

**Daley Ranch Resort Specific Plan Project  
(Assessor's Parcel Numbers 187-080-05, 07, & 08; 190-080-13)  
Escondido, California**

**Biological Resources Technical Report**

**February 9, 2018**

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## **SUMMARY (ABSTRACT)**

This Biological Technical Report (BTR) was prepared to evaluate the proposed Daley Ranch Resort Specific Plan Project (Project). The approximately 208-acre proposed Project site consists of four parcels to the northeast of the City of Escondido (City) in an unincorporated area of San Diego County between the City's Daley Ranch Preserve and Valley Center Road, within the Sphere of Influence of the City. The proposed Project is part of the 1,783-acre "Interland #14" Specific Planning Area (SPA) that is proposed to be annexed into the City in the future. The Project site includes areas previously under active macadamia nut grove agriculture but the remainder supports natural vegetation. Surrounding land uses include undeveloped conserved land to the south and west, large lot residential to the north, and undeveloped land to the east. Valley Center Road traverses the northeast portion of the eastern parcel.

The proposed Project site lies within the County of San Diego's (County's) proposed Multiple Species Conservation Program (MSCP) North County Subarea. The adjacent Daley Ranch Preserve lies within the City of Escondido which participated in Multiple Habitat Conservation Program (MHCP). The City's draft MHCP Subarea Plan was not adopted or approved. The North County MSCP Habitat Evaluation Model identified the proposed Project site as being part of a potential Pre-Approved Mitigation Area (PAMA) that contributes to the connection between the Daley Ranch Preserve to the west and a large block of undeveloped lands to the east, north of Lake Wohlford Road. The MHCP Subregional Plan identified the Daley Ranch Preserve and City lands in the vicinity as part of the MHCP Focused Planning Area (FPA) where conservation within the MHCP was to be focused. Most of the existing Daley Ranch Preserve was identified as a hardline area with 90-100 percent (%) conservation, with private inholdings and City lands to the east being softline preserve areas. It is important to note that the development rights of the majority of the remaining 1,575 acres of the 1,783-acre Interland #14 SPA are to be transferred to the project site. None of the other lands within the Interland #14 SPA are proposed for development.

The Project is a proposed residential and resort development on a currently vacant, undeveloped site. The project consists of residential and resort uses. A total of 203 residences have been proposed across the site with four different product types. Large custom home sites located in the northwestern section of the site will serve as a transition area from the larger home sites to the north, while a mix of small-lot, detached single-family homes and clustered, detached, courtyard-style single-family homes will be located towards the central portion of the site. A small, multi-family component completes the range of residential development types. The resort will occupy the southwestern portion of the site. This BTR is focused on the proposed Project site, which constitutes 11.7 % of the Interland #14 SPA.

Tierra Data biologists performed general biological surveys, vegetation mapping, a jurisdictional delineation, and a tree census within potential impact areas. During all surveys, all species observed or detected were noted. During the general surveys, habitat on site was assessed for suitability for rare plants and animals, and in particular, species for which focused surveys would be required.

The proposed Project site supports a suite of natural and naturalized vegetation communities influenced by prior agricultural activity and the 2003 Paradise Fire. Non-native Grassland dominates the three western parcels and has taken over in areas previously occupied by macadamia trees. Large laurel sumac (*Malosma laurina*) and patches of Flat-topped Buckwheat have emerged from the grasslands. Two irrigation ponds, one in the north and one in the south, created for the macadamia nut operation, are present, with the southern one supporting freshwater marsh vegetation. The canyons support Southern Mixed Chaparral, Oak Woodlands, and patches of Coastal Sage Scrub. The eastern parcel is dominated by Southern Mixed Chaparral, most of which escaped being burned in 2003. A few patches of Oak Woodland are scattered on the slope. The only sensitive species detected was the California Rare Plant Rank (CRPR) 4.2 Engelmann oak (*Quercus engelmannii*) which was present largely in proposed open space in the western portion of the site. No waters jurisdictional to the U.S. Army Corps of Engineers or California Department of Fish and Wildlife (CDFW) were identified in areas that would be impacted. Over 200 Oak trees that qualified as Heritage and Mature trees under the City's Municipal Code were identified.

The proposed Project would impact 0.47 acre of Wetland/Riparian, 3.5 acres of Rare Upland, 3.4 acres of Coastal Sage Scrub, 17.2 acres of Chaparral, and 61.8 acres of Annual Grasslands habitats (Refer to Table 7) which would be significant unless mitigated. Engelmann oak, a CRPR 4.2 species, was detected and 14 Engelmann oaks over 4 inches in diameter at breast height would be impacted from Project grading. The proposed Project would impact 135 Mature and 38 Heritage trees. The proposed Project site and its extant habitat are within a regional core area for resident wildlife populations and includes local wildlife corridors. The proposed project would continue to allow local wildlife movement and movement within the regional core. The project would impact 0.47 acre of the Freshwater Marsh at the southern irrigation pond which provides aquatic resources for both amphibians and birds. Direct impacts may occur to native birds nesting in the vegetation on site which are protected under the Migratory Bird Treaty Act (MBTA) and CFG Code, if clearing occurs during the bird-breeding season (January 1 through September 15).

No impacts to federal or stated Endangered Species Act-listed animals or plants would occur as none were detected and habitat on site is not considered suitable to support such species. No impacts would occur to U.S. Army Corps of Engineers-jurisdictional wetlands and non-wetlands waters of the U.S. or CDFW-jurisdictional wetlands as none were identified with the proposed Project footprint during the wetland delineation of the site.

The applicant proposes to mitigate impacts on site with preservation of habitat that would be avoided and placed in a Biological Open Space Easement (BOSE). The applicant proposes to preserve 125.0 acres of habitat, 120.2 which can be credited against impacts while the proposed Project would require only 65.7 acres of mitigation, using ratios typically used by the City.

Impacts to Engelmann oaks and the other sensitive species with high or moderate potential to occur will be mitigated by preservation of the remaining Engelmann oaks on site, planting of Engelmann oaks in project landscaping, in compliance with the City's tree regulations, and preservation of suitable habitat for Engelmann oaks and the other sensitive species on site in the permanently protected BOSE.

Wetland/riparian habitat impacts will require wetland creation to meet City requirements and will occur through habitat creation on site or purchase of Mitigation Credits from a wetland mitigation bank approved by the City. Rare Upland, Chaparral, and Annual Grasslands habitats are fully mitigated on site. Coastal Sage Scrub mitigation is 0.5 acres short on site, but is mitigated through excess preservation of higher quality Rare Upland habitats on site and within the Interland #14 SPA as a whole. The total proposed Biological Open Space on the property alone is almost twice the acreage required for mitigation and would more than offset the proposed Project's impacts to habitats. In total, ninety-seven percent of the 1,783-acre Interland #14 SPA will be preserved as open space.

The proposed Project will mitigate grading impacts to 29 Heritage and 64 Mature coast live oak trees (*Quercus agrifolia*) and one Heritage and 13 Mature Engelmann oak trees at a 2:1 and 1:1 ratio respectively by including them in the landscaping along roads and streets, around the resort, and around the storm water detention basins to meet the mitigation requirement. Mature and Heritage trees within fire Fuel Treatment Zones 2 and 3 will remain and be limbed up as needed to bring them into compliance with fire regulations.

All clearing, grubbing, shrub trimming, thinning, or removal will be performed prior to or after the bird-breeding season, January 1 through September 15 (i.e., only between September 16 and December 31). If clearing is planned to occur during the bird-breeding season, pre-construction nest surveys shall be conducted prior to any clearing. By avoiding clearing during the bird-breeding season, or performing surveys to ensure no active nests are present prior to clearing, the proposed Project will ensure compliance with the MBTA and pertinent sections of the CFG Code.

To ensure all indirect effects are avoided or remain below a level of significance, prescribed measures and BMPs would limit indirect impacts and reduce indirect impacts to below a level of significance

After application of the Mitigation, Monitoring, and Reporting Program (MMRP), no significant direct or indirect impacts to sensitive or special status, riparian or sensitive vegetation communities, species, wetlands, wildlife corridors or nursery sites, local policies or ordinances, would occur and the proposed Project would be in compliance with all state or federal laws, codes, treaties, and local policies, ordinances, and plans. As a result of the proposed Project design and MMRP, the proposed Daley Ranch Resort Specific Plan Project would have a less than significant effect on biological resources.

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## List of Acronyms and Abbreviations

amsl	above mean sea level
APN	Assessor's Parcel Number
Baja	Baja California, Mexico
BMP	Best Management Practice
BOSE	Biological Open Space Easement
CAGN	coastal California gnatcatcher
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFG	California Fish and Game
City	City of Escondido
CNDDDB	California Natural Diversity Database
County	County of San Diego
DBH	diameter at breast height
ESA	Endangered Species Act
FPA	Focused Planning Area
ft <sup>2</sup>	square foot/feet
HCP	Habitat Conservation Plan
LSAA	Streambed Alteration Agreement
MBTA	Migratory Bird Treaty Act
MHCP	Multiple Habitat Conservation Program
MSCP	Multiple Species Conservation Program
NCCP	Natural Communities Conservation Planning
NCMSCP	North County Multiple Species Conservation Program
NPPA	Native Plant Protection Act
OHWM	Ordinary High Water Mark
Project	Daley Ranch Resort Specific Plan Project
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
TDI	Tierra Data Inc.
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

## **1.0 INTRODUCTION**

### **1.1 Purpose of the Report**

This Biological Resources Technical Report (BTR) was prepared for the proposed Daley Ranch Resort Specific Plan Project (Project) to provide the project applicant, City of Escondido (City), resource agencies, and the public with current biological data to satisfy review of the proposed project under the California Environmental Quality Act (CEQA) and to demonstrate compliance with federal, state, and City, regulations. This BTR describes the site's current biological conditions, vegetation communities, plant and wildlife species observed or detected during the surveys, and identifies those resources that are sensitive. It also identifies sensitive species with potential to occur on site. In addition, avoided resources are identified, project impacts are assessed, and mitigation is proposed to offset the proposed project's significant impacts to sensitive biological resources.

### **1.2 Project Location and Description**

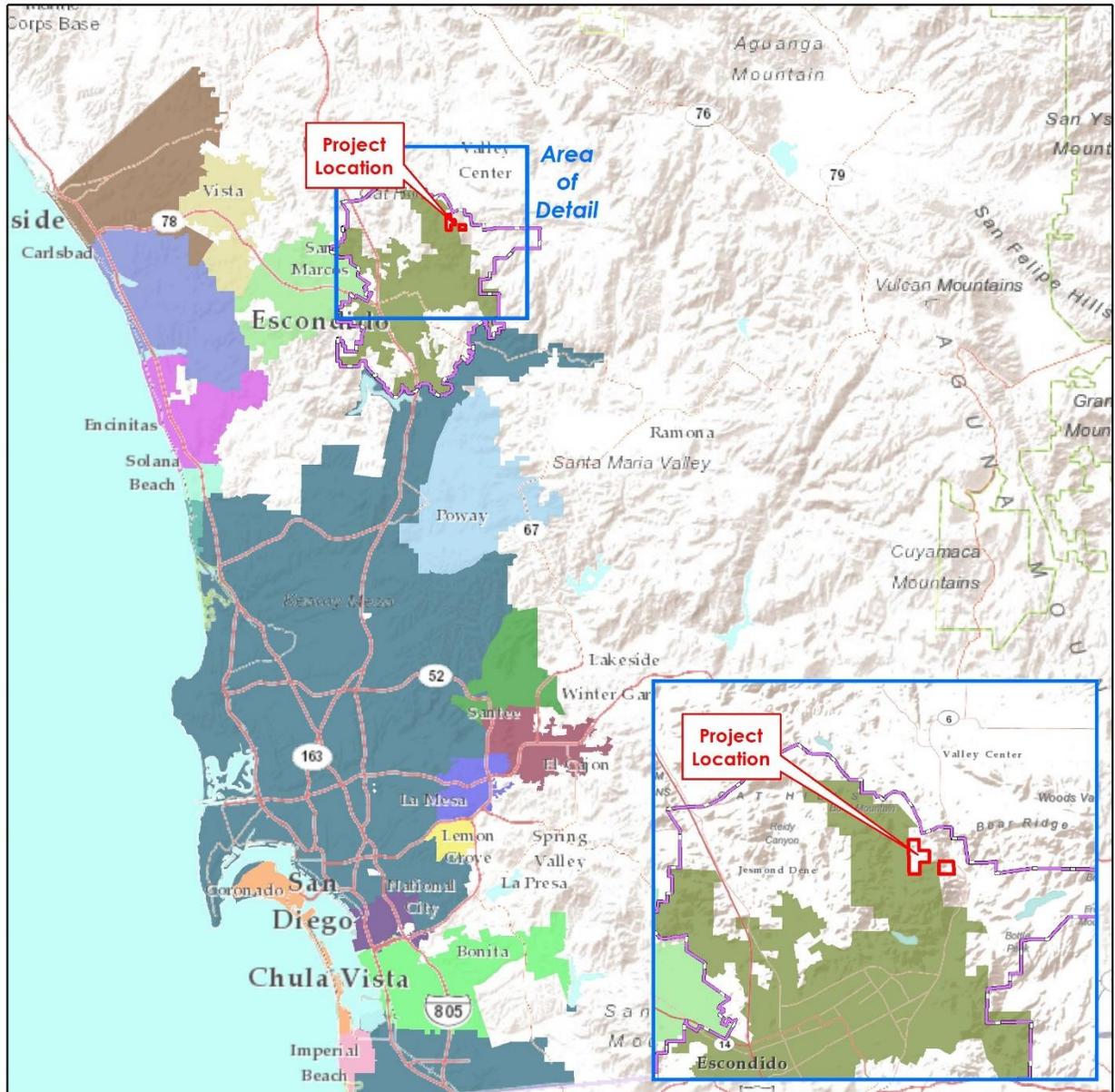
#### **1.2.1 Project Location**

The approximately 208-acre proposed Project site is located northeast of the City in an unincorporated area of San Diego County between the Daley Ranch Preserve and Valley Center Road, within the City's Sphere of Influence (Figure 1). The western parcels of the site (Assessor's Parcel Numbers [APNs] 187-080-05, 07, and 08) are located adjacent to the City's Daley Ranch Preserve, which lies to the west and south, and south of Red Iron Bark Drive and Cado View Court of the adjacent Valley View development. The most eastern parcel of the project (APN 187-080-13) is not contiguous with the other three parcels and abuts Valley Center Road. The landowner has easement rights through the City-owned parcel between the parcels. The three contiguous parcels of the project site are in Township 11 South, Range 2 West, Section 25 and the eastern parcel is in Township 11 South, Range 1 West, Section 30 on the U.S. Geological Survey (USGS) 7.5-minute Valley Center quadrangle map (Figure 2).

#### **1.2.2 Project Description**

The Project is a proposed residential and resort development on a currently vacant, undeveloped site, located northeast of the City, west of Valley Center Road, east and north of Daley Ranch, and south of Red Iron Bark Drive. The project consists of residential and resort uses. A total of 203 residences have been proposed across the site with four different product types. Large custom home sites located in the northwestern section of the site will serve as a transition area from the larger home sites to the north, while a mix of small-lot, detached single-family homes and clustered, detached, courtyard-style single-family homes will be located towards the central portion of the site. A small, multi-family component occupies the center of the site. The resort will occupy the southwestern portion of the site.

Originally approved as the Sager Specific Plan in 1985 for a 225-room resort and 100 residential units, the current proposal consists of an amendment to the original Specific Plan that updates and effectuates the originally approved development.



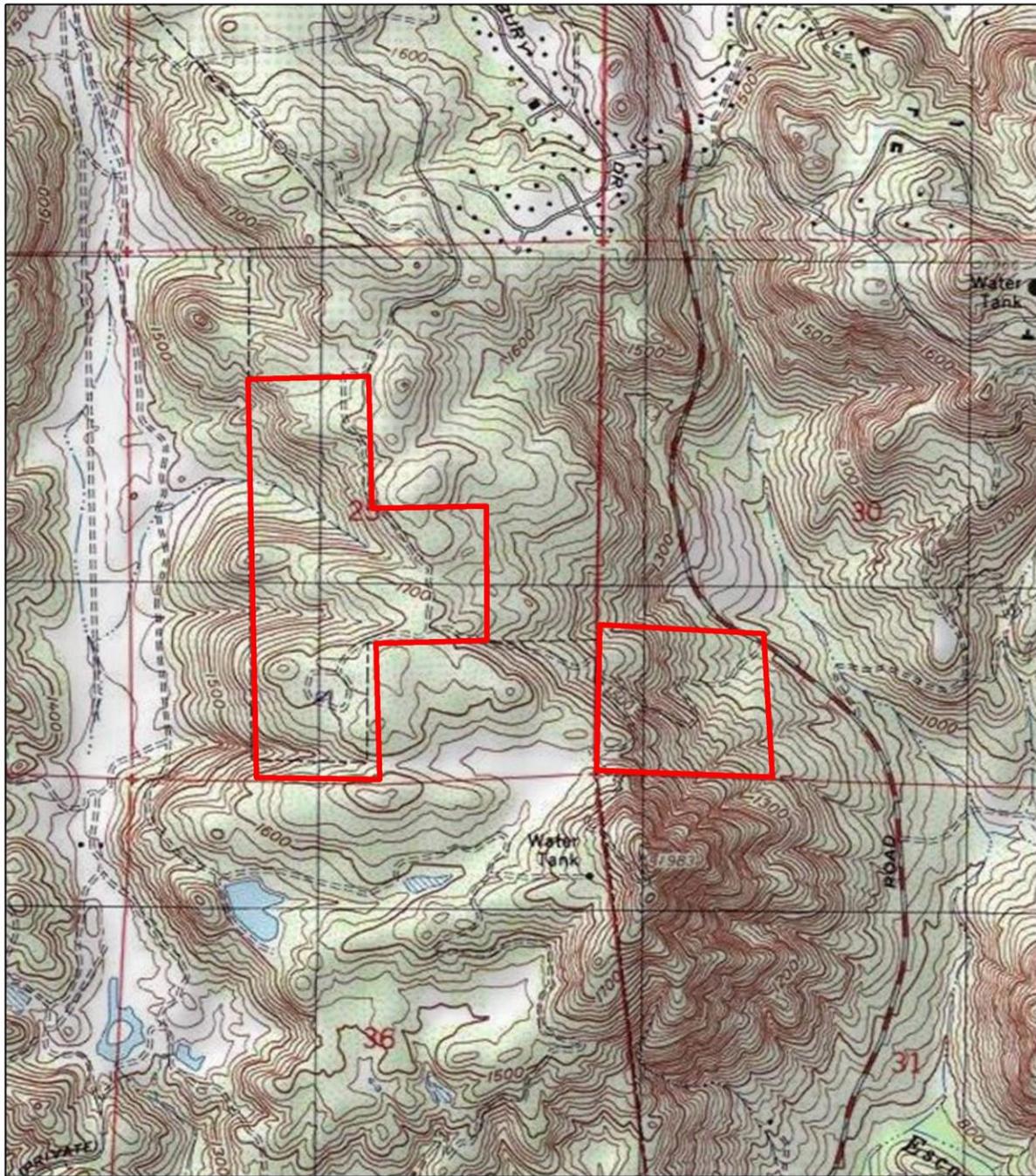
### Regional Location Daley Ranch Resort

