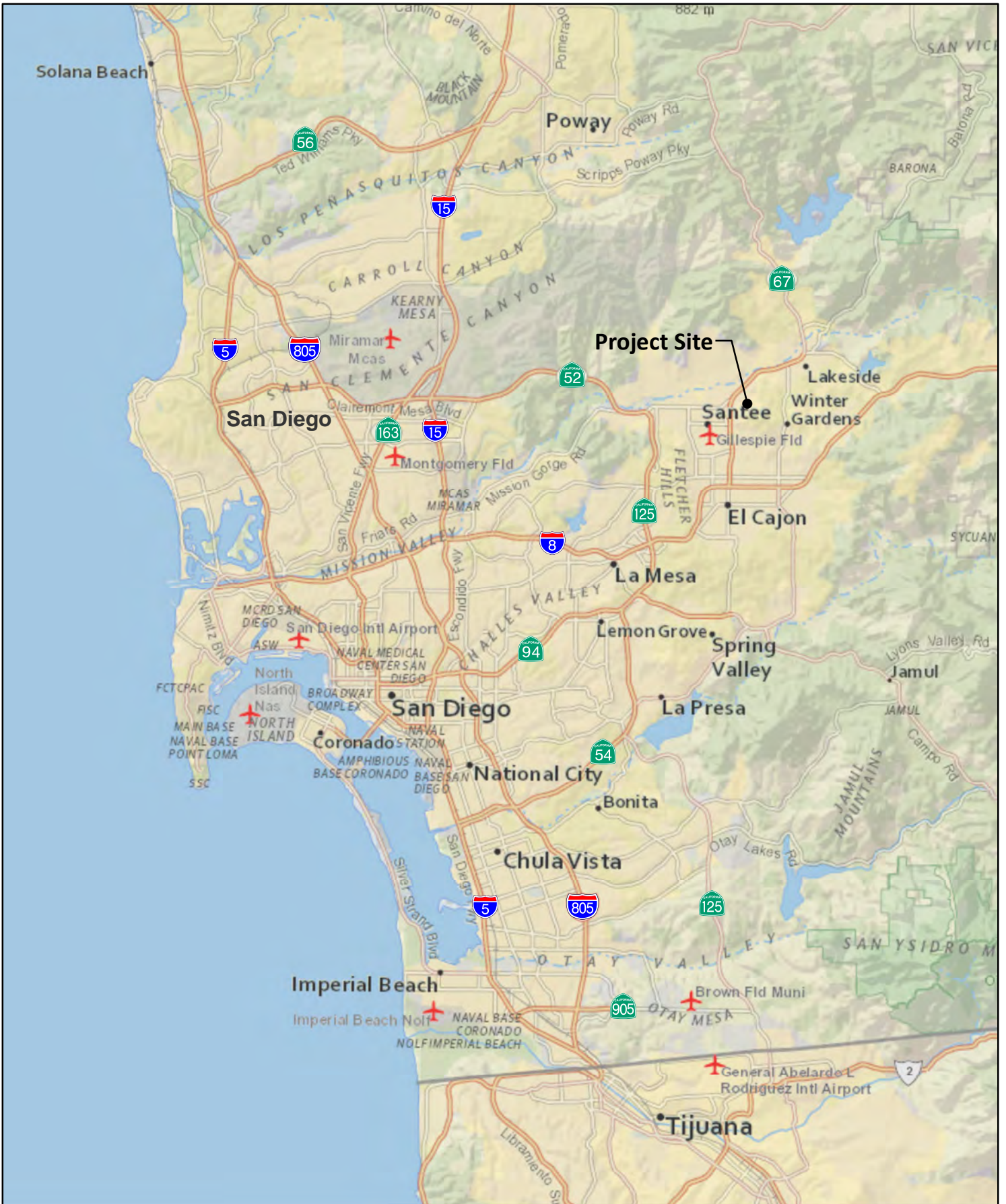
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ATTACHMENT 1
Figures



Source: National Geographic, Esri

Regional Location

SHADOW HILL ROAD RESIDENCE

BUSBY
Biological Services

0 2 4
Miles

Figure 1



Source: USGS 7.5' Quadrangles (El Cajon)

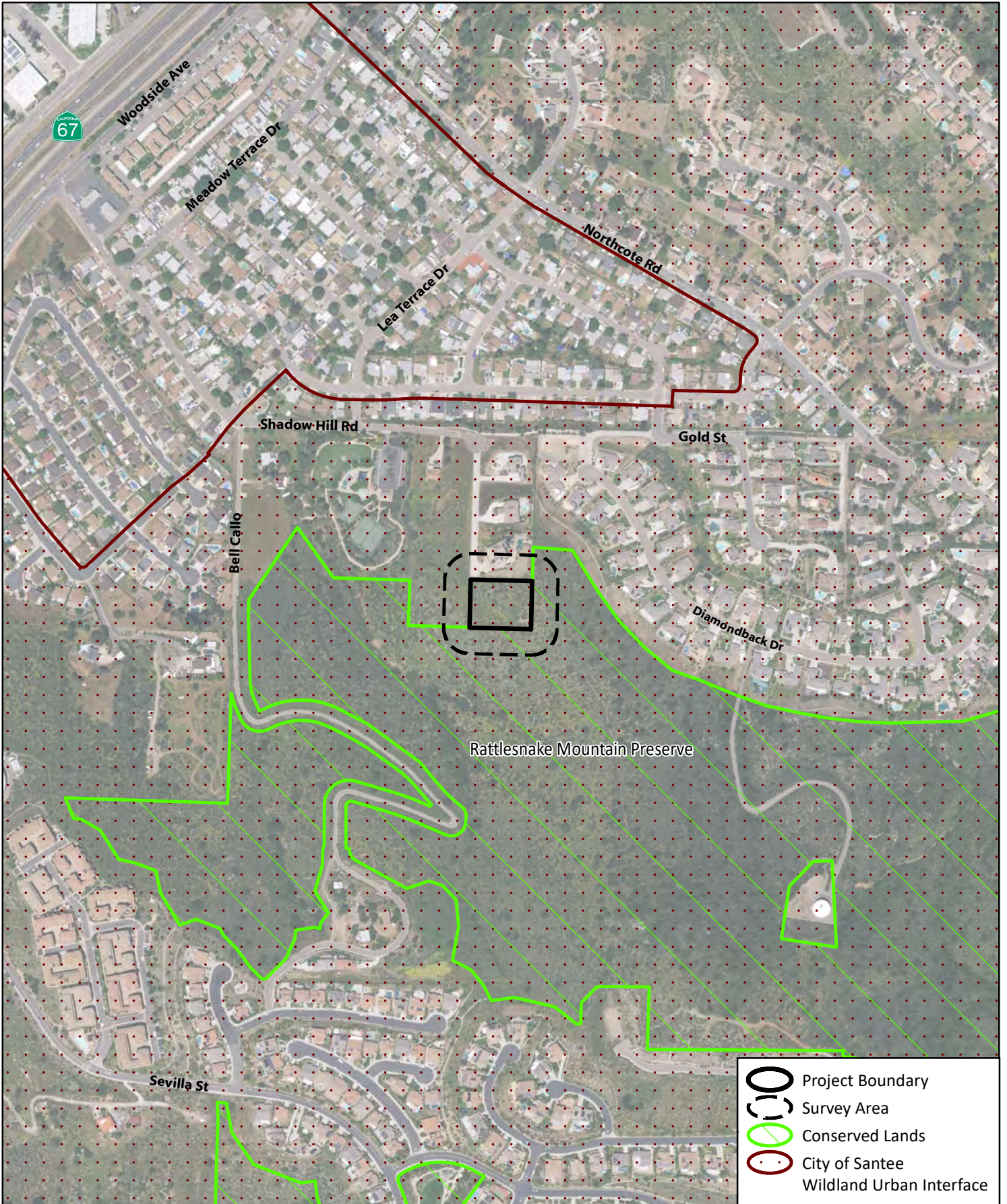
Project Location (USGS)





