

Appendix A
Amanda Estates
Biological Technical Report

REC Consultants 2015

**AMANDA ESTATES
BIOLOGICAL TECHNICAL REPORT
(APN # 2352023500)**

Project Proponent:

Jason Han, President
New Urban West, Inc.
16935 West Bernardo Drive, Suite 260
San Diego, CA 92127

Prepared by:



Consultants, Inc.

2442 Second Avenue
San Diego, California 92101
(619) 232-9200

Elyssa Robertson
Principal Biologist

November 2014

TABLE OF CONTENTS

<u>SECTION</u>	<u>PAGE</u>	
1.0. Introduction	1	
1.1 Purpose of Report	1	
1.2 Project Location and Description	1	
2.0 Biological Resource Survey Methods	2	
3.0 Regulatory Framework	2	
3.1 Federal	2	
3.2 State	4	
3.3 Local/Regional	5	
4.0 Existing Conditions	8	
4.1 Topography and Soils	8	
4.2 Vegetation Communities	8	
4.3 Sensitive Plant Species	9	
4.4 Sensitive Wildlife Species	10	
4.5 Wetlands and Jurisdictional Waters	10	
4.6 MHCP and MSCP	10	
4.7 Habitat Connectivity and Wildlife Corridors	10	
5.0 Project Impact Analysis	11	
5.1 Thresholds of Significance	11	
5.2 Vegetation Communities	13	
5.3 Jurisdictional Waters and Wetlands	14	
5.4 Sensitive Species	14	
5.5 Conflicts with Local Plans or Policies	14	
5.6 Habitat Connectivity	15	
6.0 Mitigation Measures	15	
7.0 Summary of Project Impacts and Mitigation	17	
8.0 References	18	
9.0 List of Preparers	20	
 LIST OF TABLES		
Table 1	Existing Habitats Onsite and Offsite	8
Table 2	Onsite and Offsite Habitat Impacts	13
Table 3	Summary of Impacts and Mitigation	17

LIST OF FIGURES

- Figure 1 Regional Location
- Figure 2 Vicinity Map
- Figure 3 Habitat Map
- Figure 4 Habitat Impact Map

APPENDICIES

- Appendix A Species Observed Onsite
- Appendix B Sensitive Plant Species with the Potential to Occur within the Project Site
- Appendix C Sensitive Wildlife Species with the Potential to Occur within the Project Site

1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

The purpose of this report is to document the biological resources identified as present or potentially present on the Amanda Estates project site, identify potential biological resource impacts resulting from implementation of the Amanda Estates project and recommend measures to avoid, minimize, and/or mitigate significant impacts consistent with Federal, State and local rules and regulations including the California Environmental Quality Act (CEQA), City of Escondido Zoning Ordinance, California Natural Community Conservation Planning Act (NCCP) and Multiple Habitat Conservation Program (MHCP). The information contained in this report is based upon field surveys and the following documents, which are hereby incorporated by reference: the Escondido General Plan, Downtown Specific Plan and Climate Action Plan Final Environmental Impact Report (Atkins 2012) and the Biological Technical Report for the Citracado Parkway Extension Project (AECOM 2011).

1.2 PROJECT LOCATION AND DESCRIPTION

Project Location

The approximately 11 acre project site is located in a residential area of northwestern San Diego County (Figure 1), approximately 25 miles north of the City of San Diego. The project site is accessible via Interstate 15 (I-15) and West Citracado Parkway/Gamble Lane (Figure 2). Although currently within the County of San Diego, the City of Escondido boundary is located to the east of the project site and the site will be annexed into the City of Escondido. Therefore, this analysis is based on the jurisdiction of the City of Escondido rather than the County of San Diego.

Within the City of Escondido, the site is located within the Felicita Park neighborhood. The Felicita Park neighborhood is generally bounded by Interstate 15 and Centre City Parkway on the north and east, West Valley Parkway and Del Dios Highway on the west, and Lake Hodges on the south. In general, the area includes Felicita County Park, single family residential on one-half acre and larger lots, agricultural uses, and vacant property.

Project Description

The project consists of a 21 lot residential subdivision and associated infrastructure. The project site will be annexed into the City of Escondido and will therefore be under the jurisdiction of the City of Escondido, rather than the County of San Diego. Improvements may be required offsite along Amanda Lane and Gamble Lane. The project is surrounded on all sides by residential development and is considered an in-fill development.

2.0 BIOLOGICAL RESOURCE SURVEY METHODS

REC consultants performed a general site survey of biological resources on the project site on May 31, 2013. The general site survey was performed for all portions of the project site. Existing biological resources that occur on the project site were investigated through both field reconnaissance and literature review. Onsite, wildlife was identified by REC Biologist Elyssa Robertson directly by sight or vocalizations and indirectly by scat, tracks, or burrows. Plant species were identified in the field and field notes were maintained throughout the survey. All onsite habitats were recorded and the presence or absence of suitable habitat for sensitive species was documented.