Map Date: 8/25/2017  
 Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
 G:\Sager Ranch\MXD\Location\_regional.mxd  
 (Service Layer Credits: Sources: Esri, DeLorme, USGS, NPS  
 Sources: Esri, USGS, NOAA)

- |                               |               |
|-------------------------------|---------------|
| Project Parcels               | LA MESA       |
| Escondido Sphere of Influence | LEMON GROVE   |
| <b>Municipal Boundaries</b>   |               |
| CARLSBAD                      | NATIONAL CITY |
| CHULA VISTA                   | OCEANSIDE     |
| CORONADO                      | POWAY         |
| DEL MAR                       | SAN DIEGO     |
| EL CAJON                      | SAN MARCOS    |
| ENCINITAS                     | SANTEE        |
| ESCONDIDO                     | SOLANA BEACH  |
| IMPERIAL BEACH                | VISTA         |



**Figure 1. Regional Location and Project Vicinity.**



**USGS Quad**  
Daley Ranch Resort

Map Date: 8/17/2017  
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
G:\Sager Ranch\MXD\Location\_USGS.mxd

 Project Parcels



0 0.25 0.5 0.75 1 Kilometers

0 0.25 0.5 Miles

**Figure 2. USGS Topography Map of Project Site and Vicinity.**

The proposed Project is located west of Valley Center Road, between Lake Wohlford Road to the south, and Mirar de Valle Road to the north. The proposed Project site is within the City of Escondido General Plan Specific Plan Area (SPA) #2. The proposed Project consists of the following:

1. 189 single-family, and 14 multi-family residences contained in four distinct residential types: custom home sites, detached single-family residences, courtyard-style single-family homes, and multi-family homes. The large custom home lots range in size from 20,004-32,505 square feet (ft<sup>2</sup>). The smaller residential lots range in size from 4,000-10,484 ft<sup>2</sup> with homes ranging from 1,700-2,500 ft<sup>2</sup>. Courtyard-style single-family homes will be located on three commonly owned lots ranging in size from 1.63 to 2.80 acres, with homes ranging in size from 1,700-2,500 ft<sup>2</sup>. The fourteen multi-family units will be located on a 2.05-acre lot. Resulting density is 0.98 dwelling unit per acre across the entire site.
2. The proposed Project will ensure the removal of development rights off an additional 1,557.58 acres of land in the Interland #14 SPA.
3. Rural Contemporary architecture with a mix of stone, wood and metal materials that relate to the site's semi-rural setting.
4. A resort hotel with amenities located on approximately 14 acres, and located in the southwest corner of the site. The resort site is proposed to allow up to 225 rooms, and access is provided via the internal private road system. The destination resort is intended to cater to outdoor recreationalists and tourists.
5. Community amenities include a community garden, dog park, passive open space, and outdoor community recreation area with shade structure and play area located on six lots totaling 8.36 acres.
6. A new primary access road intersecting at Valley Center Road between Lake Wohlford Road and Mirar de Valle Road, including a three-way traffic signal on Valley Center Road at the intersection.
7. A secondary access point at the northern end of the site will be provided for emergency access.
8. An internal private road system with street rights of way varying from 24-44 feet wide with travel lanes, parking and walkways to 72 feet wide with a median, travel lanes, parking, walkways and planted parkway. Roundabouts will be installed at some intersections.
9. A total of 142.4 acres of open space contained in four lots that range in size from 5.00 to 82.75 acres (although there are 142.4 acres of open space lots, the amount of on-site Biological Open Space will be 125 acres, as 17.4 acres of the open space lots serves as Fuel Treatment Zones).
10. Approximately two miles of trails that will connect to Daley Ranch, Stanley Peak, and other areas in public open space
11. A public parking and staging area containing 25 marked parking spaces, six parking spaces for horse trailers, and environmentally-friendly bathrooms. From this area, hikers and

bikers will be able to access existing facilities at Daley Ranch via a marked 20-foot-wide public trail easement.

12. Water utilities would include connection to the Valley Center Municipal Water District in two places. First, the project would connect a 12" line to an existing 12" main in the Valley View project to the north. Second, the project would connect to an existing 18" main 4,200' feet north on Valley Center Road via a proposed offsite 12" main. A 12" main would be used on the project site. Due to the elevation difference across the project site, a pressure reducing station would be required.
13. Sanitary sewer system would be connected to the City of Escondido's sanitary sewer system and would include an internal sanitary sewer system with gravity lines, force main lines and one lift station and the extension of the existing sewer main at the intersection of Valley Center Road and Lake Wohlford northerly on Valley Center Road to the project entrance.
14. Storm water systems that includes hydro-modification management practices including the use of retention and detention basins to assist in reuse of storm water. All storm water systems will be privately maintained.
15. A multi-modal transportation system that provides direct and safe connections for pedestrians, bicyclists, and drivers throughout the Specific Plan area. This includes pedestrian pathways and wayfinding signage that will facilitate internal circulation.
16. Various off-site improvements including the following:
  - Median break in Valley Center Road.
  - Installation of three-way traffic signal at Valley Center Road and project entrance.
  - Widening and re-striping of Valley Center Road to allow for acceleration and deceleration lanes.
  - Installation of emergency access gate at northern end of the proposed subject project site.
  - Sewer main extension from the project entrance southerly to the intersection at Valley Center Road and Lake Wohlford Road.
  - Water main extension from the project entrance to the connection point approximately 4,200 feet north on Valley Center Road.
  - Gas, electric cable and phone system connections at Valley Center Road or through adjacent Valley View subdivision via emergency access or other easement to existing infrastructure operated by San Diego Gas and Electric, Time Warner Cable and AT&T.

This project is a multiple-phase subdivision. Public facilities and services and phase development would be coordinated so that services are available and ready to serve the residents and resort visitors as the need arises.

## 2.0 SURVEY METHODS

Prior to performing fieldwork within the project site, a review of existing information (including previous maps, surveys, reports, and plans) and a search of the California Natural Diversity Database (CNDDDB) and U.S. Fish and Wildlife Service (USFWS) sensitive species database were performed. These data, as well as information collated for the site (Pacific Southwest Biological Services, Inc. 2005; Estrada Land Planning 2008), provided surveyors with background information and previously reported conditions for the project site and project vicinity.

Nomenclature used in this report comes from: Holland (1986) and Oberbauer et al. (2008) for vegetation; the Jepson Manual (Baldwin et al. 2012) for plants; Garth and Tilden (1988) for butterflies; CaliforniaHerps (2017) for amphibians and reptiles; American Ornithologists' Union (2015) for birds; and Baker et al. (2003) for mammals. If common plant names were not listed in Jepson, Calflora (2017) was used. Plant species status is taken from the California Department of Fish and Wildlife (CDFW; 2017a) and Calflora (2017). Animal species status was taken from the CDFW (2017b).

The following biological resource surveys were conducted by Tierra Data Inc. (TDI) on site in 2015 through 2017: vegetation mapping, general animal and plant survey, sensitive plant and animal habitat assessments, jurisdictional delineation, and tree survey fieldwork. Table 1 lists the dates and personnel for each survey.

**Table 1. Survey Information.**

Date	Personnel	Time; Weather Condition	Survey Type
05/22/2015	Derek Langsford; Kyle McCann	0850-1400; 62-68°F, mostly cloudy	General biological survey, habitat assessment, vegetation mapping
06/03/2015	Derek Langsford; Kyle McCann	0930-1300; 72°F, clear	General biological survey, vegetation mapping
07/15/2015	Derek Langsford; Kyle McCann	0845-1530; 75°F, clear	General biological survey, vegetation mapping, jurisdictional delineation assessment
06/28/2017	Derek Langsford; Joseph Kean	1000-1600; 75-81°F,	jurisdictional delineation
06/29/2017	Derek Langsford; Joseph Kean	clear	Mature & Heritage Tree Survey Day 1
07/06/2017	Derek Langsford; Joseph Kean	0900-1630; 62-77°F, cloudy then clear	Mature & Heritage Tree Survey Day 2
07/10/2017	Joseph Kean; Jenna Walls	0830-1530; 80-93°F clear	Mature & Heritage Tree Survey Day 2

### 2.1 General Biological Survey and Vegetation Mapping

General biological surveys and vegetation mapping were performed on site by TDI biologists Derek Langford and Kyle McCann (see Table 1) with the aid of a 1"=400' scale overview map of the site with topography and recent aerial imagery, plus additional higher scale maps and oblique images. The site was walked and all species observed or detected were noted. Vegetation was

classified and mapped according to the County's biological resource mapping requirements (Holland 1986, as revised by Oberbauer et al. 2008).

## **2.2 Sensitive Species Habitat Assessment**

During general surveys habitat on site was assessed for suitability for rare plants and animals, and in particular, species for which focused surveys would be required. The site is outside the recommended survey area for federal-listed as endangered Quino checkerspot butterfly (*Euphydryas editha quino*; USFWS 2014). Habitat was assessed for the federal-listed as threatened coastal California gnatcatcher (CAGN; *Polioptila californica californica*), the federal-listed as endangered arroyo toad (*Anaxyrus californicus*) and the federal- and state-listed as endangered least Bell's vireo (*Vireo bellii pusillus*) and southwestern willow flycatcher (*Empidonax traillii extimus*).

### **2.2.1 Arroyo Toad**

The site is mainly plateau with ridges and canyons descending west and a steep slope that descends east to Valley Center Road. The lack of watershed area and the topography only supports ephemeral swales and no slow flowing intermittent streams or habitat suitable for breeding arroyo toads. As a result of the negative habitat assessment, no focused surveys for arroyo toads were performed.

### **2.2.2 Least Bell's Vireo and Southwestern Willow Flycatcher Habitat Assessment**

Only a few scattered willow trees occur on site in the canyons in the west of the site and the paucity of riparian resources makes the site unsuitable for either least Bell's vireo or southwestern willow flycatchers. Neither of these species have been detected as resident in this portion of the county with nearest locations being along the San Luis Rey, San Dieguito, and Santa Ysabel creeks (Unitt 2004).

### **2.2.3 Coastal California Gnatcatcher**

Several factors suggest the proposed Project site could not support this species. The site is at the eastern and elevation limit for CAGN. Most of the site is above 1,500 feet above mean sea level (amsl) with the plateau being between 1,700 and 1,800 feet amsl, whereas 90% of CAGN have been detected below 1,000 feet (Unitt 2004). The site is due east of the Daley Ranch Preserve which is not considered occupied by gnatcatchers. No detections of CAGN have occurred in the project vicinity and Unitt (2004) indicates the area is low density for CAGN where breeding is possible rather than probable. Most of the Coastal Sage Scrub on site is sparse and of poor quality within a matrix of non-native grasses while recovering from fire. The largest patch is on a steep slope that is not proposed for development. The patch sizes and total acreage on site are too small as required territory size increases with distance inland (Mock and Bolger 1992; Famorlaro and Newman 1998; Preston et al. 1998). In addition, the surrounding lands support mostly chaparral vegetation that does not support the species. Consequently, the mapped Coastal Sage Scrub was considered incapable of supporting the species and no surveys were performed. No incidental detections occurred during site field visits.

## 2.2.4 Jurisdictional Delineation

TDI biologists, Derek Langsford and Joseph Kean, conducted a jurisdictional assessment on site according to the U.S. Army Corps of Engineers (USACE) wetland delineation guidelines (see Table 1). Prior to beginning fieldwork, aerial photographs (1"=400' scale), topographic maps (1"=100' scale), and USGS topographic maps were reviewed to determine the location of potential jurisdictional areas. All areas with depressions or drainages that were within potential grading areas were evaluated for the presence of Waters of the U.S., including jurisdictional wetlands. To be considered a federal (USACE) wetland, a feature needs to satisfy the three wetland criteria (vegetation, hydrology, and soil) described within the Wetlands Delineation Manual (Environmental Laboratory 1987). The CDFW jurisdictional boundaries were determined based on the presence of any one of the three criteria being present when associated with a river, stream, or lake. Drainages lacking evidence of these but having a distinct bed and bank would qualify as Waters of the U.S. and CDFW jurisdictional streambeds. Wetland areas were mapped using a global positioning system (GPS).

## 2.2.5 Mature and Heritage Tree Survey

Three TDI biologists, Derek Langsford, Joseph Kean, and Jenna Walls measured all trees that could qualify as Mature or Heritage (Protected) trees under the City's municipal code within the proposed project footprint. The following criteria were applied:

- Mature tree is any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree (genus *Quercus*), shall have a diameter 4 inches or greater when measured at 4½ feet diameter at breast height (DBH) above the tree's natural grade. All other mature trees shall have a diameter of 8 inches DBH, or greater, for a single stem or one of the multiple stems.
- Protected tree is any oak (genus *Quercus*) which has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code.

Particular attention was applied to coast live oak (*Quercus agrifolia*) and Engelmann oak (*Quercus engelmannii*). GPS location data was collected for all measured trees.

## 3.0 RESULTS

### 3.1 Environmental Setting

The three parcels in the west have been previously mostly cleared. They include areas that were formerly under macadamia nut (*Macadamia tetraphylla*) production. The parcel to the east has been natural for most of its existence.

The upper parcels consist of a plateau with three valleys forming and descending to the west to the floor of the main valley in the Daley Ranch Preserve (see Figure 2). The eastern parcel is mostly

a steep slope rising above Valley Center Road partially to the plateau. Elevation ranges from approximately 1,780 feet amsl in the north of the plateau down to 1,420 feet amsl in the west of one of the valleys that plunges from the plateau down to Daley Ranch Preserve. The eastern edge of the eastern parcel at Valley Center Road is at approximately 1,110 feet amsl (see Figure 2).

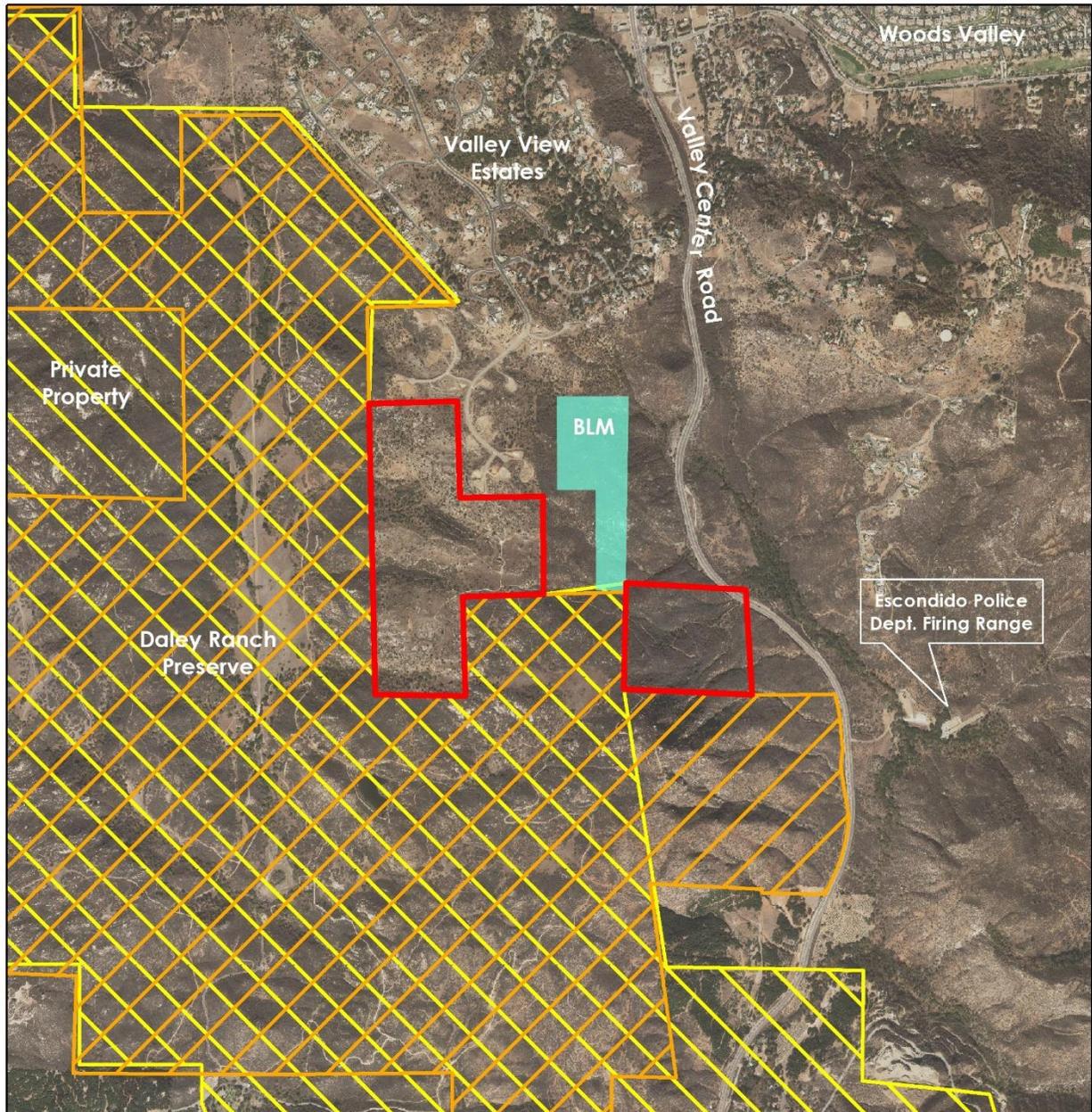
The project site is bounded by the City's Daley Ranch Preserve on the west and south, a gated estate home community (Valley View Estates) in the unincorporated area to the north, and vacant private parcels, a Bureau of Land Management parcel, and Valley Center Road to the east. Surrounding land uses include undeveloped or conserved land to the west, south, and between the two parcel blocks, a large-lot residential development to the north, and undeveloped land to the east. Valley Center Road traverses the northeast portion of the eastern parcel. The unincorporated community of Valley Center is to the north and northeast, the City of Escondido is to the south and southwest (Figure 3).

The proposed Project site and much of the vacant land proximal to the east and southeast is part of the 1,783-acre Interland #14 SPA, which is being annexed into the City.

Historic aerial imagery shows the upper portion of the site was mostly cleared of native vegetation after 1968 but before 1980 (Historic Aerials 2017; Figure 4). Two irrigation ponds were excavated in the north and south of the site, and all but the steepest portions of the western canyons were planted by 1989. Compared to the operation on parcels to the north, it appears that the macadamia nut operation never reached full production with most, if not all, falling out of maintenance in the mid-1990s (Historic Aerials 2017; Google Earth 2017).

Since the 1990s the agricultural infrastructure (water pump equipment, irrigation lines, and ponds) appears to have been abandoned. The eastern parcel has mostly remained in a natural condition (Figure 5). A driveway to a small dwelling occurred off Valley Center Road but was abandoned sometime between 1953 and 1964. Foundations and some exotic trees are still evident. The road to the plateau from Valley Center Road was graded between 1968 and 1980 (Historic Aerials 2017). The Paradise Fire of 2003 burned through most of the site between October 26 and 28 (SDFRN 2015) as is evidenced from aerial imagery from 2004 (Google Earth 2017). Small patches of habitat in the western valleys escaped being burned as did larger swaths of habitat to the west and south of the Project site. Only the northeast and southeast portion of the eastern parcel were burned.