SHADOW HILL ROAD RESIDENCE

BUSBY
Biological Services

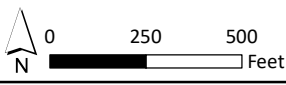
N 0 1,000 2,000 Feet

Figure 2



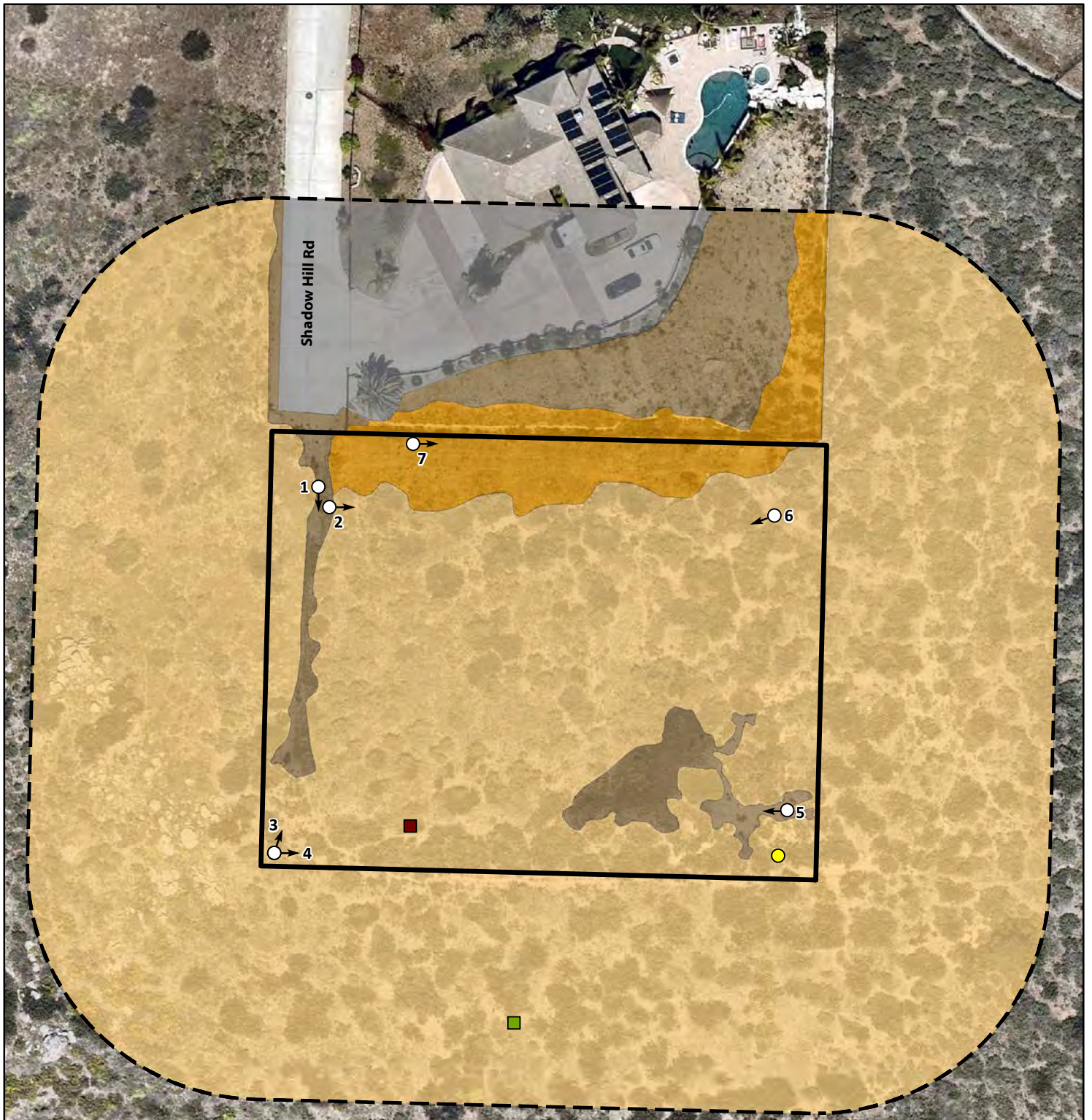
-  Project Boundary
-  Survey Area
-  Conserved Lands
-  City of Santee Wildland Urban Interface