3.0 REGULATORY FRAMEWORK

The following information is included to provide a framework of the federal, State and local environmental laws, regulations and policies as they may relate to the project.

3.1 FEDERAL

Federal Endangered Species Act (ESA)

The U.S. Congress passed the Federal ESA in 1973 to provide a means for conserving the ecosystems that endangered and threatened species require in order to prevent species extinctions. The Federal ESA has four major components: 1) Section 4, which provides for listing species and designating critical habitat; 2) Section 7, which requires Federal agencies, in consultation with the USFWS, to ensure that their actions are not likely to jeopardize the continued existence of species or result in the modification or destruction of critical habitat; 3) Section 9, which prohibits against “taking” listed species; and 4) Section 10, which provides for permitting incidental take of listed species.

No federally listed plant or animal species were observed nor are expected to occur on the project site.

Clean Water Act

The U.S. Army Corps of Engineers (ACOE) regulates impacts to wetlands pursuant to Section 404 of the Clean Water Act. The agency claims jurisdiction over Waters of the U.S., including wetlands in or adjacent to Waters of the U.S. The ACOE defines the term wetlands, consistent with CFR Part 328, and as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. As stated in Part II, Mandatory Technical Criteria for Wetland Identification, within the *Federal Manual for Identifying and Delineating Jurisdictional Wetlands* (1989), wetlands possess three essential characteristics: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology, which is the driving force creating

all wetlands. Hydrophytic vegetation is defined as macrophytic plant life growing in water, soil or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content. Hydric soils are defined as soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Wetland hydrology is defined as permanent or periodic inundation, or soil saturation to the surface, at least seasonally. The ACOE *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (2008) provides additional technical guidance and procedures for identifying and delineating wetlands that may be subject to regulatory jurisdiction under Section 404 of the Clean Water Act. The regional supplement presents wetland indicators, delineation guidance, and other information that is specific to the Arid West Region. The project site lacks the hydric soils, hydrophytic vegetation and hydrology required for wetlands. Based on Section 404 of the Clean Water Act and onsite observations, it has been determined that the site does not support any wetlands.

One topographic feature is located along the eastern edge of the project site. This feature, including potential upstream and downstream areas, was evaluated for classification as a potentially jurisdictional non-wetland Water of the U.S. The onsite topographic feature does not exhibit an Ordinary High Water Mark or a definable bed or bank and is not considered a body of water that flows, at least periodically or intermittently, through a bed or channel having banks and supporting fish or other aquatic life. Further, the onsite topographic feature is not adjacent to any Water of the U.S. or tributary and has no chemical, physical or biological connection to any Water of the U.S. or interstate commerce downstream nor does it appear to drain to any downstream feature. Therefore, the onsite topographic feature is not considered a potentially jurisdictional non-wetland Water of the U.S. No federal or State jurisdictional waters occur on the project site.

Migratory Bird Treaty Act (MBTA)

The MBTA implements various treaties and conventions between the U.S. and Canada, Japan, Mexico, and the former Soviet Union, for the protection of migratory birds. The Act states that, unless permitted, it is unlawful to “pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer for sale, sell, offer to purchase, purchase, deliver for shipment, ship, cause to be shipped, deliver for transportation, transport, cause to be transported, carry, or cause to be carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention . . . for the protection of migratory birds . . . or any part, nest, or egg of any such bird” (16 United States Code [U.S.C.] 703).

Migratory birds may utilize the onsite ornamental landscaping for nesting, therefore the MBTA may apply to this project.

3.2 STATE

California Endangered Species Act (CESA)

CESA, administered by the California Department of Fish and Wildlife (CDFW), is similar in many ways to the federal ESA. CESA provides a process for CDFW to list species as threatened or endangered in response to a citizen petition or by its own initiative (Fish and Game Code Section 2070 et seq.). Section 2080 of the CESA prohibits the take of species listed as threatened or endangered pursuant to the Act. Section 2081 allows CDFW to authorize take prohibited under Section 2080 provided that: 1) the taking is incidental to an otherwise lawful activity; 2) the taking will be minimized and fully mitigated; 3) the applicant ensures adequate funding for minimization and mitigation; and 4) the authorization will not jeopardize the continued existence of the listed species.

No State listed plant or animal species were observed nor are expected to occur on the project site.

California Department of Fish and Game Code

The Fish and Game Code regulates the taking or possession of birds, mammals, fish, amphibians, and reptiles, and natural resources such as wetlands and waters of the state. It includes the CESA (Sections 2050-2115) and Streambed Alteration Agreement regulations (Sections 1600-1616), which are both discussed in more detail below, as well as provisions for legal hunting and fishing, and tribal agreements for activities involving take of native wildlife. The Code also includes the California Native Plant Protection Act (NPPA) of 1977 (Sections 1900-1913), which directed CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this state."