Nine soil series occur on site: acid igneous rock land (AcG), Fallbrook sandy loam (FaD2), Fallbrook rocky sandy loam (FeC), Cieneba very rocky coarse sandy loam (CmrG), Vista rocky coarse sandy loam (VvD), Visalia sandy loam (VaA), friant rocky fine sandy loam (FxG), and Escondido very fine sandy loam (EsE2; Data Basin 2017). None of these soils is known to support soil-specific rare plant species.



**Existing Environmental Setting**  
 Daley Ranch Resort

Map Date: 8/17/2017  
 Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
 G:\Sager Ranch\MXD\Existing\_Environmental\_Setting.mxd

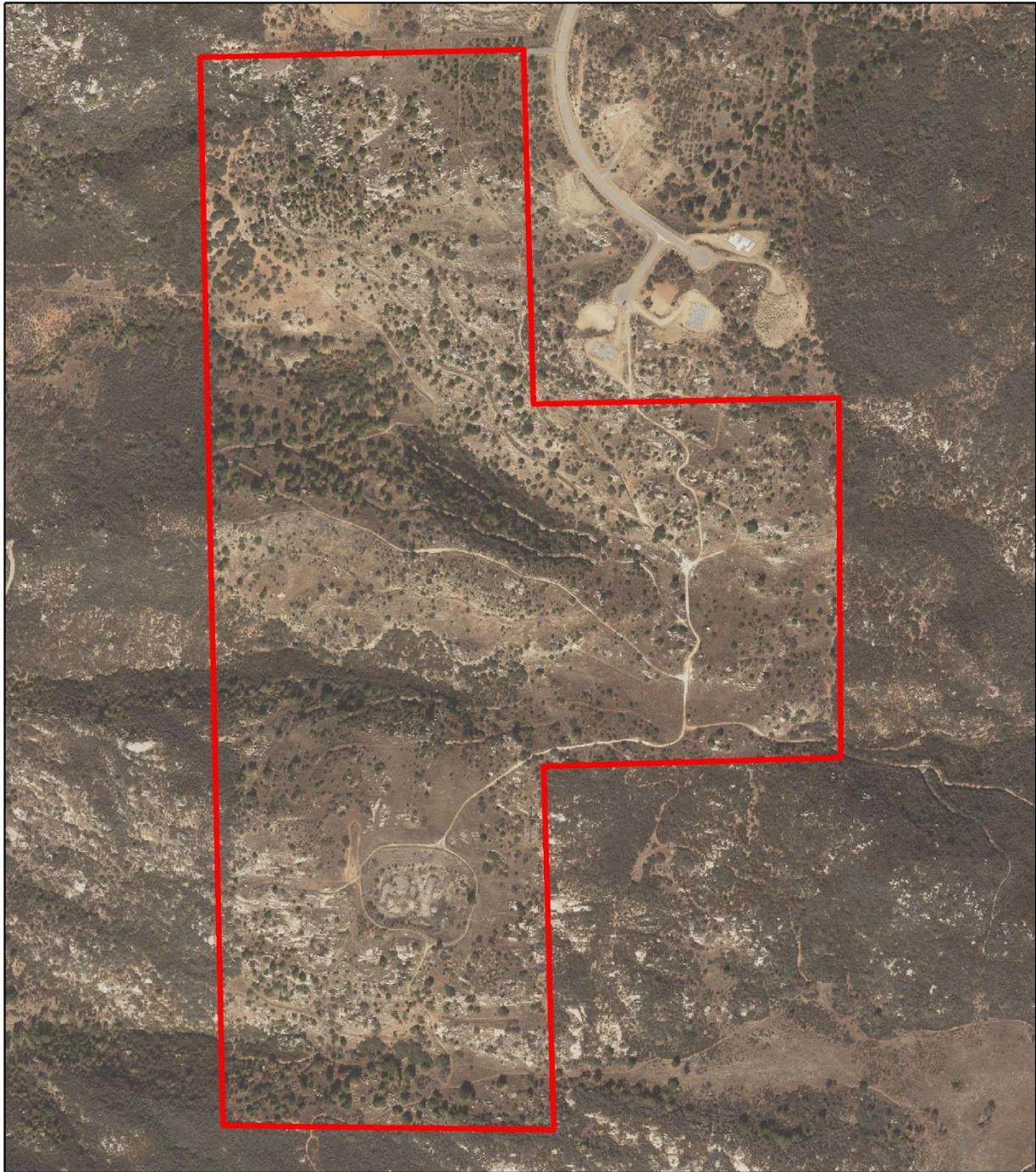
-  Project Parcels
-  Daley Ranch Preserve
-  Bureau of Land Management (BLM)
-  Escondido City Boundary



0 0.25 0.5 0.75 1 Kilometers

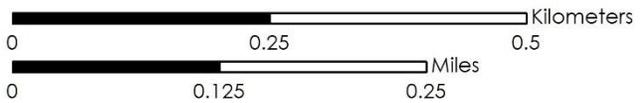
0 0.25 0.5 0.75 1 Miles

**Figure 3. Environmental Setting of Proposed Project Site.**



**Aerial (2014) of the West Parcel**  
Daley Ranch Resort

Map Date: 8/25/2017  
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
G:\Sager Ranch\MXD\Aerial\West\_Parcel.mxd

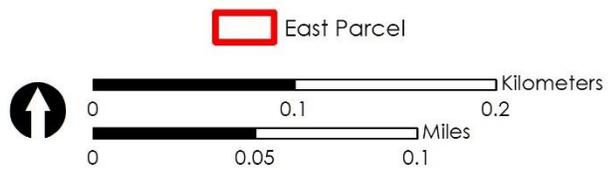


**Figure 4. Aerial Photograph of the Western Parcels of the Proposed Project Site.**



**Aerial (2014) of the East Parcel**  
Daley Ranch Resort

Map Date: 8/25/2017  
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
G:\Sager Ranch\MXD\Aerial\_East\_Parcel.mxd



**Figure 5. Aerial Photograph of the Eastern Parcel of the Proposed Project Site.**

### **3.2 Regional Conservation Context**

The project site lies within the County's proposed North County Multiple Species Conservation Program (NCMSCP) Plan area which is an expansion of their South County MSCP Subregional Plan. The adjacent Daley Ranch Preserve that borders the proposed Project site to the west and south was within the City's draft Multiple Habitat Conservation Program (MHCP) Subarea Plan area which was not adopted.

The NCMSCP Habitat Evaluation Model identifies much of the Interland #14 SPA, including the areas to be developed by the proposed Project, as being part of a potential Pre-Approved Mitigation Area (PAMA) that contributes to the connection between the Daley Ranch Preserve to the west and a large block of undeveloped lands to the east, north of Lake Wohlford Road. None of the City-owned parcels in the Interland #14 SPA are included in the PAMA.

In terms of habitat value, all but the southern third of the three Project parcels on the plateau are identified as Intensive Agriculture, while the lower third is mostly rated high and very high value despite it supporting similar resources to the rest of the plateau parcels. The parcel adjacent to Valley Center Road is mostly high value in the Habitat Evaluation Model.

### **3.3 Habitat Types/Vegetation Communities**

In addition to developed land, 14 vegetation communities/habitats occur on site: (Figure 6; Table 2). In some cases, these communities have been disturbed, which is defined as containing a significant amount of non-native, weedy species. Acreage totals for disturbed communities are included in totals for the respective undisturbed community (e.g., acreage for Disturbed Coastal Sage Scrub is included in acreage for Coastal Sage Scrub). Descriptions of these communities are provided below. All vegetation communities except Disturbed Habitat, Agriculture, Non-Native Vegetation, and Developed are considered USFWS, CDFW, County, and City sensitive.

Few areas of the vegetation communities within the three parcels in the west of the proposed Project site are pristine, with most of the land having been previously cleared and planted with macadamia nut trees and then burned by the Paradise Fire. There are some vegetation communities (i.e., patches of Oak Woodland, Coastal Sage Scrub, Southern Mixed Chaparral, and Coastal Sage-Chaparral Scrub) on the upper parcels that were not cleared, presumably because of steep slopes. The eastern parcel and land between the Project site parcels are in relatively undisturbed condition, apart from the unpaved road that has been cut from Valley Center Road to the plateau and which is now heavily eroded from lack of maintenance. Only small portions of this parcel burned in the Paradise Fire.

The identified habitat are presented groupings that correspond to different habitat sensitivities and rarity within the City and county (Table 2).

**Table 2. Existing Vegetation Communities.**

Vegetation Community	Acreage <sup>1</sup>		
	On Site Parcels		Total <sup>2</sup>
	Western	Eastern	
<b>Wetland/Riparian</b>			
Freshwater Marsh	0.87	-	0.87
<b>Rare Upland</b>			
Dense Coast Live Oak Woodland	2.3	-	2.3
Open Coast Live Oak Woodland	15.0	1.9	16.9
Native Grassland	0.3	0.1	0.3
<b>Coastal Sage Scrub</b>			
Diegan Coastal Sage Scrub	3.3	-	3.3
Coastal Sage-Chaparral Scrub	3.0	-	3.0
Flat-Topped Buckwheat Scrub	4.2	-	4.2
<b>Chaparral</b>			
Southern Mixed Chaparral	11.6	48.9	60.5
Southern Mixed Chaparral–Disturbed (recovering from fire)	5.6	4.2	9.8
<b>Annual Grasslands</b>			
Non-Native Grassland	97.3	0.2	97.5
<b>Other Lands</b>			
Non-Native Vegetation	1.7	-	1.7
Disturbed Habitat	5.3	1.5	6.8
Developed	-	0.8	0.8
<b>TOTAL<sup>2</sup></b>	<b>150.5</b>	<b>57.6</b>	<b>208.1</b>

<sup>1</sup>. Wetland areas are rounded to the nearest 0.01 and uplands to the nearest 0.1.

<sup>2</sup>. Total may not add exactly due to rounding error.

### 3.3.1 Freshwater Marsh (52400)

Freshwater Marsh is dominated by perennial, emergent monocots up to 12 feet in height, often forming completely closed canopies. This habitat usually occurs in drainages and ponds lacking significant current but permanently flooded by fresh water. Prolonged saturation permits accumulation of deep, peaty soils.

Approximately 0.87 acre of Freshwater Marsh occurs in the south of the main site in a hollow that was created to store water for orchard irrigation. Its water level has apparently been dependent on seasonal rainfall for at least 20 years based on aerial imagery (Google Earth 2017) and rainfall records for Lindbergh Field in San Diego (San Diego County Water Authority 2016). During the 2015 site visit the marsh was mostly dry with dead cattails (*Typha* sp.), bulrush (*Schoenoplectus* sp.), tamarisk (*Tamarix* sp.), mulefat (*Baccharis salicifolia*), and coyote bush (*B. pilularis*). In July 2017, water was ponded in the basin and supported a healthy ring of vegetation at its periphery. Vegetation within the center of the Freshwater Marsh is dense but consisted only of cattail and bulrush. The lack of rainfall in spring 2015 was not enough to resuscitate the cattails in the depression and apparently killed them as few live cattail were present in 2017.

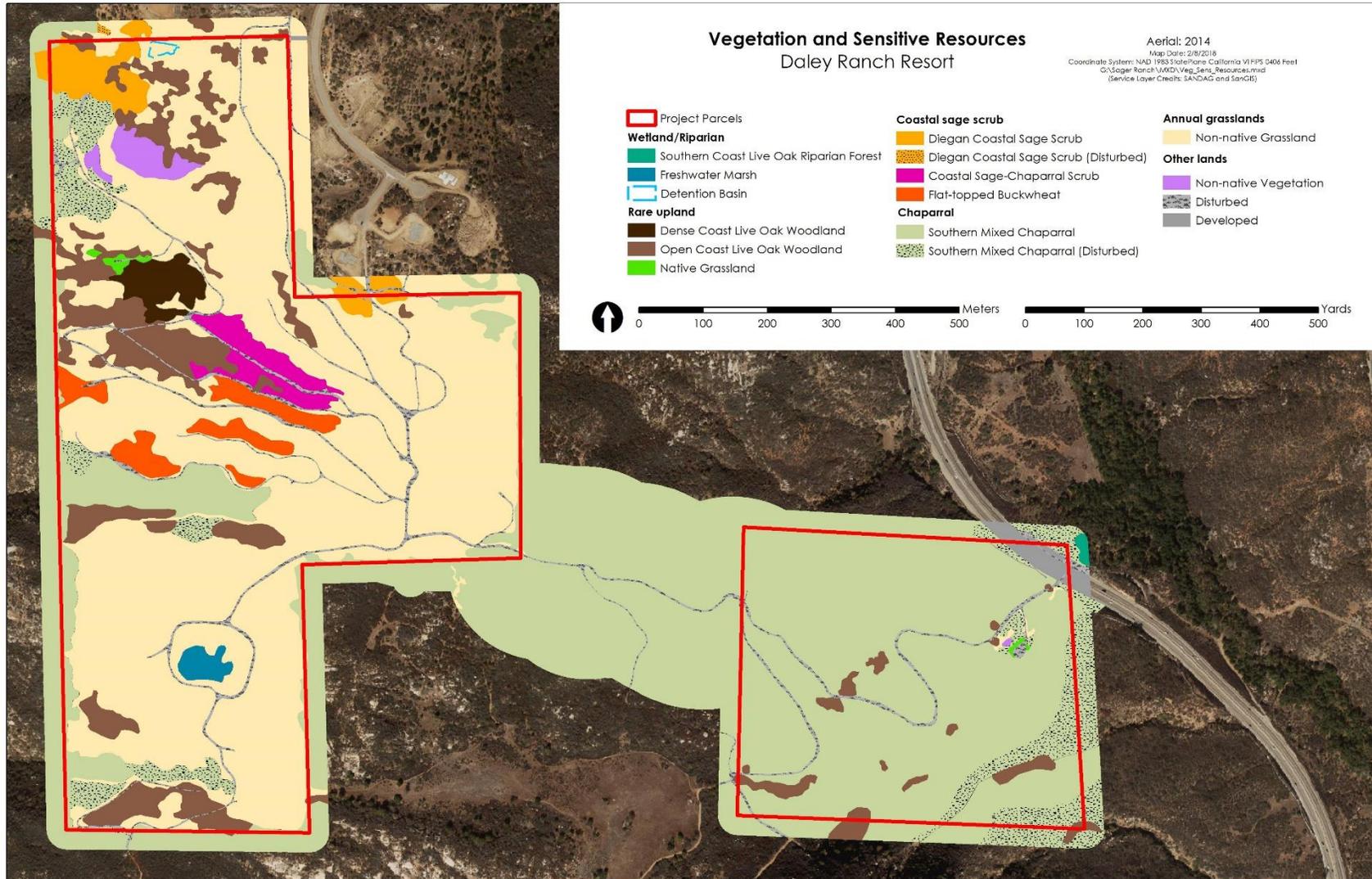


Figure 6. Vegetation Communities.

### **3.3.2 Coast Live Oak Woodland (71160)**

Coast Live Oak Woodland is divided into two subcategories, open and dense (Oberbauer et al. 2008).

#### **3.3.2.1 Open Coast Oak Woodland (71161)**

This is an open evergreen woodland or forest community dominated by coast live oak, which may reach a height between 35 and 80 feet but with a canopy cover less than 50%. The shrub layer can be poorly developed but can include chaparral, or sage scrub species. This community occurs along the coastal foothills of the peninsular ranges, typically on north-facing slopes and shaded ravines (Holland 1986). This community is present on site, typically in the canyons and especially on the north-facing slopes of the ravines in the west of the main site and the eastern parcel.

On the main site the understory is a variety of habitats depending on location with Grassland, Coastal Sage Scrub, Coastal-Sage-Chaparral Scrub, and Southern Mixed Chaparral, often recovering from fire. On the eastern parcel, the understory is Southern Mixed Chaparral that mostly did not burn during the Paradise Fire. A total of 17.0 acres of this habitat occurs on site.

#### **3.3.2.2 Dense Coast Live Oak Woodland (71162)**

Similar to open Coast Live Oak Woodland but with a canopy cover of 50-75%. Mostly occurs at the narrowing of valley flood plains or in valleys with deep alluvium and high perennial groundwater, mostly in riparian habitats. A 2.3-acre patch of Dense Coast Live Oak Woodland occurs in the valley bottom of the northernmost ravine of the main site.

### **3.3.3 Native Grassland (42100)**

Native Grassland is dominated by perennial, tussock-forming grasses, such as purple needlegrass (*Stipa pulchra*) usually on fine-textured (often clay) soils, that are moist or even waterlogged during winter, but very dry in summer. Native and introduced annuals occur among the perennials, often actually exceeding the bunchgrasses in cover. The percentage cover of native species at any one time may be quite low, but is considered Native Grassland if 20% aerial cover of native species is present.

On site, the 0.3 acre of Native Grassland is divided into small areas associated with oak woodland in the northwest of the western parcels and with the abandoned dwelling on the eastern parcel.

### **3.3.4 Diegan Coastal Sage Scrub (Including Disturbed; 32500)**

Although it has been greatly reduced from its historical distribution (Oberbauer 2005), Diegan Coastal Sage Scrub is one of the major shrub types occurring in southern California, occupying xeric sites with shallow soils. Dominated by drought-deciduous shrub species with relatively shallow root systems and open canopies, Coastal Sage Scrub communities often contain a substantial herbaceous component. Diegan Coastal Sage Scrub occurs along the coast from Los Angeles to Baja California (Baja), Mexico (Holland 1986), where it supports a number of endangered, threatened, and rare vascular plants as well as several bird and reptile species that are candidates for federal listing.

Only the main portion of the site supports Coastal Sage Scrub and only in small patches totaling 3.3 acres. The largest patch is in the northwest of the site on a mostly steep, southwest-facing slope. There is also some buckwheat-dominated Coastal Sage Scrub where the access from Red Iron Bark Drive enters the site.

The Diegan Coastal Sage Scrub is dominated by typical sage scrub species such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), saw-toothed goldenbush (*Hazardia squarrosa*), black mustard (*Brassica nigra*), and ripgut brome.

### **3.3.5 Coastal Sage-Chaparral Scrub (37G00)**

Coastal Sage-Chaparral Scrub is a mixed community of sclerophyllous chaparral shrubs and drought-deciduous sage scrub species, which often occurs as an ecotone transitioning between the two vegetation communities.

Coastal Sage-Chaparral Scrub, totaling 3.0 acres, occurs in the most northern canyon heading west from the ridge towards the Daley Ranch Preserve. In addition to typical dominant species, such as California sagebrush, California buckwheat, laurel sumac, chamise (*Adenostoma fasciculatum*), toyon (*Heteromeles arbutifolia*), smooth mountain mahogany (*Cercocarpus minutiflorus*), and Ramona lilac (*Ceanothus tomentosus*). Sub-dominant species on site include sawtoothed goldenbush and narrow leaved bedstraw (*Galium angustifolium*).

### **3.3.6 Flat-Topped Buckwheat Scrub (37K00)**

Flat-Topped Buckwheat Scrub is a sage scrub community that occurs as a nearly monotypic stand of California buckwheat. Approximately 4.2 acres of this community occurs in several small patches in the western parcels of the project site in areas previously cleared/burned. The habitat is dominated by California buckwheat with interstitial non-native grasses.