Aerial Photo: Nearmap 2021



Aerial Photo
SHADOW HILL ROAD RESIDENCE

Figure 3



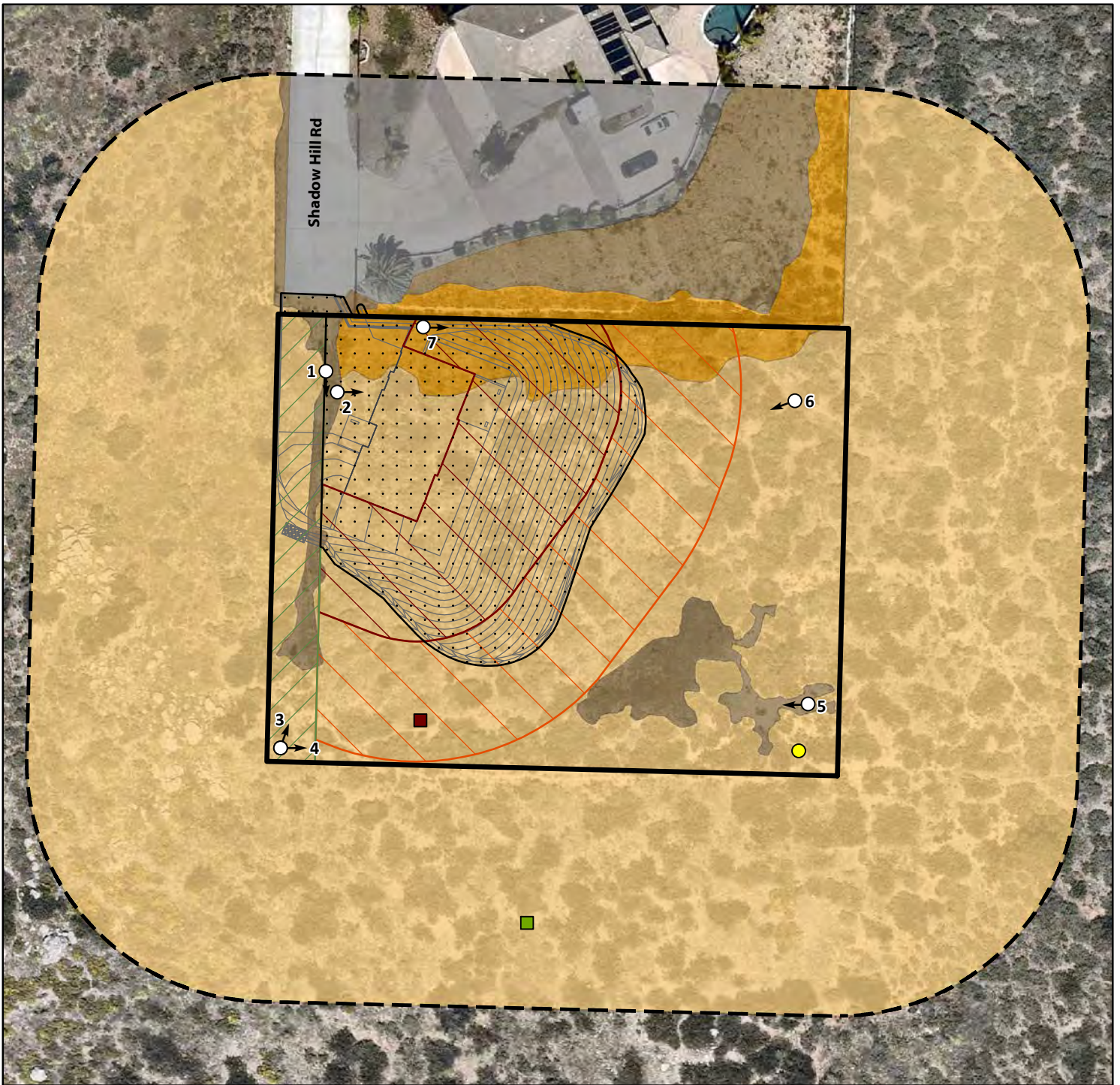
<p> Project Boundary</p> <p> Survey Area</p> <p> Photo Location</p>	<p>Vegetation</p> <p> Diegan Coastal Sage Scrub</p> <p> Diegan Coastal Sage Scrub - Disturbed</p> <p> Disturbed Habitat</p> <p> Urban/Developed</p>	<p>Special-Status Species</p> <p> Coastal California Gnatcatcher (<i>Polioptila californica californica</i>)</p> <p> Southern California Rufous-crowned Sparrow (<i>Aimophila ruficeps canescens</i>)</p> <p> San Diego Sunflower (<i>Bahiopsis laciniata</i>)</p>
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Aerial Photo: Nearmap 2021

Biological Resources

SHADOW HILL ROAD RESIDENCE

Figure 4



- Survey Area
- Photo Location
- Project Impacts
- FMDS Zone 1
- FMDS Zone 2
- FMDS for APN 385-010-03 - No Impact

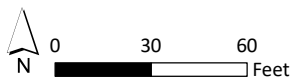
Vegetation

- Diegan Coastal Sage Scrub
- Diegan Coastal Sage Scrub - Disturbed
- Disturbed Habitat
- Urban/Developed

Special-Status Species

- Coastal California Gnatcatcher (*Polioptila californica californica*)
- Southern California Rufous-crowned Sparrow (*Aimophila ruficeps canescens*)
- San Diego Sunflower (*Bahiopsis laciniata*)

Aerial Photo: Nearmap 2021



Impacts

SHADOW HILL ROAD RESIDENCE

Figure 5

ATTACHMENT 2
Representative Proposed Project Site Photographs



Photograph 1. Facing south along the western boundary of the proposed project site, with Diegan coastal sage scrub to the left and disturbed habitat to the right. (Taken September 15, 2021.).



Photograph 2. Facing east from the southwestern corner of the project site, showing typical Diegan coastal sage scrub on-site. (Taken September 15, 2021.)



Photograph 3. Facing north from southwestern corner of proposed project site, showing Diegan coastal sage scrub in foreground and urban/developed land in background.
(Taken September 15, 2021.)



Photograph 4. Facing east along southern boundary of proposed project site, showing Diegan coastal sage scrub. Land to right of fence is the Rattlesnake Mountain Preserve.
(Taken September 15, 2021.)



Photograph 5. Facing west across proposed project site from southeastern corner. Disturbed habitat with a fire ring is in foreground, surrounded by Diegan coastal sage scrub. (Taken September 15, 2021.)