### **3.3.7 Southern Mixed Chaparral (37I20)**

Southern Mixed Chaparral is composed of tall (between 10 and 20 feet), broad-leaved sclerophyllous shrubs that often form nearly impenetrable stands on mesic, rocky north-facing slopes. It generally has a poorly developed understory, but instead may contain a large component of dead plant matter. It is common within San Diego County, and provides important habitat for wide-ranging species such as mule deer (*Odocoileus hemionus fuliginata*) and mountain lion (*Felis concolor*).

Southern Mixed Chaparral occupies 60.5 acres in total in the project area, 48.9 acres on the eastern parcel and 11.6 acres on the western parcels, mainly in the middle of the three western trending canyons. This community on site is diverse and varies in composition and can be dominated by Ramona lilac, chamise, laurel sumac, mission manzanita (*Xylococcus bicolor*), black sage, and scrub oak (*Quercus berberidifolia*).

An additional 9.8 acres (5.6 acres on the western parcels, 4.2 acres on the eastern parcel) of disturbed Southern Mixed Chaparral occurs on site. These areas are still recovering from the Paradise Fire.

### **3.3.8 Non-Native Grassland (42200)**

Non-Native Grassland consists of annual grasses, often associated with numerous species of showy-flowered native annual forbs, and occurs on gradual slopes with deep, fine-textured, usually clay soils. Most of the annual introduced species that make up the majority of species and biomass within the Non-Native Grassland originated from the Mediterranean region, an area with a long history of agriculture and a climate similar to that of coastal California.

The dominant vegetation community on site, Non-Native Grassland occupies 97.5 acres mostly in the upper, flatter portion of the western parcels. These were mostly the areas previously cleared and planted with macadamia nut trees. Some small Non-Native Grassland patches also exist on the eastern parcel around the abandoned dwelling and the access off Valley Center Road. The habitat on the western parcels is characterized by typical non-native grasses such as common ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), and wild oat (*Avena* sp.). The Non-Native Grassland supports many forbs, scattered emergent coastal sage and chaparral shrubs (including very large laurel sumacs that have resprouted from underground burls), and coast live and Engelmann oak trees, often associated with the rock outcroppings scattered through the habitat. Non-Native Grassland can support small mammals such as Botta's pocket gopher (*Thomomys bottae*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Dulzura kangaroo rat (*Dipodomys simulans*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and a number of other rodent species that provide prey for foraging raptors.

### **3.3.9 Non-Native Vegetation (11000)**

Non-Native Vegetation is defined as areas of cultivated or landscaping plants that have naturalized into otherwise native habitat areas or that are remnant of previous cultivated land uses. Such plants occur without supplemental irrigation and may spread, supplanting native plant species. Non-Native Vegetation on site covers approximately 1.8 acres, mostly on the western parcels, and consists of macadamia trees which have survived abandonment of irrigation and still dominate the landscape. An additional small patch of exotic silver wattle trees (*Acacia dealbata*) occurs associated with the abandoned dwelling near Valley Center Road.

### **3.3.10 Disturbed Habitat (11300)**

Disturbed Habitat consists of land cleared of vegetation or where the soil has been compacted, greatly reducing its habitat value. These areas generally support a preponderance of non-native or ruderal plant species. The property contains 6.8 acres of Disturbed Habitat represented largely by numerous unpaved roads traversing the site that used to service the macadamia groves. Of the 6.8 acres, 1.5 acres occurs on the eastern parcel as unpaved roads or areas associated with the abandoned dwelling.

### **3.3.11 Developed (12000)**

Developed land occurs where permanent structures and/or pavement have been placed, or where landscaping is clearly tended and maintained, preventing the growth of native vegetation. Approximately 0.8 acre on site have been developed, within the right-of-way for Valley Center Road in the northeastern corner of the eastern parcel.

### 3.4 Flora

The proposed Project site is in the Northern Foothills Ecoregion of San Diego County (San Diego Natural History Museum 2017) situated partially on previously farmed land and on natural, relatively undisturbed, land. The flora is representative of the various habitats found on site including typical dominants of Coastal Sage Scrub, Southern Mixed Chaparral, Oak Woodland, and Non-Native Grassland. Most native vegetation communities on site are pristine, but some are disturbance-related and have a large non-native species component. The majority of the area previously cleared for macadamia orchard supports mostly Non-Native Grassland. A total of 108 plant species were observed during TDI's surveys, with a list provided in Appendix A.

### 3.5 Fauna

The majority of animal species observed/detected on the project site are year-round native residents. Some migrant bird species were observed; however, additional surveys during the breeding season and after the rainy season could increase migrant species observations. Nocturnal species were detected only by track/scat, and additional nocturnal surveys could increase these numbers. A total of 39 animal species were observed on site: nine butterfly, one amphibian, two reptile, 18 bird, and five mammal species. A list of all animal species observed or detected during TDI's surveys is provided in Appendix B. All animal species were identified by direct observation/vocalizations, presence of scat and/or tracks, or other sign.

### 3.6 Sensitive Plant Species

No listed threatened or endangered plant species were observed on site. One California Rare Plant Rank (CRPR) species was detected: Engelmann oak which is CRPR 4.2 which means the species is considered of limited distribution or infrequent throughout a broader area in California, and their vulnerability or susceptibility to threat appears low at this time. Refer to Appendix C for a full listing of plants with potential to occur and an explanation of status codes.

#### **Engelmann Oak (*Quercus engelmannii*)**

**Status:** CRPR List 4.2,<sup>1</sup>

**Distribution:** Engelmann oak occurs in canyons and on open slopes in foothill and coastal regions from the Santa Margarita Mountains on the Riverside County-San Diego County county line southward towards Dulzura, and east to the desert slope. Large populations are found in Pala, Lake Wohlford, Twin Flats, Boden Canyon, Clevenger Canyon, Escondido, Valley Center, Ramona, and Featherstone Canyon. Within the study area, small stands and/or individual trees are found in Carlsbad (vicinity of Agua Hedionda), and larger stands occur in Escondido (Lake Wohlford and Daley Ranch).

**Habitat:** It is associated with Engelmann oak woodland, chaparral, and grassland.

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<sup>1</sup> 4 = Plants of Limited Distribution, A Watch List; .2 = Fairly endangered in California (20-80% occurrences threatened).

**Status on Site:** Engelmann oaks were scattered across the site but especially in the south of the eastern parcels often found with coast live oak as were some potential hybrids with other oaks found on site (*Q. agrifolia* and *Q. berberdifolia*). A total of one larger and 14 smaller trees would be impacted but the majority of specimens would be preserved in Open Space.

A CNDDDB/USFWS search showed that no sensitive plant species have been previously detected specifically on site. Orcutt's brodiaea (*Brodiaea orcuttii*; CRPR 1B.1) was detected in the Valley Center Road corridor and south of the site in Daley Ranch and is found in vernal grasslands near vernal pools or streams. Within a two-mile radius, summer holly (*Comarostaphylos diversifolia*; CRPR 1B.2) and Robinson's pepper-grass (*Lepidium virginicum* var. *robinsonii*; CRPR 4.3) have been detected. Summer holly is found in coastal and valley areas of San Diego County in chaparral communities and has been detected in the Interstate 15 corridor but rarely this far inland. Robinson's pepper-grass occurs in open chaparral and sage scrub habitats from the coast to the mountains. The nearest detection was in the Daley Ranch Preserve, a mile to the southwest.

An assessment of species with potential to occur only showed one additional species with a moderate or high potential to occur; Ramona horkelia (*Horkelia truncata*), a CRPR 1B.3 species, generally found in dense chamise or mixed chaparral and reported on the Daley Ranch Preserve to west (Calflora 2017).

### 3.7 Sensitive Wildlife Species

No sensitive species were detected during the surveys and no federal or state-listed as endangered or threatened species are expected to occur on site. Mule deer scat was detected. Though this species has no sensitivity status, it is an indicator of regional wildlife movement.

Other sensitive species that have a moderate or high potential to occur but were not detected include Belding's orangethroat whiptail (*Aspidoscelis hyperythrus*), coastal western whiptail (*Aspidoscelis tigris stejnegeri*), red-diamond rattlesnake (*Crotalus ruber*), coast horned lizard (*Phrynosoma blainvillii*), San Diego banded gecko (*Coleonyx variegatus abbotti*), Coronado Island skink (*Plestiodon skiltonianus interparietalis*), coast patch-nosed snake (*Salvadora hexalepis virgultea*), Cooper's hawk (*Accipiter cooperii*), Bell's sage sparrow (*Amphispiza bellii bellii*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), mountain lion, San Diego black-tailed jackrabbit, and San Diego desert woodrat (*Neotoma lepida intermedia*). Refer to Appendix D for a full listing of animals with potential to occur and an explanation of status codes.

### 3.8 Wetlands/Jurisdictional Waters

The results of the jurisdictional delineation to identify waters under USACE and CDFW jurisdiction resulted in the discovery that none of the drainage features that would be impacted by the project met criteria to be jurisdictional under current USACE or CDFW regulations.

Each drainage feature that drains the slope of the eastern parcel was explored both at points where the proposed access road would cross it and up and downslope to see if conditions changed in proximity to the point of crossing. In addition, where the drainage features that would be crossed

upstream by the proposed access road intersected with the existing unpaved road, the feature was investigated for jurisdiction.

None of the features exhibited consistent evidence of regular flow that produced a continuous bed and bank, evidence of hydrology, or features that would identify an Ordinary High Water Mark (OHWM). In most locations, upland vegetation grew in the swales or evidence of flow was sporadic and depended on slope. Corrugated metal pipes under the unpaved access road have collapsed which diverted flows down the road during the storms of early 2017 and caused severe erosion but not did establish features beside the road consistent with an OHWM.

Similarly, the west-trending valleys on the western parcels do not have features that would make them federal wetland or non-wetland waters of the U.S. or CDFW wetlands or streambeds.

The Freshwater Marsh is in a former irrigation water basin, in the south of the western parcels, while the other irrigation basin in the north of the western parcels is far more ephemeral and does not support marsh or a preponderance of hydrophytic vegetation. Both irrigation basins were excavated out of uplands during the 1980s during creation of the macadamia nut operation.

### **3.9 Habitat Connectivity and Wildlife Corridors**

#### **3.9.1 Habitat Connectivity**

The project site is located on a plateau and slopes northeast of the City connecting to even larger areas of undeveloped land in the unincorporated area east of Escondido. This makes it part of one of the few areas in the City and its Sphere of Influence capable of supporting such wide-ranging species as southern mule deer and mountain lion. (City 2001). Other key resources associated with the area include permanent water sources, such as Dixon Lake and Lake Wohlford, and oak woodlands. The Engelmann oak and Coast Live Oak Woodlands in this area are recognized as critical locations for Cooper's hawk populations.

The Project site is connected to large blocks of undeveloped land to the south, east, and west. This area supports various vegetation communities including large swaths of chaparral and grasslands, with major riparian corridors in valleys off-site to the west (Daley Ranch Preserve) and to the east of Valley Center Road (Escondido Creek). As previously discussed, the western parcels were mostly under agricultural production in the past but the canyons of the eastern parcels were not cleared for agricultural production. Lands between the eastern and western parcels in the Daley Ranch Preserve are also undeveloped and support high quality chaparral habitat. Habitat connectivity is excellent to The Daley Ranch Preserve to the south and west, while connectivity east is significantly blocked by Valley Center Road, and to the north by the Valley View Estates residential community. Much of Valley Center Road is fenced with either 3- or 6-foot chain-link fencing, and has a 3-foot "K-rail" along its center line. Combined with high traffic volumes travelling at 50 miles per hour or more, Valley Center Road generally presents a significant barrier to wildlife movement, however, three wildlife tunnels 16 feet tall and wide, and 103, 135, and 139 feet long were built as part of the Valley Center Road improvements in 2004 and 2005. One is approximately 1,000 feet to the north

of the proposed project access off Valley Center Road, another 1,200 feet to the south, and the third almost a mile to the south between lands below Stanley Peak and the vacant lands east of Valley Center Road. Evidence exists for past mountain lion traffic between the Daley Ranch Preserve and the rugged area around Lake Wohlford. The area is identified as a block of mountain lion habitat that extends west through the Daley Ranch Preserve to vacant lands south of Hidden Meadows (Zeller et al. 2017). Prior to the wildlife undercrossings, four mountain lions were killed by motorists between 1997 and 2002 on Valley Center Road between Stanley Peak to the west and the Escondido police shooting range to the east side (Mountain Lion Foundation 2005). No reports of such deaths have been recorded since the tunnels were built (California Roadkill Observation System 2018).

The extant habitat on site is within a regional core area for resident populations, includes local wildlife corridors, and may be part of a regional linkage from the Daley Ranch Preserve to vacant lands, including Lake Wohlford and Rancho Guejito to the east (Figure 3 through 5). However, most of the main site on the plateau does not provide high quality habitat for wildlife because of its past agricultural use, and relative paucity of cover. Few wildlife observations were made during site visits, and little sign (scat, burrows, etc.) was detected in the large grassland areas, suggesting that while surrounding lands may support large populations of wildlife, the site's past use has reduced wildlife use of this particular site.

### 3.9.2 Wildlife Corridors

For the purpose of this analysis, wildlife movement corridors are defined as linear habitats that primarily function to connect two or more significant wildlife use areas (Harris and Gallagher 1989). This analysis is based on vegetation communities occurring on and off site, topography, wildlife observations, and apparent connections to large blocks of undeveloped land. The list of animals considered for the corridor analysis includes mountain lion, mule deer, bobcat (*Lynx rufus*), coyote (*Canis latrans*), grey fox (*Urocyon cinereoargenteus*), desert cottontail (*Sylvilagus audubonii*), and San Diego black-tailed jackrabbit. These species were selected to serve as “umbrella species,” the protection of which is expected to confer benefits on the greatest number of species.

As stated above, evidence exists for mountain lion movement between Daley Ranch Preserve and the rugged area around Lake Wohlford, but was hindered by Valley Center Road until relieved by the construction of wildlife tunnels, mainly to the south of the proposed Project. Mountain Lion movement in the vicinity of the proposed Project site is thought to mostly occur from east to west to the north and south of the proposed Project site (Zeller et al. 2017). The canyon areas in the west of the site likely allow for local wildlife usage and movement, but the largely open grassland area in the eastern parcels of the western portion of the Project is not conducive to wildlife movement and likely causes wildlife to divert south where chaparral habitat in Daley Ranch Preserve provides excellent cover for movement.

While the fencing of Valley Center Road, K-rail and traffic, precludes crossing by most wildlife, the species that are likely to use the undercrossings include, but are not limited to, mountain lion, mule deer, bobcat, coyote, grey fox, desert cottontail, and San Diego black-tailed jackrabbit. Smaller species such as pocket mice (*Perognathus* and *Chaetodipus* sp.), kangaroo rats (*Dipodomys* sp.), deer mice (*Peromyscus* sp.), and reptiles and amphibians may use the tunnels but are less likely to move the

distances required. Many avian species and a few bat species are expected to occur throughout or near the project site and would not be restricted from moving south, east or west through the site.

### **3.9.3 Nursery Sites**

No natural or manmade features occur that would act as obvious nursery sites for native species except for the pond in the south and the detention basin in the north. A few red winged blackbirds (*Agelaius phoeniceus*) were present at the pond in the south and several California tree frogs (*Pseudacris cadaverine*) were seen immediately surrounding the pond. A neighboring resident to the north of the irrigation pond said they had a “plague of frogs” in the spring of 2017 and the basin held up to 6 feet of water. Other amphibians that might use the water areas include western toads (*Anaxyrus boreas*) though probably not the western spadefoot (*Spea hammondi*) because the irrigation ponds were either overly vegetated or too large and deep.

## **4.0 REGULATORY ENVIRONMENT**

This section describes the regulatory requirements for the Project, and the Project’s regional resource planning status. The Project is subject to CEQA, and applicable state and federal regulations. The Project site is located within an unincorporated area and is within the NCMSCP Subarea whereas the City was a participant in the MHCP that covers the North San Diego County cities. Neither the NCMSCP Plan nor the Escondido MHCP Subarea Plan have been adopted.

To varying degrees, biological resources on a site can be subject to regulatory control by the federal government, State of California, and local jurisdiction. The federal government administers non-marine plant and wildlife related regulations through the USFWS, while Waters of the U.S. (wetlands and non-wetlands) are administered by the USACE. California law regarding wetland, water-related, and wildlife issues is administered by the CDFW.

### **4.1 California Environmental Quality Act**

The City is the Lead Agency for the proposed Project for the CEQA environmental review process in accordance with state law and local ordinances because of the proposed annexation from the unincorporated area into the City.

### **4.2 Federal and State Regulations**

Regulations that apply or potentially apply to future development of the Project site include the federal and California Endangered Species Acts (ESA and CESA, respectively), Migratory Bird Treaty Act (MBTA), California Fish and Game (CFG) Code, federal Clean Water Act (CWA), and CEQA. Impacts to any jurisdictional drainage features would require a USACE CWA Section 404 Permit, a Regional Water Quality Control Board (RWQCB) CWA Section 401 Certification, and CFG Code Section 1602 Lake and Streambed Alteration Agreement (LSAA).

#### **4.2.1 Federal Government**

The ESA provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. Actions that result in harm or death to endangered or threatened species, including habitat modification that substantially impairs feeding, breeding, or sheltering activities constitutes “take” under the ESA. Section 9(a) of the ESA defines take as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.” “Harm” and “harass” are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species’ behavioral patterns.

Sections 7 and 10(a) of the ESA regulate actions that could jeopardize endangered or threatened species. Section 7 describes a process of federal interagency consultation for use when federal actions may adversely affect listed species. A biological assessment is required for any major construction activity if it may affect listed species. A Section 7 consultation (formal or informal) is required when there is a nexus between endangered or threatened species’ use of a site and impacts to USACE jurisdictional areas. As no listed species were detected and no USACE jurisdictional areas exist on site, a Section 7 Consultation is not required. Section 10(a) requires a Habitat Conservation Plan (HCP) if a federal listed species would be impacted but no federal nexus for a Section 7 Consultation exists. The Natural Community Conservation Planning (NCCP) Programs (see below) in the County (NCMSCP) and City (MHCP) would operate in lieu of the federal ESA for covered species if adopted.

The USFWS designates areas of Critical Habitat for endangered or threatened species. Critical Habitat is defined as areas of land that are considered necessary for the endangered or threatened species to recover. The ultimate goal is to restore healthy populations of listed species within their native habitat so they can be removed from the list of threatened or endangered species. Once an area is designated as Critical Habitat all federal agencies must consult with USFWS to ensure that any action they authorize, fund, or carry out is not likely to result in the destruction or adverse modification of the critical habitat. No Critical Habitat has been designated on site and the nearest land under the designation is for the federal-listed as threatened CAGN immediately south of the eastern parcel of the proposed Project site (USFWS 2017).

The MBTA prohibits taking any migratory bird, part, nest, or eggs and is implemented using Section 10.12 of the USFWS MBTA regulations which defines “take” as to: pursue, hunt, shoot, wound, kill, trap, capture, or collect, or any attempt to carry out these activities. A take does not include habitat destruction or alteration, as long as there is not a direct taking of birds, active nests, eggs, or parts thereof.

The MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, USFWS places restrictions on disturbances allowed near active bird nests during the bird breeding season (January 1-September 15).

#### **4.2.2 State of California**

The CESA is similar to the ESA in that it contains a process for listing species and regulating potential impacts to listed species. Section 2081 of the CESA authorizes CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes.

Pursuant to Section 3503, 3503.5, 3505, and 3513 of the CFG Code, it is unlawful to take, possess, or needlessly destroy the active nest or eggs of any bird. The CFG Code defines “take” as to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates collection, transport, and commerce in listed plants. The CESA followed the NPPA and covers both plants and animals determined to be endangered or threatened with extinction. Plants listed as rare under NPPA were also designated rare under the CESA.

CEQA and its implementing guidelines (CEQA Guidelines) require discretionary projects with potentially significant effects (or impacts) on the environment to be submitted for environmental review. Mitigation for significant impacts to the environment is determined through the environmental review process, in accordance with existing laws and regulations.

### **4.3 City of Escondido**

The NCCP Act (Section 2835) allows CDFW to authorize take of species covered by plans in agreement with NCCP guidelines. The NCCP program initiated by the State of California in southern California, also qualifies as a multi-species HCP under section 10(a)(1)(B) of the ESA. In southern California, the NCCP program focuses on conserving Coastal Sage Scrub to avoid the need for future federal and state listing of Coastal Sage Scrub-dependent species. The CAGN is presently listed as threatened under the ESA, while several additional species inhabiting Coastal Sage Scrub are considered sensitive by federal and/or state agencies, and local jurisdictions.

The MHCP Subregional Plan was adopted and certified by the San Diego Association of Governments (SANDAG) Board of Directors on March 28, 2003. Each of the seven jurisdictions within the MHCP planning area (including Escondido) was afforded the opportunity to implement their respective portion of the MHCP via citywide subarea plans. The MHCP and the Subarea Plans are intended to effectuate the state NCCP and federal HCP permitting. To date the City’s Subarea Plan is still in process (last draft was 2001), and without a regional funding source, is unlikely to be adopted.

The Escondido Municipal Code regulates removal of trees identified as Mature or Heritage (i.e., Protected), trees (Sec 33-1069). Mature and Protected trees are defined in the Escondido Municipal Code Sec 33-1052 thus:

- Mature tree is any self-supporting woody perennial plant, native or ornamental, with a single well-defined stem or multiple stems supporting a crown of branches. The single stem, or one of the multiple stems of any mature oak tree (genus *Quercus*), shall have a diameter of 4 inches or greater when measured at 4½ feet DBH above the tree’s natural grade. All other mature trees shall have a diameter of 8 inches DBH, or greater, for a single stem or one of the multiple stems.
- Protected tree is any oak (genus *Quercus*) which has a 10-inch or greater DBH, or any other species or individual specimen listed on the local historic register, or determined to

substantially contribute to the historic character of a property or structure listed on the local historic register, pursuant to Article 40 of the Escondido Zoning Code.

Both coast live oak and Engelmann oak which occur on site, are subject to the City's Municipal Code regulations on Mature and Protected trees.

The City has no other specific ordinances that regulate biological resources resulting in reliance on its existing planning regulations, and CEQA for determining the significance of impacts and mitigation.

#### **4.4 Wetland Regulation**

If any jurisdictional wetlands were on site, the following would apply:

##### **4.4.1 U.S. Army Corps of Engineers**

The regulatory authority of the USACE comes from Section 404 of the CWA (33 U.S. Code § 1251 et seq.). The CWA requires USACE authorization for work involving intentional or unintentional placement of fill or discharge of dredge materials into any of the Waters of the U.S. USACE jurisdiction extends to the OHWM for non-tidal waters and includes ephemeral drainages that are typical of the Southern California hills and mountains and which show a distinct bed and bank. Authorization for such activity is through a CWA Section 404 Permit (404 Permit) from the USACE.

##### **4.4.2 CDFW**

CDFW requires a CFG Code 1602 Lake and Streambed Alteration Agreement (LSAA) for projects that will divert or obstruct the natural flow of water, change the bed, channel, or bank of any stream, remove riparian vegetation, or use any material from a streambed or lake. The LSAA is a contract between a project proponent and CDFW stating what activities are permissible and what compensation is required for those activities.

##### **4.4.3 RWQCB**

A federal CWA Section 401 Water Quality Certification (401 Certification) is required from the State Water Resources Control Board if a proposed project may result in a discharge into any Waters of the U.S. The program is administered at the local level by the RWQCB district in which the project is proposed. If a 404 Permit is required from the USACE, a 401 Certification is required from the RWQCB. The RWQCB also administers the State's Porter-Cologne Act which regulates discharge into Waters of the State.

## **5.0 PROJECT EFFECTS**

### **5.1 Impacts**

Impacts are categorized as either direct, indirect, or cumulative.

#### **Direct Impacts**

A direct impact occurs when the primary effect is loss of a biological resource through direct mortality during clearing and grading and removal of existing habitat, often replacing it with development and landscaping. For the proposed Project, direct impacts consist of grading and Fuel Treatments Zones (FTZs) 1A, 1B, the No Build Zone, and roadside treatments. These FTZs are to be cleared of all native vegetation and replanted with drought tolerant, fire resistant and irrigated lawns, ground covers and low growing shrubs (McCullough Landscape Architecture 2017).

In contrast, FTZs 2A, 2B, and 3 are non-irrigated thinning zones which will be maintained with 50% canopy cover, 50% reduction in fuel load, and 100% removal of dead material. Native annual and perennial grasses will be allowed to grow but will be cut to 4 inches or less after they dry out. Trees will be limbed up to maintain a separation of 6 feet between ground fuels and lower limbs. FTZ 3 areas are graded but are to be restored with habitat and then maintained as for FTZ 2A. Despite retaining some habitat value, these areas are also included as direct impact areas.

#### **Indirect Impacts**

An indirect impact consists of secondary effects of a project (such as noise, changes in drainage patterns, water quality, lighting, invasive plant species, and barriers to wildlife movement) that leads to habitat degradation and loss of species or habitat. The magnitude of an indirect impact may be the same as a direct impact; however, the effect usually takes a longer time to become apparent.

#### **Cumulative Impacts**

Although impacts to sensitive biological resources may not be significant when considered independently, when multiple impacts such as from several development projects within an area are combined, they may be cumulatively significant.

The significance of impacts to biological resources present or to those with potential to occur was determined based upon the sensitivity of the resource and the extent of the anticipated impacts.

### **5.2 Thresholds of Significance**

Pursuant to Appendix G Section IV of the CEQA Guidelines, a proposed project would result in a significant impact if it would:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the USFWS or CDFW;
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by USFWS or CDFW;

- c) Have a substantial adverse effect on federally protected wetlands as defined by CWA Section 404;
- d) Interfere substantially with movement of any native resident, migratory fish or wildlife species, or established native resident or migratory wildlife corridors; or impede use of native wildlife nursery sites;
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- f) Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state conservation plan.

## 5.3 Impact Analysis

### 5.3.1 Direct Impacts

Impacts would occur due to development of the site from a currently vacant site dominated by Non-Native Grassland and Southern Mixed Chaparral to a residential community and resort, with associated access and improvements (Figure 6). It is assumed that the areas to be graded, developed, and protected with FTZs will be directly and permanently impacted and whereas areas left unaffected by grading or fuel treatment for the Proposed project will function as biological open space if connected to off-site protected habitat and which is otherwise unconstrained.

CEQA Appendix G Section IV Significance thresholds a) through f) are assessed below as BIO 1 through BIO 6.

***BIO 1: Have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the USFWS or CDFW.***

The habitats being removed for development support one sensitive species and potentially several sensitive species with a moderate or high potential to occur, but apparently, none listed under the ESA or CESA.

#### 5.3.1.1 Special Status Plants

No federal or state ESA-listed plants were detected. Engelmann oak, a CRPR 4.2 species, was detected and would be impacted.

The proposed Project would impact 14 Engelmann oaks over 4 inches in diameter DBH from Project grading and present in FTZs 1A and 1B. The 7 trees in FTZs 2 and 3 will be preserved.

Only four other sensitive plant species (Orcutt's brodiaea, summer holly, Robinson's pepper grass, and Ramona horkelia) have a moderate or high potential to occur despite not being detected during rare plant surveys on site and being unlikely to occur in the areas proposed for development. No other sensitive plant species has more than a low potential to occur on site (Appendix B).

Impacts to 14 Engelmann oaks would be significant if not mitigated.

### **5.3.1.2 Special Status Animals**

As no sensitive species were detected during the surveys and no federal or state-listed as endangered or threatened species are expected to occur on site, impacts are not expected to be significant.

While some Coastal Sage Scrub occurs on site, CAGN is not expected to occur on site. Surveys for CAGN were not performed because the site is at the eastern edge of the species' distribution (Daley Ranch Preserve to the west is considered unoccupied), the site is mostly above the elevation at which CAGN are found, and habitat patches are too small and of too low quality to support the species this far inland.

Other sensitive species that have a moderate or high potential to occur but were not detected and which might be impacted include the Belding's orangethroat whiptail, coastal western whiptail, red-diamond rattlesnake, coast horned lizard, San Diego banded gecko, Coronado Island skink, coast patch-nosed snake, Cooper's hawk, Bell's sage sparrow, southern California rufous-crowned sparrow, San Diego black-tailed jackrabbit, and San Diego desert woodrat. Impacts to some of these species would be significant if not mitigated through habitat preservation.

Mule deer scat was detected and mountain lions have a moderate potential to occur, and although these species have no sensitivity status, they are indicators of regional wildlife movement.

### **5.3.1.3 Riparian Habitat or Sensitive Natural Community**

***BIO 2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by USFWS or CDFW.***

Figure 7 shows Project impacts to vegetation communities and sensitive resources including wetlands.

Impacts to sensitive habitats (Wetlands, Rare Uplands, Coastal Sage Scrub, Chaparral, and Annual Grasslands) would be significant if not mitigated (Table 3).

### **5.3.1.4 Jurisdictional Wetlands and Waterways**

***Bio 3: Have a substantial adverse effect on federally protected wetlands as defined by CWA Section 404.***

No impacts would occur to USACE (or CDFW) jurisdictional wetlands and non-wetlands waters of the U.S. as none were identified within the proposed Project footprint during the wetland delineation of the site.

### **5.3.1.5 Wildlife Movement and Nursery Sites**

***Bio 4: Interfere substantially with movement of any native resident, migratory fish or wildlife species, or established native resident or migratory wildlife corridors; or impede use of native wildlife nursery sites.***

The proposed Project site and its extant habitat is within a regional core area for resident populations, includes local wildlife corridors, and may be part of a regional linkage from the Daley Ranch Preserve to vacant lands, including Lake Wohlford and Rancho Guejito to the east (see Figure 3 through 5). Mule deer scat was detected on site and mountain lions have a moderate potential to occur on site though their east-west movements are most likely to occur further north and south of the proposed Project site (Zeller et al. 2017). With most of the main site on the plateau not providing high quality habitat for wildlife movement because of its past agricultural use, and relative paucity of cover, it is unlikely that the central part of the ridge is used for significant animal movement.

Wildlife from the Daley Ranch Preserve is already impeded from moving directly across the plateau to the east by the Valley View Estates development immediately to the north, although the large lot sizes do not preclude movement by some species that adapt to development such as coyotes, skunks, and racoons, and potentially mountain lions.

Movement from the Daley Ranch Preserve through the site is most likely up the small canyons from the Preserve's valley floor and emerge onto the plateau. The upper portions of the northern and central canyons would be crossed by the interior road from the resort area in the south and the residential area in the north. Between the road and the development to the east is a pocket of habitat that would allow wildlife to move south and after crossing the main access road, would provide access to the Daley Ranch Preserve Area southeast of the site. This would require crossing two two-lane roads and could affect movement through the site; but the roads will be at grade, materials for the roadside and surface will be chosen to minimize the transition from the adjacent habitat, will not be walled or fenced so that wildlife can cross the roads, will be lined with native trees and shrubs, and traffic will be relatively light, especially at night when most wildlife movement occurs. As a result, animals would not be precluded from moving through the proposed Project to habitat to the east.

In the south of the site, the southern canyon is south of the resort portion of the proposed Project and access to the Daley Ranch Preserve to the east will be completely unimpeded. As a result, impacts to wildlife movement from implementation of the proposed would not be significant.

No natural or manmade features that would act as obvious nursery sites for native species occur on site except for the irrigation ponds in the south and north ends of the project site, which support birds and amphibians. Impacts occur to the irrigation ponds, but a substantial portion of both will remain. The remaining portion of the irrigation pond at the north end of the project site will be within the brush management zone of the development; however, the pond generally lacks vegetation and brush management would not significantly impact it. Water would still be expected to accumulate in the remainder of the pond and provide the feeding and breeding resources for amphibians. The southern irrigation pond supporting the Freshwater Marsh will be surrounded by the resort. Impacts to these manmade features will be offset by the project creating ten storm water detention basins which will provide wetland resources for both amphibians and birds. Impacts to nursery sites would not be significant.

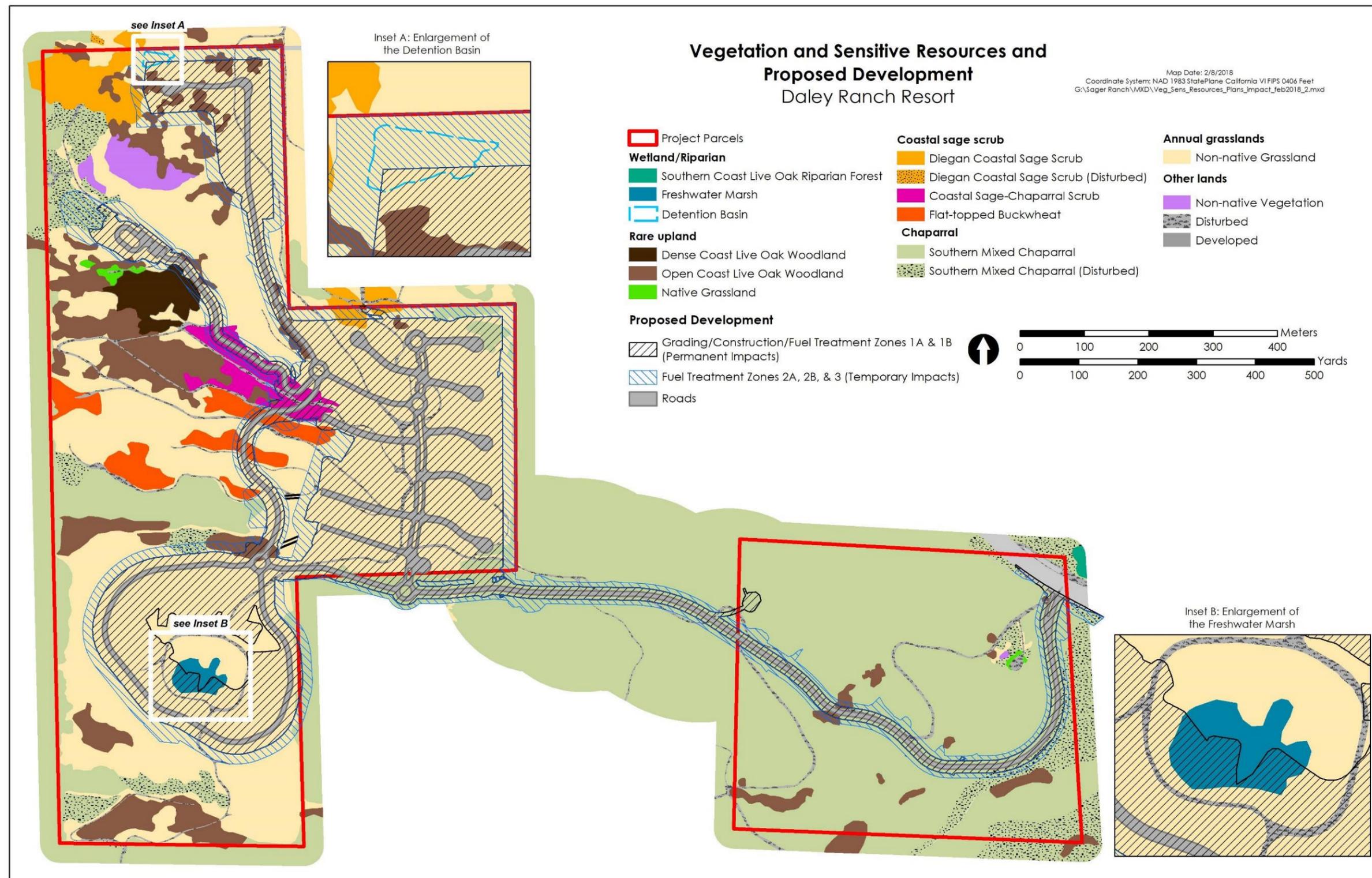


Figure 7. Project Impacts to Vegetation Communities and Sensitive Resources.