Photograph 6. Facing southwest across proposed project site from the northeastern corner, showing Diegan coastal sage scrub on-site. Developed land in City of Santee is in background. (Taken September 15, 2021.)



Photograph 7. Facing east along the northern property boundary, showing disturbed Diegan coastal sage scrub that has been cleared to meet FMDS requirements of APN 385-010-15.
(Taken by the property owner October 1, 2022)

ATTACHMENT 3
Plant Species Observed

**Attachment 3
Plant Species Observed**

Family	Scientific Name	Common Name	Vegetation Community
Anacardiaceae	<i>Malosma laurina</i>	laurel sumac	CSS
Arecaceae	<i>Phoenix roebelenii</i> *	pygmy date palm	DEV
	<i>Phoenix canariensis</i> *	Canary Island date palm	DEV
	<i>Syagrus romanzoffiana</i> *	queen palm	DEV
Asteraceae	<i>Artemisia californica</i>	California sagebrush	CSS
	<i>Baccharis sarothroides</i>	broom baccharis	CSS, DH
	<i>Bahiopsis laciniata</i> †	San Diego sunflower	CSS
	<i>Centaurea melitensis</i> *	toçalote	DH, CSS
	<i>Eriophyllum confertiflorum</i>	golden-yarrow	CSS
	<i>Heterotheca grandiflora</i>	telegraph weed	CSS, DH
	<i>Isocoma menziesii</i>	goldenbush	CSS
	<i>Sonchus oleraceus</i> *	common sow thistle	CSS
Boraginaceae	<i>Stephanomeria diegensis</i>	San Diego wreath-plant	CSS
	<i>Cryptantha</i> sp.	cryptantha	CSS
Brassicaceae	<i>Phacelia cicutaria</i> var. <i>hispida</i>	caterpillar phacelia	CSS
	<i>Brassica nigra</i> *	black mustard	CSS
Euphorbiaceae	<i>Hirschfeldia incana</i> *	short-pod mustard	DH, CSS
	<i>Eremocarpus setiger</i>	dove weed	CSS
Fabaceae	<i>Acmispon glaber</i>	deerweed	CSS
Geraniaceae	<i>Erodium botrys</i> *	long-beak filaree	CSS, DH
	<i>Erodium cicutarium</i> *	redstem filaree	CSS
Musaceae	<i>Musa</i> sp.*	banana tree	DEV
Poaceae	<i>Avena</i> sp.*	oats	CSS
	<i>Bromus rubens</i> *	red brome	DH, CSS
	<i>Cynodon dactylon</i> *	Bermuda grass	DEV
	<i>Festuca myuros</i> *	fescue	CSS
	<i>Schismus barbatus</i> *	common Mediterranean grass	DH, CSS
Polygonaceae	<i>Eriogonum fasciculatum</i> ssp. <i>fasciculatum</i>	California buckwheat	CSS

*non-native species

†sensitive species

Vegetation Community

CSS: Diegan coastal sage scrub

DH: disturbed habitat

DEV: urban/developed land

ATTACHMENT 4
Animal Species Observed or Detected

**Attachment 4
Animal Species Observed or Detected**

Taxon		Scientific Name†	Common Name	Vegetation Community	Evidence of Occurrence	
Order	Family					
Hymenoptera	Formicidae	Myrmicine species	harvester ant	CSS	O, N	
Lepidoptera	Riodinidae	<i>Apodemia mormo virgulti</i>	Behr's metalmark	CSS	O	
Squamata	Phrynosomatidae	<i>Uta stansburiana</i>	common side-blotched lizard	CSS	O	
Accipitriformes	Accipitridae	<i>Buteo jamaicensis</i>	red-tailed Hawk	F	O, V	
Apodiformes	Trochilidae	<i>Calypte anna</i>	Anna's hummingbird	CSS, DEV	O, V	
Columbiformes	Columbidae	<i>Zenaida macroura</i>	mourning dove	DEV	O	
Cuculiformes	Cuculidae	<i>Geococcyx californianus</i>	greater roadrunner	CSS	O	
Passeriformes	Aegithalidae	<i>Psaltriparus minimus</i>	bushtit	CSS	V	
	Corvidae	<i>Aphelocoma californica</i>	California scrub-Jay	CSS	V	
	Corvidae	<i>Corvus corax</i>	common raven	CSS, DEV	O, V	
	Fringillidae	<i>Spinus psaltria</i>	lesser goldfinch	CSS, DEV	V	
	Mimidae	<i>Toxostoma redivivum</i>	California thrasher	CSS	V	
	Passerellidae		<i>Aimophila ruficeps canescens</i> †	southern California rufous-crowned sparrow	CSS	V
			<i>Melospiza crissalis</i>	California towhee	CSS	O, V
			<i>Pipilo maculatus</i>	Spotted towhee	CSS	V
	Poliioptilidae		<i>Poliioptila californica californica</i> †	Coastal California gnatcatcher	CSS	O, V
	Sylviidae		<i>Chamaea fasciata</i>	wrentit	CSS	V
	Troglodytidae		<i>Thryomanes bewickii</i>	Bewick's wren	CSS	O, V
	Tyrannidae		<i>Sayornis nigricans</i>	black phoebe	CSS, DEV	V
Lagomorpha	Leporidae	<i>Sylvilagus audubonii</i>	desert cottontail	CSS	S	