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**Table 3. Impacts to Vegetation Communities.**

Vegetation Community	Existing Acreage <sup>1</sup>			Impacts		
	On Site		Total <sup>2</sup>	Grading and Fuel Treatment Zones		Total <sup>2</sup>
	Western Parcels	Eastern Parcel		On Site	Off Site	
<b>Wetland/Riparian<sup>1</sup></b>						
Freshwater Marsh	0.87	0.00	0.87	0.47	0.00	0.47
<b>Rare Upland</b>						
Dense Coast Live Oak Woodland	2.3	0.0	2.3	0.2	0.0	0.2
Open Coast Live Oak Woodland	15.0	1.9	16.9	3.3	0.0	3.3
Native Grassland	0.3	0.1	0.4	0.0	0.0	0.0
<b>Coastal Sage Scrub</b>						
Diegan Coastal Sage Scrub	3.3	0.00	3.3	0.6	0.0	0.6
Coastal Sage-Chaparral Scrub	3.0	0.00	3.0	2.0	0.0	2.0
Flat-Topped Buckwheat Scrub	4.2	0.00	4.2	0.8	0.0	0.8
<b>Chaparral</b>						
Southern Mixed Chaparral	11.6	48.9	60.5	8.5	6.5	15.1
Southern Mixed Chaparral-Disturbed	5.6	4.2	9.8	1.9	0.2	2.1
<b>Annual Grasslands</b>						
Non-Native Grassland	97.3	0.2	97.5	61.7	0.1	61.8
<b>Annual Grasslands</b>						
Non-Native Vegetation	1.7	0.00	1.7	0.0	0.1	0.1
Disturbed Habitat	5.3	1.5	6.8	3.4	0.2	3.5
Developed	0.0	0.8	0.8	0.1	0.0	0.1
<b>TOTALS<sup>2</sup></b>	<b>150.5</b>	<b>57.6</b>	<b>208.1</b>	<b>82.9</b>	<b>7.1</b>	<b>90.0</b>

<sup>1</sup>Wetland areas are rounded to the nearest 0.01 and uplands to the nearest 0.1

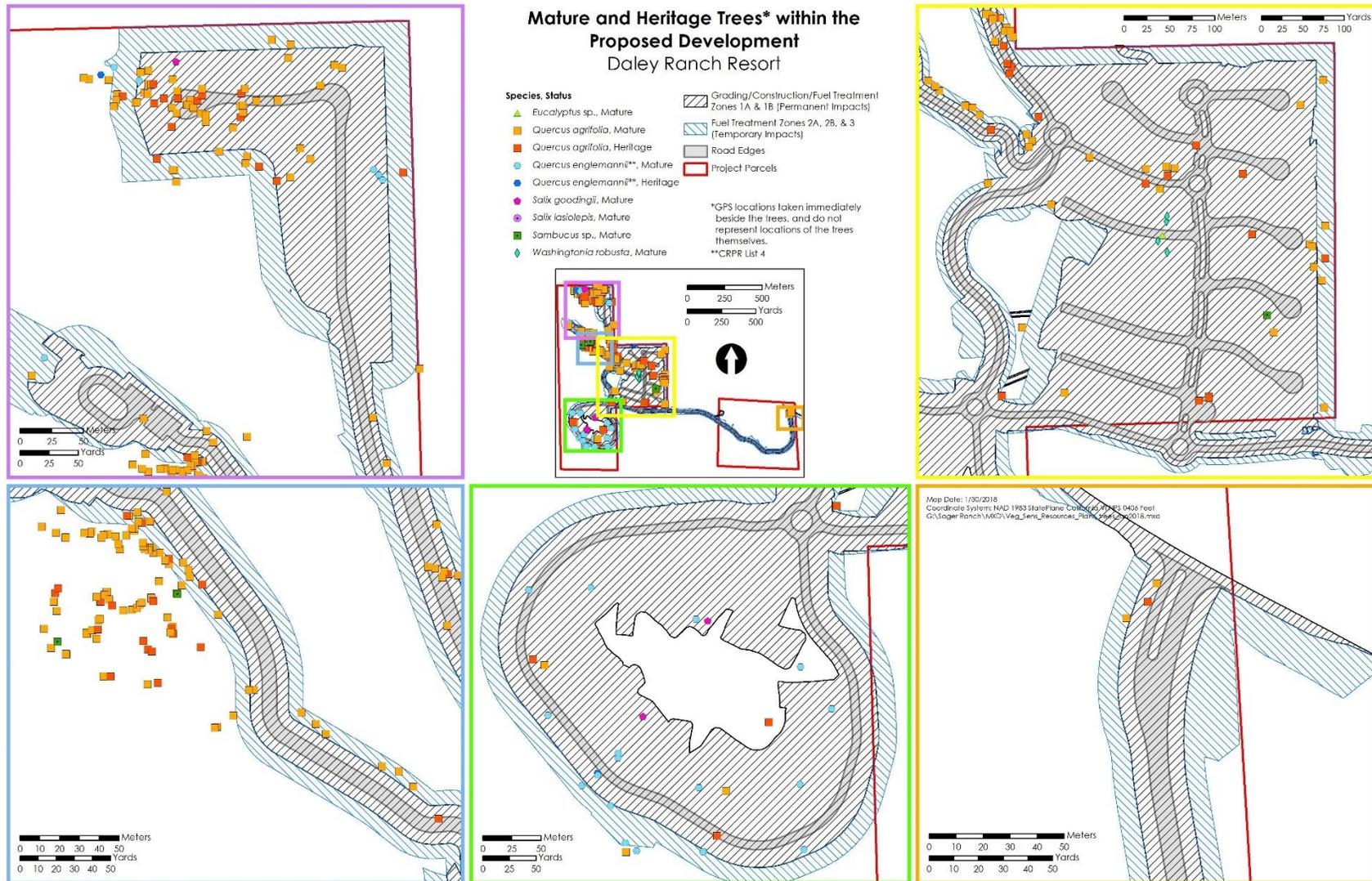
<sup>2</sup>Totals may not add exactly due to rounding errors

### 5.3.1.6 Local Policies, Ordinances, and Adopted Plans

***Bio 5: Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.***

The Escondido Municipal Code regulates removal of trees identified as Mature or Heritage (i.e., Protected) trees (Sec. 33-1069). Mature and Protected trees are defined in the Code in Sec. 33-1052.

The proposed Project would impact 135 mature and 38 heritage trees per Figure 8 and . Impacts from grading and subject to FTZ 1A and 1B requirements (84 Mature and 30 Heritage) are permanent and would be significant and require mitigation. Impacts to trees from FTZ 2A, 2B and 3 (51 Mature and 8 Heritage) would not be significant, provided the trees are only limbed up for fire protection purposes and remain in place.



**Figure 8. Mature and Heritage Trees within the Proposed Project Footprint.**

**Table 4. Mature and Heritage Tree Impacts.**

Species	Grading and FTZ 1A and 1 B			FTZ 2A, 2B and 3			Total
	Mature	Heritage	Total	Mature	Heritage	Total	
<i>Eucalyptus</i> sp.	1	0	1	0	0	0	1
<i>Quercus agrifolia</i>	64	29	93	44	8	52	145
<i>Quercus englemannii</i>	13	1	14	7	0	7	21
<i>Salix goodingii</i>	1	0	1	0	0	0	1
<i>Sambucus</i> sp.	1	0	1	0	0	0	1
<i>Washingtonia robusta</i>	4	0	4	0	0	0	4
<b>Total</b>	<b>84</b>	<b>30</b>	<b>114</b>	<b>51</b>	<b>8</b>	<b>59</b>	<b>173</b>

***Bio 6: Conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state conservation plan.***

The City participated in the MHCP, a regional conservation plan under the state’s NCCP Program that would also act as an HCP under the ESA (SANDAG 2003); however, the City’s Subarea Plan has not been adopted and the MHCP Planning Agreement has expired.

The NCMSCP, which does include the property, considered it part of the NCMSCP PAMA. Within these designations, lands are to be dedicated for open space and habitat preservation. With mitigation for impacts to habitats and sensitive species and development on the least sensitive portions of the site, the proposed Project would not be in conflict with the NCMSCP.

All actively nesting birds and their nests, with a few exceptions, are protected under the MBTA and CFG Code. Direct impacts may occur to birds nesting in the vegetation on site if clearing occurs during the bird-breeding season (January 1 through September 15). While few raptors were seen on site there are trees on site that could support raptor nests. Other birds probably nest in the shrub habitats on site or in the large laurel sumacs within the Non-Native Grassland.

Impacts to nesting birds would be a violation of the MBTA and CFG Code and be significant unless avoided.

**5.3.2 Indirect Impacts**

Indirect impacts to sensitive habitats or species can occur from errant grading impacts, construction or operation noise, changes in drainage patterns after grading that modify habitats, degraded surface water quality from runoff during construction, lighting onto habitat areas, introduction of invasive plant and animal species, and brush management that leads to habitat degradation.

Sensitive species on site but outside the proposed project footprint include Engelmann oaks, and potentially the other species that have a moderate to high potential to occur on site (Appendix C and Appendix D).

### **5.3.2.1 Errant Grading**

Impacts beyond the limits of work can occur for numerous reasons and could potentially impact sensitive habitat outside the proposed Project footprint. Any impacts to sensitive habitat beyond the approved limits of work would be significant and require mitigation.

### **5.3.2.2 Noise**

Noise from machinery during grubbing, earthwork, and construction would be a temporary impact to local wildlife. Noise-related impacts, when construction noise exceeds 60 decibels (equivalent continuous sound level averaged over an hour), would be considered significant if raptors were displaced and failed to breed.

### **5.3.2.3 Drainage**

Storm water drainage requirements ensure the amount of water leaving a site is not changed by installation of a project. Most newly graded areas and hardscaping will drain into bioretention basins that will prevent direct drainage into undeveloped new areas or modify the drainage patterns off site. Compliance with storm water regulations will ensure no impacts from drainage occur.

### **5.3.2.4 Surface Water Quality**

Surface water can be contaminated by sediment during grubbing, grading, and construction, from fuels, oils, and lubricants from construction vehicles, and post-construction by runoff from rooftops, hardscaping and landscaping. Decreased water quality may adversely affect native vegetation, aquatic animals, and terrestrial wildlife that depend upon these resources.

Best Management Practices (BMPs) as stipulated in the project Storm Water Pollution Prevention Plan would be used to control erosion, sedimentation, and pollution that could impact surface water quality during construction. Post-construction, detention or treatment of runoff from landscaping and hardscaping into on-site bioretention basins or through filters, cleans surface water and prevents runoff of pollutants into surrounding areas. Based on compliance with a Storm Water Pollution Prevention Plan and all storm water regulations and applications, effects would not be significant.

### **5.3.2.5 Lighting**

Exterior night lighting has the potential to illuminate native habitats off site, which could interfere with wildlife movement and could unbalance predator/prey relationships and provide nocturnal predators with an added advantage over their prey. This could adversely affect native wildlife, especially if listed species would be affected.

No listed species are expected in the surrounding habitats. Any outdoor lighting around the common or public buildings and in the parking lots shall be shielded to prevent light from illuminating habitat around the proposed Project using fixtures that physically direct light away from the outer edges of the property or fences, or other barriers on the edge of development to prevent light overspill.

Final building plans for the development shall identify the shielded light fixtures and/or fencing/barriers. These measures, if implemented, would reduce potential night-lighting effects to below a level of a significance; otherwise effects could be significant.

#### **5.3.2.6 Invasive Plant Species**

Invasive weed species could colonize areas disturbed by grading, construction, and development if invasive species are used in landscaping, that could spread into adjacent native habitats and degrade habitat quality for native wildlife.

Unless invasive weeds are controlled, introduction of weed species into the open space and adjacent open space preserves could be significant.

To avoid impacts, any landscaping would involve only appropriate native or non-invasive ornamental plant species.

#### **5.3.2.7 Brush Management**

Brush management, if extended into open space or off site could impact native habitats.

The Project proponent has consulted with the Escondido Fire Department which has approved the project with fuel modification as proposed. Provided no fuel modification is required outside the proposed Project footprint and impacts are mitigated, this indirect impact would not be significant.

### **5.3.3 Cumulative Impacts**

The MHCP and NCMSCP were designed to conserve and enhance regional biological functionality as well as mitigate impacts which would otherwise occur; however, neither the City's MHCP Subarea Plan, nor the NCMSCP have been adopted. Without such Plans, ordinarily, cumulative impact analysis consists of a review of reasonably anticipated projects in a designated area. For biological resources, cumulative project areas are defined by limits that prevent wildlife movement (e.g. freeways or major highways), have no habitat for most species (urban or developed areas), or areas that provide access to an almost unlimited availability of resources (a large acreage of protected habitat, for which development is not anticipated, or which provides access to such areas).

The proposed Project site is within the 1,783-acre proposed Interland #14 SPA that extends from the southern edge of the developed portion of Valley Center south to the northern edge of developed Escondido. Apart from the development of the proposed project, the majority of the remainder of the SPA will be precluded from any development, and will be contiguous to mostly undeveloped lands to the east including Lake Wohlford, the PAMA of the proposed NCMSCP, Tribal Lands, Rancho Guejito, and the Cleveland National Forest. To the west lies the 3,058-acre Daley Ranch Preserve that connects to habitat lining Reidy Canyon to the west and to Moosa Canyon to the north. As impacts to sensitive resources on site will be mitigated with appropriate ratios or requirements, and surrounding lands vacant being either protected or subject to constraints that will preserve connections to other large preserved areas, cumulative impacts would neither be cumulatively considerable nor significant.

## 6.0 MITIGATION MEASURES

Pursuant to CEQA requirements, the following Mitigation measures are proposed to reduce potentially significant impacts to below a level of significance or to avoid them altogether. These Mitigation Measures constitutes the Mitigation, Monitoring, and Reporting Program (MMRP) for the Project.

### 6.1 Direct Impacts

Potential significant impacts were identified in BIO 1, 2, and 6 above, unless mitigated to below a level of significance.

**Impact BIO 1:** The proposed Project would impact 14 Engelmann oaks. In addition, the proposed project could impact other sensitive species with high or moderate potential to occur.

**Mitigation Measure BIO 1:** Impacts to Engelmann oaks and the other sensitive species with high or moderate potential to occur will be mitigated by preservation of the remaining Engelmann oaks on site, planting of Engelmann oaks in project landscaping, in compliance with the City's tree regulations, and preservation of suitable habitat for Engelmann oaks and the other sensitive species on site in permanently protected biological open space and off sit in the Interland #14 SPA.

These mitigation measures would reduce impacts to special status species to below a level of significance.

**Impact BIO 2:** The proposed Project would directly impact 0.47 acre of Wetland/Riparian, 3.5 acres of Rare Upland, 3.4 acres of Coastal Sage Scrub, 17.2 acres of Chaparral, and 61.8 acres of Annual Grasslands habitats (Table 5) which would be significant unless mitigated.

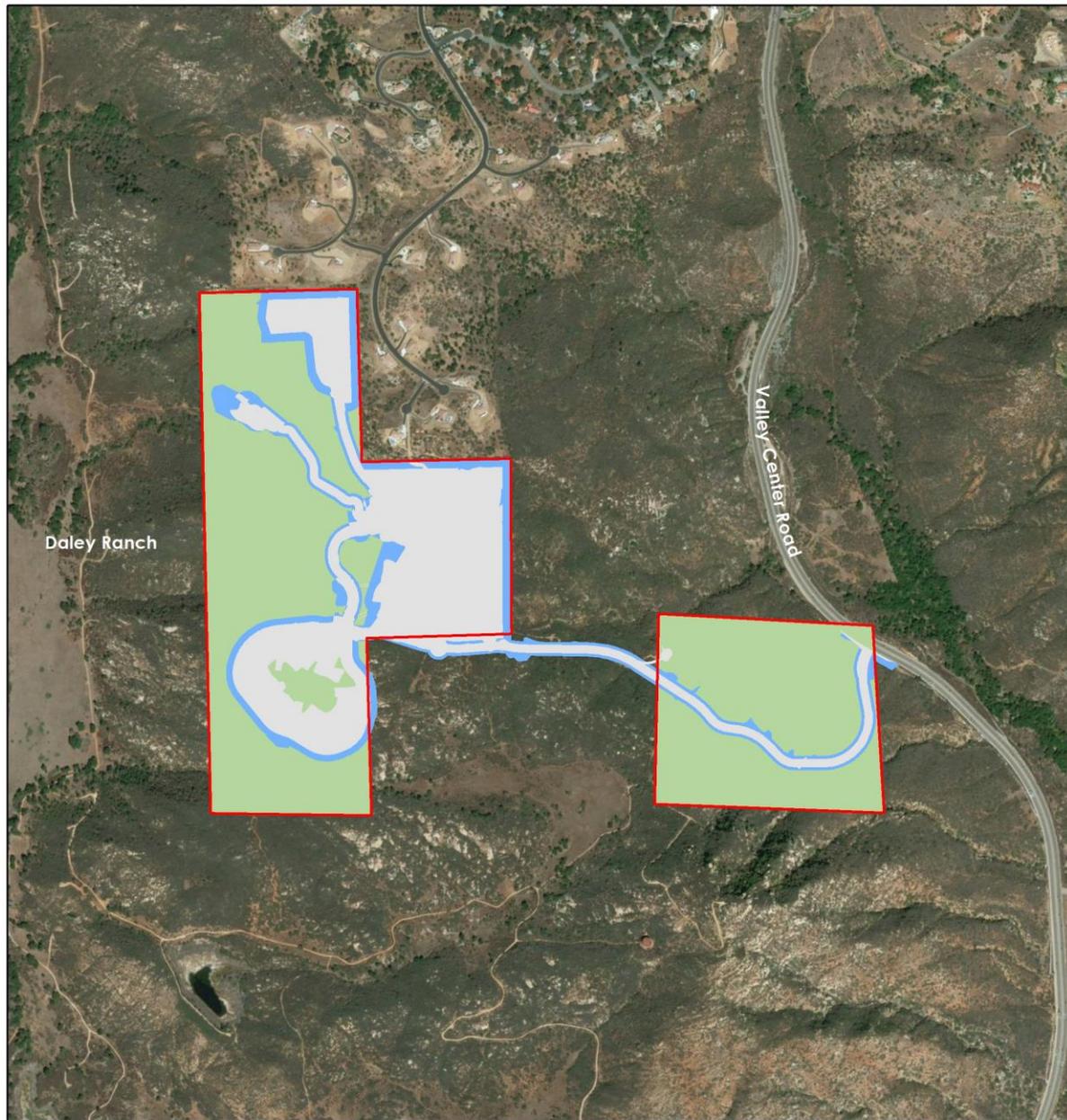
**Mitigation Measure BIO 2:** The applicant proposes to mitigate impacts on-site by preservation of habitat that would be avoided and placed in a Biological Open Space Easement (BOSE; ).

The mitigation ratios in Table 5 reflect the regionally accepted ratios for projects within jurisdictions that do not have adopted NCCP Plans. Per Table 5, the Proposed project would require 65.7 acres of mitigation. The applicant proposes to preserve 120.2 acres of habitat in perpetuity to offset impacts (Table 5).

Wetland/Riparian habitat impacts to the Freshwater Marsh in the southern irrigation pond will be mitigated by wetlands created in the storm water detention basins, through habitat creation on site, or purchase of Mitigation Credits from a wetland mitigation bank approved by the City.

Rare Upland, Chaparral, and Annual Grasslands habitats are fully mitigated on site (Table 5). Mitigation for Coastal Sage Scrub habitats is 0.5 acre short, but will be mitigated by excess preservation of 5.7 acres of Rare Upland habitats and preservation of habitat in the remainder of the Interland #14 SPA. The total Biological Open Space is almost twice the acreage required for mitigation and would offset the proposed

Project's impacts to habitats to a level less than significant.



### Biological Open Space Daley Ranch Resort

Map Date: 2/2/2018  
Coordinate System: NAD 1983 StatePlane California VI FIPS 0406 Feet  
G:\Sager Ranch\WWD\Biological\_Open\_Space.mxd

-  Project Parcels
-  Biological Open Space
-  Development
-  Fuel Treatment Zone 2 and 3



 Kilometers  
0 0.25 0.5

 Miles  
0 0.25 0.5

**Figure 9. Biological Open Space.**

**Table 5. Vegetation Communities – Impacts and Mitigation.**

Habitat	Acres On Site	Total Direct Impacts	Mitigation Ratio	Mitigation			
				Required	On-Site Preservation	Excluded Preservation <sup>2</sup>	Net Conservation
<b>Group A: Wetland/Riparian<sup>1</sup></b>							
Freshwater Marsh	0.87	0.47	No net loss	0.47	0.40		0.40
<b>Group B: Rare Upland</b>							
Dense Coast Live Oak Woodland	2.3	0.2	3:1	0.6	2.1		2.1
Open Coast Live Oak Woodland	16.9	3.3	3:1	9.9	13.7		13.7
Native Grassland	0.4	0.0	3:1	0.0	0.3		0.3
<i>Subtotal</i>	<b>19.6</b>	<b>3.5</b>		<b>10.4</b>	<b>16.1</b>		<b>16.1</b>
<b>Group C: Coastal Sage Scrub</b>							
Diegan Coastal Sage Scrub	3.3	0.6	2:1	1.2	2.6		2.6
Coastal Sage-Chaparral Scrub	3.0	2.0	2:1	4.0	1.0		1.0
Flat-Topped Buckwheat Scrub	4.2	0.8	2:1	1.6	3.4	0.5	2.9
<i>Subtotal</i>	<b>10.5</b>	<b>3.4</b>		<b>6.8</b>	<b>7.0</b>	<b>0.5</b>	<b>6.5</b>
<b>Group D: Chaparral</b>							
Southern Mixed Chaparral	60.5	15.1	1:1	15.1	52.0		52.0
Southern Mixed Chaparral–Disturbed	9.8	2.1	1:1	2.1	7.9		7.9
<i>Subtotal</i>	<b>70.3</b>	<b>17.2</b>		<b>17.2</b>	<b>59.9</b>		<b>59.9</b>
<b>Group E: Annual Grasslands</b>							
Non-Native Grassland	97.5	61.8	0.5:1	30.9	35.7	4.2	31.5
<b>Group E: Annual Grasslands</b>							
Non-Native Vegetation	1.7	0.0	-	-	1.8		1.8
Disturbed Habitat	6.8	3.5	-	-	3.4	0.2	3.2
Developed	0.8	0.1	-	-	0.7		0.8
<b>TOTAL<sup>1</sup></b>	<b>208.1</b>	<b>90.0<sup>3</sup></b>		<b>65.67</b>	<b>125.0</b>	<b>4.9</b>	<b>120.2</b>

<sup>1</sup> Totals may not add exactly due to rounding errors.