† sensitive species

Vegetation Community

CSS: Diegan coastal sage scrub

DEV: urban/developed land

F: Flying overhead

Evidence of Occurrence

O: observation

V: vocalization

N: nest

ATTACHMENT 5
Sensitive & Narrow Endemic Plant Species & Potential to Occur

Attachment 5
Sensitive & Narrow Endemic Plant Species & Potential To Occur

SPECIES NAME	STATUS	HABITAT DESCRIPTION	POTENTIAL TO OCCUR
San Diego thorn-mint (<i>Acanthomintha ilicifolia</i>)	FT SE CRPR 1B.1 MSCP NE	Annual herb. Blooms Apr-Jun. Clay soils associated with vernal pools in chaparral, coastal sage scrub, and grassland. Elevation 30-3,150 feet.	Not expected to occur. No suitable vernal pool habitat occurs on-site. There are no records of this species within 2 miles.
Shaw's agave (<i>Agave shawii</i> var. <i>shawii</i>)	CRPR 2B.1 NE	Leaf succulent. Blooms Sep-May. Coastal bluff scrub, coastal sage scrub. Elevation 0-328 feet.	Not expected to occur. This is a conspicuous species and would have been detected if present on-site. There are no records of this species within 2 miles of the project site.
San Diego ambrosia (<i>Ambrosia pumila</i>)	FE CRPR 1B.1 MSCP	Rhizomatous herb. Blooms Apr-Oct. Often in disturbed areas with sandy loam or clay soils, sometimes alkaline areas, in chaparral, coastal sage scrub, grassland, vernal pools. Elevation 164-1,968 feet.	Not expected to occur. No suitable clay soils occur on-site. There are several records of this species within 2 miles of the site, including two on Gillespie Field 1.2 to 1.7 miles to the southwest and one on an undeveloped site approximately 1.4 miles to the north (CDFW 2021).
Encinitas baccharis (<i>Baccharis vanessae</i>)	FT SE CRPR 1B.1 NE	Deciduous shrub. Blooms Aug-Nov. Maritime chaparral. Elevation 260-2,920 feet.	Not expected to occur. This is a conspicuous shrub and would have been detected if present. There are no records of this species within 2 miles of the project site.
Nevin's barberry (<i>Berberis nevinii</i>)	FE SE CRPR 1B.1 NE	Perennial shrub. Blooms Mar-Jun. Coastal sage scrub, chaparral, foothill woodlands. Elevation 115-1,575 feet.	Not expected to occur. This is a conspicuous shrub and would have been detected if present. There are no records of this species within 2 miles of the project site.
San Diego goldenstar (<i>Bloomeria clevelandii</i>)	CRPR 1B.1 MSCP	Bulbiferous herb. Blooms Apr-May. Typically clay soils in vernal pools associated with chaparral, coastal sage scrub, grassland. Elevation 195-1,970 feet.	Not expected to occur. No vernal pools or suitable soils are present on-site. The only record of this species in the vicinity is a 1983 observation 1.7 miles to the northwest that has since been developed.
thread-leaved brodiaea (<i>Brodiaea filifolia</i>)	FT SE CRPR 1B.1 NE	Bulbiferous herb. Blooms May-Jul. Valley grasslands, foothill woodlands, coastal sage scrub, freshwater wetlands, vernal pools. Elevation 130-2,820 ft.	Not expected to occur. Habitat on-site is largely unsuitable for this species. There are no records of this species within 2 miles of the project site.

SPECIES NAME	STATUS	HABITAT DESCRIPTION	POTENTIAL TO OCCUR
Dunn's mairiposa lily (<i>Calochortus dunnii</i>)	SR CRPR 1B.2 NE	Bulbiferous herb. Blooms Apr-Jun. Chaparral and pine forests. Elevation 855-4,755 feet.	Not expected to occur. No chaparral occurs on-site. There are no known records within 2 miles of the project site.
smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>)	CRPR 1B.1	Annual herb. Blooms Apr-Sep. Open, poorly drained flats and depressions, disturbed areas, and grasslands. Elevation 330-2,000 feet.	Not expected to occur. No suitable depressions or flats occur on-site. The only record in the project vicinity is a 2006 observation within an area that was extirpated by construction of the Santee Trolley Square development approximately 1.3 miles to the west (CNDDDB 2021)
snake cholla (<i>Cylindropuntia californica</i> var. <i>californica</i>)	CRPR 1B.1 NE	Stem succulent. Blooms Apr-Jul. Sandy soils or sandy loam soils in chaparral and coastal sage scrub. Elevation 50-2,525 feet.	Not expected to occur. This is a conspicuous species and would have been detected if present on-site. There are no records of this species within 2 miles of the project site.
Otay tarplant (<i>Deinandra conjugens</i>)	FT SE CRPR 1B.1 NE	Annual herb. Blooms May-Jun. Clay soils in grassland and coastal sage scrub. Elevation 195-1,015 feet. (Calflora 2017, NatureServe 2017)	Not expected to occur. No suitable clay soils are present. There are no records of this species within 2 miles of the project site.
short-leaved dudleya (<i>Dudleya brevifolia</i>)	SE CRPR 1B.1 NE	Perennial herb. Blooms Apr-May. Sandstone, openings in maritime chaparral, coastal sage scrub. Elevation 95-820 feet.	Not expected to occur. Project site lacks suitable sandstone soils. There are no records of this species within 2 miles of the project site.
variegated dudleya (<i>Dudleya variegata</i>)	CRPR 1B.2 MSCP NE	Perennial herb. Blooms Apr-Jun. Clay soils associated with vernal pools in chaparral, foothill woodland, coastal sage scrub, and grassland. Elevation 195-3,970 feet.	Not expected to occur. No vernal pools are present on-site. There are no records of this species within 2 miles of the project site.
San Diego barrel cactus (<i>Ferocactus viridescens</i>)	CRPR 2B.1 MSCP	Stem succulent. Blooms May-Jun. Found in sandy or gravelly soils in chaparral, coastal sage scrub, grassland. Elevation 25-1,245 feet.	Low potential to occur. Coastal sage scrub habitat is suitable for this species. However, this is an easily recognizable species and would likely have been detected if present. The nearest record of this species is from a hill to the north of the San Diego River, approximately 1 mile north of the proposed project site (CDFW 2021).

SPECIES NAME	STATUS	HABITAT DESCRIPTION	POTENTIAL TO OCCUR
Gander's pitcher sage (<i>Lepechinia ganderi</i>)	CRPR 1B.3 NE	Perennial herb. Blooms Mar-Jun. Chaparral. Elevation 330-3,380 feet.	Not expected to occur. No coniferous forest or chaparral habitats are present. There are no records of this species within 2 miles of the project site.
Dehesa nolina (<i>Nolina interrata</i>)	SE CRPR 1B.1 NE	Perennial herb. Blooms Jun-Jul. Chaparral. Mafic, gabbroic, serpentine soils. Elevation 460-2,065 feet.	Not expected to occur. Project site does not contain suitable soils. There are no records of this species within 2 miles of the project site.
white-head cudweed (<i>Pseudognaphalium leucocephalum</i>)	CRPR 2B.2	Perennial herb. Blooms Aug-Nov. Coastal sage scrub and chaparral. Elevation 100-4,035 feet.	No suitable sandy washes or streams occur on-site. The only nearby record of this species is a 2011 observation within the San Diego River, approximately 1.1 miles to the west (CDFW 2021).
Nuttall's scrub oak (<i>Quercus dumosa</i>)	CRPR 1B.	Evergreen shrub. Blooms Feb-Apr. Sandy or clay loam soils associated with chaparral and coastal sage scrub. Elevation below 7,000 feet.	Not expected to occur. No suitable chaparral occurs on-site, and coastal sage scrub on-site is dominated by subshrub under 3 feet in height. This is a conspicuous shrub and would have been detected if present. The only nearby record of this species is a 2009 observation within chaparral habitat that lacks specific location information (CDFW 2021).
San Diego sunflower (<i>Bahiopsis laciniata</i>)	CRPR 4.3	Perennial shrub; chaparral, coastal sage scrub; blooms February–June; elevation less than 2,500 feet.	Present. Four individuals were observed within the Diegan coastal sage scrub in the southeastern corner of the project site.

STATUS CODES

Federal State

FE = Federal-listed endangered species
 FT = Federal-listed threatened species

SE = State-listed endangered species
 SR = State-listed rare species

California Native Plant Society Rare Plant Ranking (CRPR)

- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
- 2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
- 3 = A review list for plants about which more information is needed. These species lack necessary data to assign them to another list or reject them.
- 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
- .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat)
- .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat)
- .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat)

Other

MSCP = Santee Subarea Plan Covered Species
 NE = MSCP Narrow Endemic species

ATTACHMENT 6
Sensitive Wildlife Species & Potential to Occur

**Attachment 6
Sensitive Wildlife Species & Potential To Occur**

COMMON NAME	STATUS	HABITAT ASSOCIATION	POTENTIAL TO OCCUR
Invertebrates			
Quino checkerspot butterfly (<i>Euphydryas editha quino</i>)	FE MSCP	Open, dry areas in foothills, mesas, lake margins where principal larval host plants dot-seed plantain (<i>Plantago erecta</i>), and secondary host plants woolly plantain (<i>Plantago patagonia</i>), white snapdragon (<i>Antirrhinum coulterianum</i>), thread-leaved bird's beak (<i>Cordylanthus rigidus</i>), and purple owl's clover (<i>Castilleja exserta</i>) occurs. Adult emergence mid-January to April.	Low potential. Habitat on-site is superficially suitable. However, the project site is located outside the USFWS recommended survey area. The only records of this species within 2 miles of the project site date to 1957 and 1963 and are from locations that have since been developed.
Hermes copper butterfly (<i>Lycaena hermes</i>)	FT SPT MSCP	Chaparral and coastal sage scrub where host plant spiny redberry (<i>Rhamnus crocea</i>) occurs, especially in conjunction with California buckwheat (<i>Eriogonum fasciculatum</i>). Adult emergence late May to July.	Not expected to occur. No spiny redberry was found on-site. There are no records of this species within 2 miles of the project site; however, there is designated critical habitat within the City approximately 1.9 miles to the north and 2.2 miles to the northwest.
Amphibians			
western spadefoot (<i>Spea hammondi</i>)	SSC MSCP	Breeds in temporal pools and slow-moving sections of streams. Washes, river floodplains, alluvial fans, playas, alkali flats, temporary ponds, vernal pools, mixed woodlands, grasslands, coastal sage scrub, and chaparral.	Not expected to occur. No suitable pools or other water sources are present in the survey area. The only recent record of this species within 2 miles is a 2002 observation along the San Diego River (CDFW 2021).
Reptiles			
California glossy snake (<i>Arizona elegans occidentalis</i>)	SSC	Scrub and grassland habitats, often with loose or sandy soils.	Not expected to occur. Coastal sage scrub habitat on-site is lacks suitable loose sandy soils. The only nearby record of this species dates to 1937 (CDFW 2021).

COMMON NAME	STATUS	HABITAT ASSOCIATION	POTENTIAL TO OCCUR
San Diegan (Southern California) legless lizard (<i>Anniella stebbinsi</i>)	SSC	Found in leaf litter and loose soil on beaches and in coastal scrub, chaparral, and open riparian habitats. Sandy washes and beach dunes are used for burrowing, while logs and leaf litter are used for cover and feeding.	Not expected to occur. The project site lacks suitable sandy soils or abundant leaf litter to support this species. The only records of this species within 2 miles date to 1935 and 1960, respectively (CDFW 2021).
red diamond rattlesnake (<i>Crotalus ruber</i>)	SSC	Coastal sage scrub, open chaparral, woodland, grassland, and cultivated areas, particularly where there are rock outcrops.	High potential to occur. Coastal sage scrub on-site is highly suitable and there are numerous rock outcrops that provide potential refuge areas for this species. The only record of this species in the vicinity dates to 1937 approximately 1.5 miles to the northwest (County of San Diego 2021). However, this is a moderately common species and may be under-reported in the sensitive species databases.
Blainville's horned lizard (<i>Phrynosoma blainvillii</i>)	SSC MSCP	Open chaparral, coastal sage scrub with sandy, loose soil. Partially dependent on harvester ants for forage.	Moderate potential to occur. Coastal sage scrub on-site is somewhat dense but contains numerous disturbed openings. Harvester ants were observed on-site. There are several older records of this species from the Lakeside and Santee areas (CDFW 2021, County of San Diego 2021).
Coronado skink (<i>Plestiodon skiltonianus interparietalis</i>)	WL	Associated with mesic areas: grasslands, open woodlands and forest, broken chaparral, rocky habitats near streams.	Low potential to occur. The project site lacks grasslands, woodlands, or chaparral habitats. Coastal sage scrub on-site is likely too dry and exposed to provide mesic patches preferred by this species. There is a record of this species dating to 1999 on a site that has since been developed, approximately 600 feet to the east (CDFW 2021).
Belding's orange-throated whiptail (<i>Aspidoscelis hyperythra beldingi</i>)	WL MSCP	Pristine open coastal sage scrub, chaparral, and streamside growth with loose sandy soils, revegetation sites.	Moderate potential to occur. The coastal sage scrub on-site is moderately suitable; however, it lacks areas of loose, sandy soils. There are numerous records of this species in similar habitats within 2 miles of the project site (CDFW 2021, County of San Diego 2021).