<sup>2</sup> Excluded area is isolated by roads.

<sup>3</sup> 23.4 acres of the Direct Impacts are due to Fuel Treatment Zones 2 and 3 which will be pruned and thinned and retain some habitat value.

**Impact BIO 5:** The proposed Project would potentially impact 135 mature and 38 heritage trees per . The direct impacts to 84 Mature and 30 Heritage trees would be significant unless mitigated assuming Mature and Heritage trees in brush management zones will not be removed.

**Mitigation Measure BIO 5:** According to Sec. 33-1069 (b) (4) of the City's Zoning Ordinance, impacts to Heritage and Mature oak trees should be avoided and protected, if possible, and impacted oak trees must be replaced at a minimum 2:1 ratio for protected trees (Heritage) and at a minimum 1:1 ratio for Mature oak trees.

The proposed project will mitigate impacts to 29 Heritage and 64 Mature coast live oaks trees and one heritage and 13 Mature Engelmann oak trees at a 2:1 and 1:1 ratio respectively and including them in the landscaping along roads and streets, around the resort, around the storm water detention basins to meet the mitigation requirement. A total of 93 coast live oak and 14 Engelmann oak trees will be required. These plantings will be detailed in landscape plans for the project. Mature and Heritage trees within fire clearing areas will remain and be limbed up to bring them into compliance with fire regulations.

**Impact BIO 6:** Direct impacts may occur to native birds nesting in the vegetation on site which are protected under the MBTA and CFG Code, if clearing occurs during the bird-breeding season (January 1 through September 15).

**Mitigation Measure BIO 6:** All clearing, grubbing, shrub trimming, thinning, or removal will be performed prior to or after the bird-breeding season, January 1 through September 15 (i.e., only between September 16 and December 31). If clearing is planned to occur during the bird-breeding season, pre-construction nest surveys shall be conducted prior to any clearing. Work may proceed if no active bird nests are detected or if a buffer or noise barrier would prevent impacts from occurring. By avoiding clearing during the bird-breeding season, performing surveys to ensure no active nests are present prior to clearing, or providing mitigation measures to avoid impacts, the proposed Project will ensure compliance with the MBTA and pertinent sections of the CFG Code.

Implementation of these restrictions would ensure the proposed Project's compliance with the MBTA and CFG code and reduce impacts to a level less than significant.

## 6.2 Indirect Impacts

To ensure all indirect effects are avoided or remain below a level of significance, the following measures and BMPs would limit indirect impacts and reduce indirect impacts to below a level of significance:

1. A qualified biologist shall conduct a training session for all project personnel prior to proposed activities. At a minimum, the training shall include a description of the sensitive and their habitats, the general provisions of the applicable regulations and mitigation measures, the need to adhere to mitigation measures, the penalties associated with violating the mitigation measures, the general measures that are being implemented to conserve the sensitive habitats,

and the access routes to and project site boundaries within which the project activities must be accomplished.

2. A Storm Water Pollution Prevention Plan (SWPPP), shall be developed by a qualified practitioner, that describes sediment and hazardous materials control, dewatering or diversion structures, fueling and equipment management practices, and other factors deemed necessary to protect surface water quality. Erosion control measures shall be monitored on a regularly scheduled basis, particularly during times of heavy rainfall. Corrective measures will be implemented in the event erosion control strategies are inadequate. Sediment/ erosion control measures will be continued at the project site until such time as the revegetation efforts are successful at soil stabilization.
3. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. All necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters, and if they occur, shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
5. The qualified project biologist shall monitor construction activities throughout the duration of the project to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and any target species of concern outside the project footprint. Construction monitoring reports shall be completed and provided to the City, summarizing how the project is in compliance with applicable conditions. The project biologist should be empowered to halt work activity if necessary and to confer with staff from the City to ensure the proper implementation of species and habitat protection measures.
6. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species. All revegetation plans shall be prepared and implemented consistent with standard practice and shall require written concurrence of the City.
7. Exotic species that prey upon or displace target species of concern should be permanently removed from the site.
8. To avoid attracting predators of native species, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s). Pets of project personnel shall not be allowed on-site where they may come into contact with any listed species.
9. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. All employees shall be instructed that their activities are restricted to the construction areas.

10. Any habitat destroyed that is not in the identified project footprint shall be disclosed immediately to the City, and shall be compensated at a minimum ratio of 5:1.
11. If dead or injured federal or state listed species are located, initial notification must be made within three working days, in writing, to the Service's Division of Law Enforcement in Torrance, California and by telephone and in writing to the applicable jurisdiction, Carlsbad Field Office of the USFWS, and CDFW.
12. The City shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.
13. Any planting stock to be brought onto the site for landscaping or ecological restoration shall first be inspected by a qualified pest inspector to ensure it is free of pest species that could invade natural areas, including but not limited to Argentine ants, fire ants, and other insect pests. Any planting stock found to be infested with such pests shall not be allowed on the project site or within 300 feet of natural habitats. The stock shall be quarantined, treated, or disposed of according to best management principles by qualified experts in a manner that precludes invasions into natural habitats.
14. Projects adding new utility lines or towers or modifying existing utility lines or towers will implement designs that preclude or minimize harm to wildlife due to collisions or electrocution.<sup>2</sup>
15. All mitigation sites shall be conserved through conservation easement, and proof of recordation shall be provided to the City prior to land disturbance.
16. Any project landscaping shall not include species identified as an invasive non-native plant species as identified by the California Invasive Plant Council at <http://www.cal-ipc.org/paf/>.

## 7.0 CONCLUSION

The proposed Project would impact 0.47 acre of Wetland/Riparian, 3.5 acres of Rare Upland, 3.4 acres of Coastal Sage Scrubs, 17.2 acres of Chaparral, and 61.8 acres of Annual Grasslands habitats (see Table 5) which would be significant unless mitigated. Engelmann oak, a CRPR 4.2 species, was detected and 14 Engelmann oaks over 4 inches in diameter DBH would be impacted from Project grading. The proposed Project would potentially impact 135 Mature and 38 Heritage trees protected by the Escondido Municipal Code. The proposed Project site and its extant habitat is within a regional core area for resident wildlife populations that includes Daley Ranch Preserve and Lake Wohlford. Project design and preserved habitat including local wildlife corridors, would not significantly restrict wildlife movement within the regional core. The project would impact 0.47 acre of the Freshwater Marsh which provides aquatic resources for both amphibians and birds. Direct impacts may occur to native birds nesting in the vegetation on site which are protected under the MBTA and CFG Code if clearing occurs during the bird-breeding season (January 1 through September 15).

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<sup>2</sup> Information on such designs can be found at [www.migratorybirds.fws.gov/issues/towers](http://www.migratorybirds.fws.gov/issues/towers).

The applicant proposes to mitigate impacts with on-site preservation of habitat that would be avoided and placed in a BOSE, creation of wetland habitat or purchase of wetland mitigation bank credits, planting of coast live and Engelmann oaks trees in project landscaping, and compliance with the MBTA and CFG Code by preventing clearing from impacting active bird nests during the bird breeding season or providing mitigation measures to avoid impacts. The applicant proposes to preserve 120.2 acres of habitat which can be credited against impacts which more than covers the required 65.2 acres of upland habitat mitigation required. In addition, the proposed Project will guarantee the preservation of an estimated 1,557.58 acres of land in the Interland #14 SPA.

After application of the MMRP, no significant direct or indirect impacts to sensitive or special status, riparian or sensitive vegetation communities, species, wetlands, wildlife corridors or nursery sites, local policies or ordinances, would occur and the proposed Project would be in compliance with all state or federal laws, codes, treaties, and local policies, ordinances, and plans. As a result of the proposed Project design and MMRP, the proposed Daley Ranch Resort Specific Plan would have a less than significant effect on biological resources.

This Biological Resources Technical Report details the impacts and compensatory measures in satisfaction of requirements under the CEQA and demonstrates compliance with all federal, state, and City ordinances, regulations and laws.

We appreciate the opportunity to provide environmental services to Whalen and Associates, Inc. If you have any questions, please contact Derek Langsford at [derek.langsford@tierradata.com](mailto:derek.langsford@tierradata.com) or by phone at (760) 749-2247.



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## **APPENDICES**

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## APPENDIX A: PLANT SPECIES OBSERVED ON SITE

Family	Scientific Name	Common Name	Habitat(S)‡
<b>Ferns and Mosses</b>			
Dryopteraceae	<i>Dryopteris arguta</i>	Coastal wood fern	SMC
Polypodiaceae	<i>Pentagramma triangularis</i>	goldenback fern	SMC-D, DH
Selaginellaceae	<i>Selaginella begelovii</i>	Bigelow's spike moss	RO
<b>Angiosperms – Monocots</b>			
Agavaceae	<i>Hesperoyucca whipplei</i>	chaparral yucca	SMC-D, NNG, DH
Arecaceae	<i>Washingtonia robusta*</i>	Mexican fan palm	NNG, Pond
Cyperaceae	<i>Schoenoplectus californicus</i>	California bulrush	FWM
Juncaceae	<i>Juncus oxymersis</i>	pointed rush	FWM
Liliaceae	<i>Calochortus splendens</i>	splendid mariposa lily	DH
	<i>Calochortus weedii</i>	Weed's mariposa lily	DH
	<i>Dichelostemma capitatum</i>	blue dicks	DH
Poaceae	<i>Avena fatua*</i>	wild oat	OLOW, CSCS, NNG, Pond
	<i>Bromus diandrus*</i>	ripgut grass	MFS, OLOW, NG, CSCS, NNG, DH
	<i>Bromus hordaceus*</i>	soft chess	NNG
	<i>Bromus madritensis*</i>	foxtail chess	NNG
	<i>Elymus condensus</i>	giant wild rye	SMC-D, DH
	<i>Festuca myosurus*</i>	Rattail sixweeks grass	NNG
	<i>Lamarckia aurea*</i>	goldentop grass	DH
	<i>Melinis repens*</i>	Natal grass	SMC-D
	<i>Pennisetum setaceum*</i>	fountain grass	NNG
	<i>Polypogon monspiliensis*</i>	rabbitsfoot grass	FMW
	<i>Stipa</i> sp.	needle grass	NNG
<b>Angiosperms – Dicots</b>			
Anacardiaceae	<i>Malosma laurina</i>	laurel sumac	CSS, SMC, CSCS, NNG
	<i>Malosma laurina</i>	laurel sumac	CSS, SMC, CSCS, NNG
	<i>Rhus ovata</i>	sugarbush	CSCS, NNG
Apiaceae	<i>Toxicodendron diversilobum</i>	poison oak	SMC
Apocynaceae	<i>Sanicula argute</i>	sharp toothed sanicle	DH
Asteraceae	<i>Asclepias fascicularis</i>	narrow leaf milkweed	NNG
	<i>Ambrosia psilostachya</i>	western ragweed	NNG, DH
	<i>Artemisia californica</i>	California sagebrush	CSS, SMC
	<i>Baccharis pilularis</i>	broom baccharis	NNG, pond
	<i>Baccharis salicifolia</i>	mule fat	MFS, NNG, DH, Pond
	<i>Brickellia californica</i>	brickell bush	SMC, NNG
	<i>Carduus pycnocephalus</i>	Italian thistle	NNG, DH
	<i>Centuarea melitensis*</i>	Maltese star thistle	NNG
	<i>Chaenactis glabriuscula</i>	yellow pincushion	SMC
	<i>Corethrogyne filaginifolia</i> var. <i>californica</i>	California sandaster	NG, NNG
	<i>Deinandra fasciculata</i>	clustered tarweed	NG, NNG, DH, Pond
	<i>Eriophorum confertifolium</i>	golden yarrow	SMC, NNG

Family	Scientific Name	Common Name	Habitat(S)‡
	<i>Funastrum cynanchoides</i> var. <i>hartwegii</i>	climbing milkweed	NNG
	<i>Gazania linearis</i> *	gazania	NNG
	<i>Hazardia squarrosa</i>	saw-toothed goldenbush	NG, CSS, CSCS, SMC, NNG
	<i>Heterotheca grandiflora</i>	telegraph weed	NNG, DH, Pond
	<i>Isocoma menziesii</i>	goldenbush	NNG
	<i>Logfia filaginoides</i>	California cottonrose	NNG, DH
	<i>Pseudognaphalium bioletti</i>	bicolored everlasting	NNG
	<i>Pseudognaphalium californicum</i>	Ladies' tobacco	SMC
	<i>Sonchus asper</i> *	sowthistle	NNG
	<i>Xanthium strumarium</i>	rough cocklebur	NNG
Boraginaceae	<i>Stephanomeria diegensis</i>	wreathplant	NNG, DH
	<i>Eriodyction crassifolium</i>	felt leaved yerba santa	SMC-D, DH
	<i>Heliotropium curassavicum</i>	salt heliotrope	Pond
	<i>Plagiobothrys sp.</i>	popcornflower	DH
Brassicaceae	<i>Phacelia parryi.</i>	Parry's phacelia	NNG
Caprifoliaceae	<i>Brassica nigra</i> *	black mustard	CSS, NNG
Chenopodiaceae	<i>Lonicera subspicata</i>	honeysuckle	SMC
Cistaceae	<i>Salsola tragys</i>	Russian thistle	NNG
Cucurbitaceae	<i>Helianthemum scoparium</i>	rush-rose	SMC, CSCS
	<i>Marah macrocarpa</i>	chilicothe	OLOW
Euphorbiaceae	<i>Xylococcus bicolor</i>	mission manzanita	SMC, SMC-D
Fabaceae	<i>Croton setiger</i>	turkey-mullein	
	<i>Acmispon americanus</i>	American birds foot trefoil	DH
	<i>Acmispon argophyllus</i>	silver birds foot trefoil	RO
	<i>Acmispon glaber</i>	deerweed	CSS, CSCS, NNG
	<i>Lupinus hirsutissimus</i>	stinging lupin	NNG
	<i>Melilotus indicus</i> *	yellow sweetclover	NNG
	<i>Trifolium sp.*</i>	clover	DH
<i>Vicia villosa</i> *	hairy vetch	NNG, DH	
Fagaceae	<i>Quercus agrifolia</i>	coast live oak	OLOW, CSCS, SMC, NNG
	<i>Quercus berberidifolia</i>	scrub oak	SMC, NNG
	<i>Quercus engelmannii</i> †	Engelmann oak	OLOW, NG, NNG
Geraniaceae	<i>Erodium cicutarium</i> *	red-stem filaree	OLOW, NG, NNG
Grossulariaceae	<i>Ribes indecorum</i>	white flowering currant	SMC
Lamiaceae	<i>Marrubium vulgare</i> *	white horehound	NNG, DH
	<i>Salvia apiana</i>	white sage	CSS, SMC
	<i>Salvia columbariae</i>	chia sage	DH
	<i>Salvia mellifera</i>	black sage	CSS, CSCS, SMC, SMC-D, NNG
	<i>Stacys ajugoides</i> var. <i>rigida</i>	rigid hedge nettle	SMC
Malvaceae	<i>Sidalcea malviflora</i>	checker bloom	NNG
Myrsinaceae	<i>Lysimchia arvensis</i> *	scarlet pimpernel	DH
	<i>Clarkia purpurea</i>	purple clarkia	DH

Family	Scientific Name	Common Name	Habitat(S)‡
	<i>Clarkia unguiculata</i>	elegant clarkia	SMCSMC, DH
Orobanchaceae	<i>Corylanthus rigidus</i>	rigid bird's beak	SMC, DH
Phrymaceae	<i>Mimulus aurantiacus</i>	bush monkeyflower	OLOW, CSCS, SMC, NNG
	<i>Mimulus guttatus</i>	yellow monkey flower	SMC
Plantaginaceae	<i>Antirrhinum nuttallianum</i>	Nuttall's snapdragon	NNG, DH
	<i>Keckiella antirrhinoides</i>	bush penstemon	SMC, CSCS
	<i>Keckiella cordifolia</i>	heart leaved penstemon	SMC, CSCS
	<i>Plantago lanceolata</i>	English plantain	DH
Polygonaceae	<i>Navarretia hamata</i>	hooked navarretia	NNG, DH
	<i>Eriogonum fasciculatum</i>	California buckwheat	CSS, CSCS,
	<i>Rumex crispus</i>	curly leaved dock	NNG
Proteaceae	<i>Macadamia tetraphylla*</i>	macadamia	NNG, NNV
Ranunculaceae	<i>Thalictrum fendleri</i>	meadow rue	SMC
Rhamnaceae	<i>Ceanothus tomentosus</i>	Ramona lilac	SMC
	<i>Frangula californica</i>	California coffeeberry	SMC, CSCS
	<i>Rhamnus ilicifolia</i>	hollyleaf redberry	SMC
	<i>Rhamnus pilosa</i>	hairyleaf redberry	CSCS, NNG
Rosaceae	<i>Adenostoma fasciculatum</i>	chamise	SMC, SMC-D
	<i>Cercocarpus minutiflorus</i>	smooth mountain mahogany	SMC, SMC-D, CSCS
	<i>Heteromeles arbutifolia</i>	toyon	CSCS, SMC
Rubiaceae	<i>Galium angustifolium</i>	narrow-leaved bedstraw	SMC, SMC-D, CSCS
	<i>Gallium aparine</i>	common bedstraw	CSCS, NNG, DH
Salicaceae	<i>Salix exigua</i>	narrow leaf willow	SMC-D
	<i>Salix goodingii</i>	Gooding's willow	FWM
	<i>Salix lasiolepis</i>	arroyo willow	NNG, FWM
Solanaceae	<i>Nicotiana glauca*</i>	tree tobacco	FWM, NGG
	<i>Solanum americanum</i>	white nightshade	NNG
	<i>Solanum xanti</i>	chaparral nightshade	NNG, Pond
Tamaricaceae	<i>Tamarix ramosissima*</i>	saltcedar	SMC, DH, Pond,
Typhaceae	<i>Typha sp.</i>	cattail	FWM, Pond

‡ Habitat acronyms: **CSS** = Coastal Sage Scrub, **CSCS** = Coastal Sage-Chaparral Scrub, **DH** = Disturbed Habitat, **FWM** = Freshwater Marsh, **NG** = Native Grassland, **NNG** = Non-Native Grassland, **NNV** = Non-Native Vegetation, **SMC** = Southern Mixed Chaparral, **Pond** = Pond and vicinity, **-D** suffix = disturbed