COMMON NAME	STATUS	HABITAT ASSOCIATION	POTENTIAL TO OCCUR
two-striped garter snake (<i>Thamnophis hammondi</i>)	SSC	Permanent fresh water, inhabiting streams, ponds, vernal pools. Occupies adjacent coastal sage scrub and grasslands during the winter.	Not expected to occur. No suitable permanent streams are present. The nearest record of this species is from a riparian area approximately 1.6 miles to the northwest (County of San Diego 2021).
Birds			
yellow rail (<i>Coturnicops noveboracensis</i>)	SSC	Shallow marsh habitats dominated by sedges or low rushes. Occurs primarily in the Great Plains and the American southwest.	Not expected to occur. No suitable habitat occurs on-site. The only known record of this species in the project vicinity is a from 1998 and likely represents an individual that flew off course during migration (CDFW 2021).
least bittern (<i>Ixobrychus exilis</i>)	SSC (Nesting)	Brackish and freshwater marshes in the coastal lowland. Rare summer resident, rare in winter.	Not expected to occur. No suitable freshwater marsh occurs on-site. The only records of this species are along the San Diego River 0.8 to 1.2 miles to the northwest (County of San Diego 2021).
Cooper's hawk (<i>Accipiter cooperii</i>)	WL (Nesting)	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	Not expected to occur. There are no suitable nesting trees within or adjacent to the project site. There are numerous records of this species within or along the San Diego River approximately 0.8 to 1.1 miles to the northwest (County of San Diego 2021).
Swainson's hawk (<i>Buteo swainsoni</i>)	ST (Nesting)	Plains, range, open hills, sparse trees. Rare spring migrant. Local breeding population now extirpated.	Low potential to occur. Habitat on-site is potentially suitable for foraging; however, no trees are present on-site for nesting. This species is not currently known to breed in San Diego County. The only nearby record of this species dates to 1922 and lacks detailed location information (CDFW 2021).
least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE SE MSCP (Nesting)	Willow-dominated successional woodland or scrub, Baccharis scrub, mixed oak/willow woodland, and elderberry scrub in riparian habitat. Nests and forages in vegetation along streams and rivers that measures approximately 3 to 6 feet in height and has a dense, stratified canopy.	Not expected to occur. There is no suitable riparian habitat on the project site. All records of this species in the vicinity are within the San Diego River, a minimum of 0.7 mile to the north (CDFW 2021, County of San Diego 2021, USFWS 2021).

COMMON NAME	STATUS	HABITAT ASSOCIATION	POTENTIAL TO OCCUR
coastal California gnatcatcher (<i>Polioptila californica californica</i>)	FT SSC MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	Present. One individual male was observed within the Diegan coastal sage scrub in the southern portion of the site. There are numerous records of this species within 2 miles of the site (CDFW 2021, County of San Diego 2021, USFWS 2021).
southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	WL	Coastal sage scrub, chaparral, grassland. Resident.	Present. This species was heard calling in the Diegan coastal sage scrub habitat off-site to the south. Similar habitat on-site is likely used by this species.
tricolored blackbird (<i>Agelaius tricolor</i>)	ST MSCP (Nesting colony)	Freshwater marshes agricultural areas, lakeshores, parks. Localized resident. Breeding colonies well documented, inland San Diego County	Not expected to occur. No suitable marsh habitats occur on-site. The only record of this species within 2 miles is from along the San Diego River at approximately 1.1 miles to the northwest (CDFW 2021).
Mammals			
pallid bat (<i>Antrozous pallidus</i>)	SSC	Open scrub, grasslands, shrub lands, woodlands, and forests. Roosts in rock crevices, caves, mines, tree hollows, and buildings. Occurs near water, colonial.	Not expected to occur. No suitable roosting habitat occurs on-site. Foraging habitat is marginal. The only record of this species within 2 miles of the project site is from 1953 and lacks detailed location information (CDFW 2021).
western yellow bat (<i>Lasiurus xanthinus</i>)	SSC	Primarily occurs in desert riparian and thorny scrub habitats. Often in palm oases. Roosts alone in tree foliage, especially in palms and cottonwoods. Its range may be expanding due to use of exotic palms in landscaping	Low potential to occur. No potential roosting trees are present on-site. Palm trees on the adjacent property to the north are maintained and lack a "skirt" of dead fronds for use by roosting bats. The only record of this species within 2 miles of the site dates to 1979 and lacks detailed location information (CDFW 2021).
big free-tailed bat (<i>Nyctinomops macrotus</i>)	SSC	Variety of arid habitats including desert scrub, woodland, and evergreen forests. Feeds on large moths. Roosts mostly in rock crevices in cliffs.	Not expected to occur on-site. No suitable cliffs are present for roosting. The only record of this species in the vicinity is a 1989 collection from Lakeside that lacks detailed location information (CDFW 2021).

COMMON NAME	STATUS	HABITAT ASSOCIATION	POTENTIAL TO OCCUR
pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	SSC	Colonial. Roosts primarily in rock crevices in cliffs and high rock outcrops, occasionally in buildings or caves. Forages over stock ponds and other water bodies in a variety of habitats, including desert scrub and pine-oak forests.	Not expected to occur. No suitable roosting habitat occurs on-site, and no bodies of water are present for foraging. The only records of this species within 2 miles are museum specimens dating to 1990 or earlier and that only specify they were from "Santee" and "Lakeside" (CDFW 2021).
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	SSC	Open areas of scrub, grasslands, agricultural fields.	Low potential to occur. The coastal sage scrub in the survey area is too dense for this species, with the exception of a small area that has been brush cleared. No areas of grassland are present. This species was reported in 2000 in disturbed Diegan coastal sage scrub on a property 100 feet to the east (CDFW 2021). However, much of the habitat on that property has been impacted by development.
American badger (<i>Taxidea taxus</i>)	SSC	Grasslands, meadows, scrublands, savannas, sparse	Low potential to occur. Vegetation on-site is largely too dense to provide more than marginally suitable habitat for this species. No grasslands or meadows are present. The only record of this species within 2 miles dates to 1977 (CDFW 2021)

STATUS CODES

Federal

FE = Federally listed endangered species
 FT = Federally listed threatened species