\* non-native species

† sensitive species

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## APPENDIX B: ANIMAL SPECIES OBSERVED OR DETECTED

Family	Scientific Name	Common Name	Notes
<b>Invertebrates</b>			
Cicadidae	unknown cicada	cicada	
Pieridae	<i>Anthophorids sara</i>	Sara's orangetip	
	<i>Nathalis iole</i>	dainty sulphur	
	<i>Pieris rapae</i>	cabbage white	
Formicidae	<i>Pogonomyrmex barbatus</i>	red harvester ant	
Lycaenidae	<i>Glaucopsyche lygdamus</i>	southern (silvery) blue	
	<i>Incisalia augustinus</i>	brown elfin	
Nymphalidae	<i>Adelpha californica</i>	California sister	
	<i>Junonia coenia</i>	buckeye	
	<i>Limentis lorquini</i>	Lorquin's admiral	
	<i>Nymphalis antiopa</i>	mourning cloak	
Pompilidae	<i>Pepsis grossa</i>	tarantula hawk	
Tenebrionidae	<i>Eleodes</i> sp.	darkling beetle	
<b>Amphibians</b>			
Hylidae	<i>Psuedacris cadaverine</i>	California treefrog	
<b>Reptiles</b>			
Phrynosomatidae	<i>Sceloporus occidentalis longipes</i>	Great Basin fence lizard	
	<i>Sceloporus orcutti</i>	granite spiny lizard	
<b>Birds</b>			
Accipitridae	<i>Buteo jamacensis</i>	red-tailed hawk	Flyover
Cathartidae	<i>Cathartes aura</i>	turkey vulture	Flyover
Columbidae	<i>Zenaida macroura</i>	mourning dove	
Strigidae	<i>Bubo virginianus</i>	great horned owl	
Trochilidae	<i>Calypte anna</i>	Anna's hummingbird	
	<i>Selasphorus sasin</i>	Allen's hummingbird	
Tyrannidae	<i>Myiarchus cinerascens</i>	ash-throated flycatcher	
	<i>Tyrannus vociferans</i>	Cassin's kingbird	
Hirundinidae	<i>Stelgidopteryx serripennis</i>	northern rough-winged swallow	Flyover
Corvidae	<i>Aphelecoma californica</i>	western scrub jay	
	<i>Corvus corax</i>	common raven	
Troglodytidae	<i>Thryomanes bewickii</i>	Bewick's wren	
Cinclidae	<i>Chaemaea fasciata</i>	wrentit	

<b>Family</b>	<b>Scientific Name</b>	<b>Common Name</b>	<b>Notes</b>
Mimidae	<i>Mimus polyglottos</i>	northern mockingbird	
	<i>Toxostoma redivivum</i>	California thrasher	
Emberizidae	<i>Pipilo crissalis</i>	California towhee	
	<i>Pipilo maculatus</i>	spotted towhee	
Icteridae	<i>Agelaius phoeniceus</i>	red-winged blackbird	
Fringillidae	<i>Haemorhous mexicanus</i>	house finch	
	<i>Spinus psaltria</i>	lesser goldfinch	
<b>Mammals</b>			
Cervidae	<i>Odocoileus hemionus fuliginatus</i>	southern mule deer	scat
Cricetidae	<i>Neotoma lepida</i>	woodrat	nests
Canidae	<i>Canis latrans</i>	coyote	scat
Leporidae	<i>Sylvilagus auduboni</i>	desert cottontail	
Sciuridae	<i>Ostospermophilus beecheyi</i>	California ground squirrel	

## APPENDIX C: LISTED OR SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

Species	Status*	Potential to Occur
San Diego thorn-mint ( <i>Acanthomintha ilicifolia</i> )	FT/SE CRPR 1B.1	Very low. Occurs on clay lenses within open Coastal Sage Scrub. Nearest reported sighting is west of Merriam Mountains, approximately 15 miles southwest.
California adolphia ( <i>Adolphia californica</i> )	--/-- CRPR 2B.1	Very low. Occurs in wetter areas of Coastal Sage Scrub or chaparral. Project site likely outside of species' range.
San Diego ambrosia ( <i>Ambrosia pumila</i> )	FE/-- CRPR 1B.1	Very low. Grows along seasonal drainages, generally in chaparral, Coastal Sage Scrub, grasslands, or in vernal pools. Nearest reported sighting is along San Luis Rey River, approximately 10 to 12 miles west.
Rainbow manzanita ( <i>Arctostaphylos rainbowensis</i> )	--/-- CRPR 1B.1	Low. Occurs in moderately tall mixed chaparral. Reported approximately 2 miles to the east of the project site. Would have been detected on site if present.
San Diego sagewort ( <i>Artemisia palmeri</i> )	--/-- CRPR 4.2	Low. Generally occurs in riparian habitats but may occur in wetter chaparral areas. Reported on site in 1999 but was not found during any subsequent survey, including focused rare plants in 2005. Although potentially suitable habitat occurs on site, species is not considered present in the study area.
Thread-leaved brodiaea ( <i>Brodiaea filifolia</i> )	FT/SE CRPR 1B.1	Very low. Generally found in association with vernal pools, which are not found on site.
Orcutt's brodiaea ( <i>Brodiaea orcuttii</i> )	--/-- CRPR 1B.1	Moderate. Found in vernal moist grasslands and along vernal pool periphery. While no vernal pools occur on site, and grassland on site is not suitable, species has been detected adjacent to site on Daley Ranch and in Valley Center Road corridor.
Orcutt's pincushion ( <i>Chaenactis glabruiscula</i> var. <i>orcuttiana</i> )	--/-- CRPR 1B.1	Very low. Grows in Coastal Sage Scrub, more commonly coastal bluff scrub. Most sites near coast, but one occurs several miles north in Fallbrook.
Peninsular spineflower ( <i>Chorizanthe leptotheca</i> )	--/-- CRPR 4.2	Very low. Occurs in chaparral openings. Although suitable chaparral occurs on site, the nearest reported populations are in Doane Valley (13 miles northeast) and Mount Woodson (13 miles south).
Delicate clarkia ( <i>Clarkia delicata</i> )	--/-- CRPR 1B.2	Low. Found in shaded areas of chaparral and oak woodland, both of which occur on site. Most reported sightings well east or south of project area.
Summer holly ( <i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> )	--/-- CRPR 1B.2	Very low. Usually occurs in chaparral on north-facing slopes in foothill and coastal areas. A conspicuous shrub that would have been observed if present.
Many-stemmed dudleya ( <i>Dudleya multicaulis</i> )	--/-- CRPR 1B.2	Very low. Found in openings in Coastal Sage Scrub and grasslands, particularly those with gravelly or cobbly soils. Open sage scrub occurs on site, but soils are not ideal. Nearest reported locations are on Camp Pendleton (approximately 18 miles northwest).
Sticky dudleya ( <i>Dudleya viscida</i> )	--/-- CRPR 1B.2	Low. An obvious species found in rock crevices on exposed, north-facing slopes. Would likely have been detected if present.

Species	Status*	Potential to Occur
Palmer's grappling hook ( <i>Harpagonella palmeri</i> )	--/-- CRPR 4.2	Low. Occurs in open Coastal Sage Scrub or chaparral, as well as on grassy hillsides up to 1500 feet. Tends to be found in association with clay soils. Not reported in the project vicinity.
Mesa horkelia ( <i>Horkelia cuneata</i> ssp. <i>puberla</i> )	--/-- CRPR 1B.1	Low. Found in sandy or gravelly soils in Coastal Sage Scrub, or chaparral. Reported approximately 13 miles north of the site in Pala.
Ramona horkelia ( <i>Horkelia truncata</i> )	--/-- CRPR 1B.3	Moderate to High. Generally found in dense chamise or mixed chaparral. Reported on Daley Ranch to west. .
Southwestern spiny rush ( <i>Juncus acutus</i> ssp. <i>leopoldii</i> )	--/-- CRPR 4.2	Very Low. Found in marsh habitats, and occasionally along drainages in association with willow riparian communities. This conspicuous plant would likely have been detected if present on site.
Robinson's pepper-grass ( <i>Lepidium virginicum</i> var. <i>robinsonii</i> )	--/-- CRPR 4.3	Low to Moderate. Found in exposed openings in Coastal Sage Scrub and chaparral. Nearest reported site is on Daley Ranch to west.
Chaparral nolina ( <i>Nolina cismontana</i> )	--/-- CRPR 1B.2	Low. Grows in Coastal Sage Scrub and chaparral. Nearest reported location is Gregory Canyon, which is approximately 13 miles north of project site in Pala Valley.
California adder's-tongue ( <i>Ophioglossum californicum</i> )	--/-- CRPR 4.2	Very Low. Generally occurs on clay soils along the periphery of vernal pools or seeps within chaparral or sage scrub communities. Little suitable habitat on site but found on Daley Ranch to west.
Chaparral rein-orchid ( <i>Piperia cooperi</i> )	--/-- CRPR 4.2	Very low. Generally found in moist, shaded areas within Coastal Sage Scrub or chaparral with shallow clay soils or in streambeds up to approximately 6,000 feet. Limited habitat on site Not reported in immediate project vicinity.
Narrow-petaled rein-orchid ( <i>Piperia leptopetala</i> )	--/-- CRPR 4.3	Low. Generally found in mixed and chamise chaparral as well as oak woodlands, particularly in clay or sandy soils generally to east of site. Not reported in project vicinity.
Parry's tetracoccus ( <i>Tetracoccus dioicus</i> )	--/-- CRPR 1B.2	Low. Found in low, dry chaparral, sometimes in Coastal Sage Scrub. Nearest reported sightings are approximately 7 miles west in San Marcos Mountains.

**Status**

**Federal:**

FE = Federal Endangered  
FT = Federal Threatened

**State:**

SE = State Endangered  
ST = State Threatened

**California Rare Plant Rank (CRPR):**

1A = Plants Presumed Extinct in California  
1B = Plants Rare, Threatened or Endangered in California and Elsewhere  
2B = Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere  
3 = Plants About Which We Need More Information, A Review List  
4 = Plants of Limited Distribution, A Watch List

State Rank and CRPR is followed by threat code (e.g., State Rank S2.2 or CRPR 1B.2)

.1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)  
.2 = Fairly endangered in California (20-80% occurrences threatened)  
.3 = Not very endangered in California (<20% of occurrences threatened)

## APPENDIX D: LISTED OR SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

Species	Status*	Potential to Occur
<b>Amphibians</b>		
Arroyo toad <i>(Anaxyrus californicus)</i>	FE/SSC	None. Breeds in open-canopy riparian areas with shallow, slowly moving streams, but burrows in adjacent uplands during dry months. Only ephemeral drainage features on site. None known from Vall Center Quad. Nearest location on the San Luis Rey River.
Large-blotched salamander <i>(Ensatina eschscholzii klauberi)</i>	--/WL	None. Found in moist locations under logs and bark in conifer forest or riparian woodlands. No suitable habitat is abundant on site and no sightings near the project vicinity.
Western spadefoot <i>(Spea hammondi)</i>	--/SSC/	Very Low. Found in a variety of habitats from Central Valley through south coast of California but requires rain-filled, shallow, mostly unvegetated pools that do not have bullfrogs, fish, or crayfish to breed. While the irrigation ponds hold water in winter/spring, neither pond suitable for the species due to depth or thick vegetation. The site had no other areas of ponding prior to their creation and no streams leading up to the ponds.
California red-legged frog <i>(Rana draytonii)</i>	FT/SSC	None. Appropriate habitat is characterized by dense, shrubby riparian vegetation with deep, slow-moving water. Readily displaced by introduced aquatic predators, including bullfrogs <i>(Rana catesbiana)</i> or crayfish <i>(Procambarus sp.)</i> . Believed extirpated from San Diego County.
<b>Reptiles</b>		
Silvery legless lizard <i>(Anniella pulchra pulchra)</i>	--/SSC	Low. Occurs in areas with loose soil, particularly in sand dunes and or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub. No CNDDDB observations within 20 to 30 miles of the project site; however, this is a reclusive species rarely observed without night surveys or pitfall trapping.
Orangethroat whiptail <i>(Aspidoscelis hyperythra)</i>	--/WL	Moderate to High. Found in open coastal sage and chaparral, edges of riparian woodlands, and washes. Also found in weedy, disturbed areas adjacent to these habitats.
Coastal western whiptail <i>(Aspidoscelis tigris stejnegeri)</i>	--/SSC	High. Occurs in open Coastal Sage Scrub or chaparral, particularly where termites, its preferred prey species is found. Numerous reports within the Bonsall, San Marcos, and Valley Center quadrangles, but none in immediate project vicinity.
Red-diamond rattlesnake <i>(Crotalus ruber)</i>	--/SSC	Moderate to High. Occurs in Coastal Sage Scrub and chaparral with abundant rocky outcrops. Suitable habitat occurs on site.
Western pond turtle <i>(Emys marmorata)</i>	--/SSC	None. Found largely in permanent water, particularly deep ponds with muddy substrates and abundant logs, rocks, or submerged vegetation for cover. Generally require native upland habitat nearby for overwintering. A small stock pond occurs on site surrounded by abandoned orchard. Without active filling it does not provide permanent water. Nearest known location is at Lake Wohlford.

Species	Status*	Potential to Occur
San Diego banded gecko ( <i>Coleonyx variegatus abbotti</i> )	--/SSC	Very low. Occurs in chaparral openings. Although suitable chaparral occurs on site, the nearest reported populations are in Doane Valley (13 miles northeast) and Mount Woodson (13 miles south).
Coast horned lizard ( <i>Phrynosoma blainvillii</i> )	--/SSC	Low. Found in shaded areas of chaparral and oak woodland, both of which occur on site. Most reported sightings well east or south of project area.
Coronado Island skink ( <i>Plestiodon skiltonianus interparietalis</i> )	--/WL	Very low. Usually occurs in chaparral on north-facing slopes in foothill and coastal areas. A conspicuous shrub that would have been observed if present.
Coast patch-nosed snake ( <i>Salvadora hexalepis virgultea</i> )	--/SSC	Very low. Found in openings in Coastal Sage Scrub and grasslands, particularly those with gravelly or cobbly soils. Open sage scrub occurs on site, but soils are not ideal. Nearest reported locations are on Camp Pendleton (approximately 18 miles northwest).
Two-striped garter snake ( <i>Thamnophis hammondi</i> )	--/SSC	Low. An obvious species found in rock crevices on exposed, north-facing slopes. Would likely have been detected if present.
<b>Birds</b>		
Cooper's hawk ( <i>Accipiter cooperi</i> )	--/WL	Low to Moderate. Occurs in and near oak groves, mature riparian woodlands, and eucalyptus stands or other mature forests/woodlands but also forages over shrublands and grasslands. Has adapted to suburban landscapes.
Sharp-shinned hawk ( <i>Accipiter striatus</i> )	--/WL	Low. Breeds in coniferous forests of northern California and the Sierra Nevada. Prefers woodland communities during winter, but could forage on site.
Bell's sage sparrow ( <i>Amphispiza bellii bellii</i> )	BCC/WL	Low to moderate. Occurs in sunny, dry stands of Coastal Sage Scrub or chaparral which occur on site.
Golden eagle ( <i>Aquila chrysaetos</i> )	BCC, BGEPA/ WL, FP	Low to moderate. Forages over grassy, open, shrubby habitats which are present on site. Prefers nesting on cliffs which are not on site and occasionally in trees. No known golden eagle nests occur on site or in project vicinity. Tends to require habitat at a distance from humans.
Burrowing owl ( <i>Athene cunicularia</i> )	BCC/SSC	Low. Restricted to flattish, open habitat with suitable burrows or rocky areas for nesting. Burrows most often acquired from ground squirrels. Would likely have been detected if present on site.
Coastal cactus wren ( <i>Campylorhynchus brunneicapillus cousei</i> )	BCC/SSC	None. Occurs in Coastal Sage Scrub with large cactus patches for nesting. No cactus detected on site.
Southwestern willow flycatcher ( <i>Empidonax traillii extimus</i> )	FE/SE	None. Breeds within thickets of willows or other riparian understory usually along streams, ponds, lakes, or canyons. Migrants may be found among other shrubs in wetter areas. Significant known populations within the County only occur on Santa Margarita River and the San Luis Rey River (10 miles north).
Least bittern ( <i>Ixobrychus exilis</i> )	BCC/SSC	Very low. Occurs in marshes in association with ponds and reservoirs. Reported in a fenced pond near the junction of the San Luis Rey River and Keys Creek (approximately 3 miles northwest of the site).

Species	Status*	Potential to Occur
Coastal California gnatcatcher ( <i>Polioptila californica californica</i> )	FT/--, SSC	None. Site too far east and habitat in patches too small or of too low quality to support species. Daley Ranch to west has also been historically unoccupied.
Lest Bell's vireo ( <i>Vireo bellii pusillus</i> )	FE/SE, SSC	None to Low. Occurs in riparian woodland habitat. A few willows on site do not provide enough habitat for the species. More suitable habitat occurs off site to the east along Escondido Creek.
<b>Mammals</b>		
Pallid bat ( <i>Antrozous pallidus</i> )	--/SSC	Low. Roosts colonially in caves, mines, crevices, and abandoned buildings that do not occur on site but could forage in area, as roost sites are in vicinity.
Townsend's big-eared bat ( <i>Corynorhinus townsendii</i> )	--/SSC	Low. Roosts in caves and buildings, but strongly tied to water. Widespread but uncommon through California. Presence negatively correlated with human presence.
Dulzura California pocket mouse ( <i>Chaetodipus californicus femoralis</i> )	--/SSC	Low to moderate. Occurs in Coastal Sage Scrub, chaparral, grasslands, and woodland habitats up to 7,900 feet that are present on site.
Stephens' kangaroo rat ( <i>Dipodomys stephensi</i> )	FE/ST	Very low. Prefers large expanses of disturbed open grasslands and open Coastal Sage Scrub. Nearest known location is Rancho Guejito 7 miles to the southeast.
Western mastiff bat ( <i>Eumops perotis californicus</i> )	--/SSC	Low. Roost in crevices in cliff faces, which are not found on site. Strongly tied to presence of large ponds for drinking that are also absent.
Mountain lion ( <i>Felis concolor</i> )	--/--	Moderate. Occurs in a variety of habitats, particularly where mule deer are common. Wide ranging; requires extensive riparian and scrub habitat. Large blocks of habitat surrounding site make it likely to be within a territory.
Pocketed free-tailed bat ( <i>Nyctinomops femorosaccus</i> )	--/SSC	None. Prefers desert habitats with high cliffs or rock outcrops. Suitable high rocks not found on site.
Big free-tailed bat ( <i>Nyctinomops macrotis</i> )	--/SSC	Low. Occurs in low, rugged canyons, some which on site may be suitable. Forages over open water.
Mule deer ( <i>Odocoileus hemionus</i> )	--/--	Moderate to high. Require a mixture of habitats, including shrublands, grasslands, and woodlands, providing ample cover.
Southern grasshopper mouse ( <i>Onychomys torridus ramona</i> )	--/SSC	Low. Generally found in desert habitats with loose, friable soils. Less common in coastal scrub and chaparral. Habitat on site is only moderately suitable. No records in project vicinity.
American badger ( <i>Taxidea taxus</i> )	--/SSC	Moderate. Occur in a variety of scrub habitats, particularly in open areas with friable soils. Require fossorial rodents upon which they prey. Habitat on site is suitable, but burrows not detected during surveys.

**Status**

**Federal:**

FE = Federal Endangered  
FT = Federal Threatened  
BCC = Bird of Conservation Concern

**State:**

SE = State Endangered  
ST = State Threatened  
FP = Fully Protected  
WL = CDFW Watchlist

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