Other

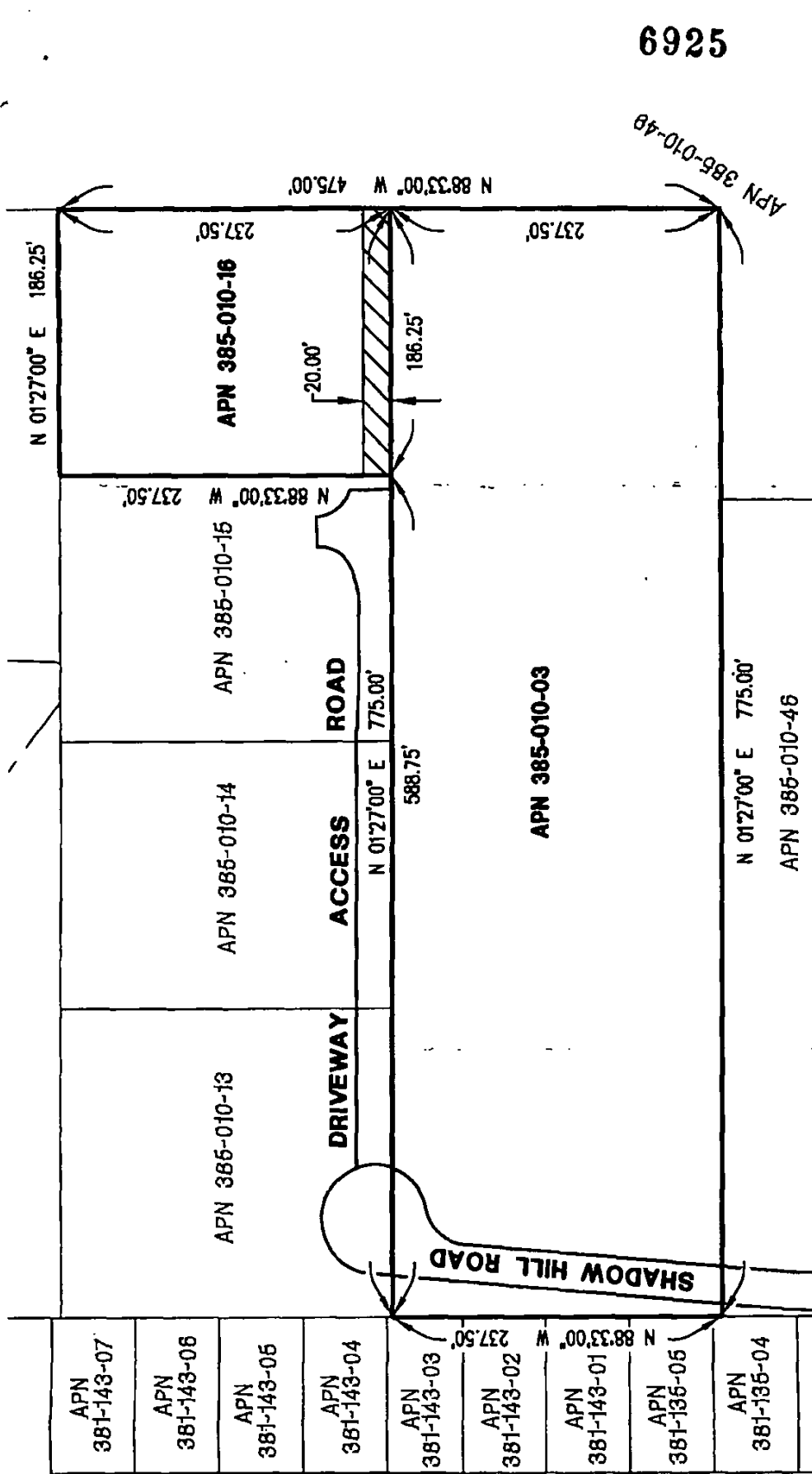
MSCP = Santee Subarea Plan covered species

State

SE = State-listed endangered species
 ST = State-listed threatened species
 SSC = State species of special concern
 SPT = State proposed threatened
 FP = Fully protected species

ATTACHMENT 7
Brush Clearing Easement
(County of San Diego Document 2006-0720228)

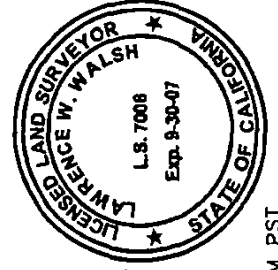
EXHIBIT "A"



6925

APN 385-010-48

INDICATES BRUSH CLEARING EASEMENT GRANTED HEREIN (3,725 SF)



2



SCALE: 1"=100'

PREPARED BY:

Lawrence W. Walsh
 LAWRENCE W. WALSH PLS 7006
 DATE 9/13/06

Walsh Engineering & Surveying, Inc.
 1870 Cordell Court, Suite 102, El Cajon, CA 92020
 (619) 588-6747 (619) 448-7132 Fax

ATTACHMENT 8
Summary of Preparer's Qualifications

Brian Parker, Senior Biologist

PROFESSIONAL SUMMARY

Mr. Parker is a Senior Biologist with 18 years of experience as a biological consultant and project manager in southern California. He is skilled at conducting biological surveys, vegetation mapping, focused species surveys, habitat restoration, wetland delineations, and construction monitoring. He has successfully prepared numerous biological technical reports, resource management plans, habitat conservation plans, and restoration plans. He has performed focused surveys for western burrowing owl, coastal California gnatcatcher, least Bell's vireo, desert tortoise, flat-tailed horned lizard, arroyo toad, Quino checkerspot butterfly, Hermes copper butterfly, and small mammals. He also has formal field training in bat ecology, field capture, and acoustic monitoring.

PERMITS/CERTIFICATIONS/AUTHORIZATIONS

- USFWS Permit (#797665) – Approved to survey for California gnatcatcher and Quino checkerspot butterfly
- CDFW Scientific Collecting Permit for invertebrates, mammals, amphibians, and reptiles
- BLM – Approved to survey for and handle flat-tailed horned lizard
- OSHA 10-Hour Training Course in Construction Safety and Health
- County of San Diego Approved CEQA Consultants List for Biological Resources
- The Wildlife Society - Southern California Chapter, Treasurer and Professional Development Chair

EDUCATION

- M.B.A. Graduate School of Management, University of California, Davis
- M.A. Biology, University of California, Los Angeles
- B.S. Ecology, University of California, San Diego