Based on the above definition and onsite observations, it is not anticipated that the site supports any CDFW jurisdictional habitats.

California Native Plant Protection Act

The California Native Plant Protection Act was established to preserve, protect and enhance rare and endangered plants in California. It prohibits the take of listed plants from the wild and allows the CDFW to salvage any rare plants that would otherwise be destroyed.

No rare plants were observed nor are expected to occur on the project site.

Natural Communities Conservation Planning Act

The Natural Community Conservation Planning (NCCP) program is an effort initiated by the CDFW to develop a broad-based approach for sustaining biological diversity. The

primary objective of the NCCP program is to identify and provide for the regional protection of plants, animals, and their habitats, while allowing compatible and appropriate economic activity. Escondido is one of seven cities in northwestern San Diego County comprising an NCCP subregion involved in the subregional MHCP that addresses the NCCP objectives. The property, through the City, will be a participant in the NCCP program.

3.3 LOCAL/REGIONAL

City of Escondido Master Plan for Parks, Trails, and Open Space

The Master Plan for Parks, Trails, and Open Space serves as a guide to developing a comprehensive and integrated open space system to achieve the quality of life standards set forth in the General Plan. A conceptual “wildlife corridor” is identified in the plan that connects key habitat areas in a continuous link around the perimeter of the City. Tributary corridors also link undeveloped, unincorporated County areas north and east of the City. The Master Plan proposes to work with property owners in these areas to set aside sufficient land for wildlife corridors when development plans are proposed. The Master Plan describes the information needed to assess a request to modify the width or location of a wildlife corridor, which includes the preparation of detailed biological data from a qualified biologist. The City is responsible for monitoring the overall alignment of the corridor to ensure that development proposals maintain effective corridor connections.

The project site is not part of the overall trail system or conceptual wildlife corridors identified in the City of Escondido’s Master Plan for Parks, Trails and Open Space.

City of Escondido Zoning Ordinance

The City’s Zoning Ordinance (Article 3, Sections 33-40 through 33-43) identifies an Open Space (OS) Zone, which provides permanent open space within the community consistent with goals and objectives of the Community Open Space/Conservation Element of the existing General Plan and the Public Lands/Parks land use designation. The OS Zone allows limited use of land while conserving open space as a limited and valuable resource.

The Flood Plain (FP) Overlay Zone identified in Article 4, Sections 33-50 through 33-56, provides land use regulations for property situated in the designated floodplain of a river, creek, stream, or water course and is applied as a supplement to the basic underlying land use zone. Development in the FP Zone that would cause stream channel alteration, affect the capacity of a floodway, or unduly increase flood heights is restricted.

The City’s Open Space Development Standards (Article 5, Sections 33-70 through 33-77) provide regulations for development of land identified by the Community Open Space/Conservation Element as having open space value. Such land may contain slopes, vegetated conservation areas, and/or natural drainage courses not otherwise defined as

floodways. Like the FP regulations, the requirements of this section are in addition to the property development standards of the underlying zone. Among other things, the section requires that natural features shall be protected and natural vegetation shall remain undisturbed except as necessary for approved construction. Prior to any disturbance or development, a development permit must be approved. The development permit must demonstrate that the project conforms to the goals and objectives of the Community Open Space/Conservation Element of the existing General Plan. Decisions may be appealed to the Planning Commission and City Council.

The Excavation and Grading Ordinance (Article 55) ensures that development projects protect the natural topographic character and integrity of the environment, including the protection of mature oak trees. Submittal and review requirements detail the need to identify biological habitats, areas of disturbance, setbacks, and mitigation measures to reduce potential impacts. The article establishes a Hillside and Ridgeline Overlay (HRO) District, generally encompassing parcels with a slope of 15 percent or greater on any portion of the parcel, or those that are located in proximity to an identified intermediate or skyline ridge, and located in an area that has not been developed to its full potential.

The Environmental Quality Regulations (Article 47) implement the CEQA Guidelines for development projects in the City. Article 47 lists specific activities that fall within certain classes of exemption, such as ministerial projects and categorical exemption projects. The article also states that even though a project may otherwise be eligible for an exemption, no exemption will be granted in the following circumstances:

1. Grading or clearing activities that disturb, fragment, or remove habitats of state or federally listed species and archaeological and cultural resources.
2. Parcel maps, plot plans, and all other discretionary development projects that affect sensitive, threatened, or endangered species and their habitats; archaeological and cultural resources; wetlands; designated stream courses; unstable soils; and other factors requiring special review.

Development of the project is required to comply with the City of Escondido Zoning Ordinance.

Multiple Habitat Conservation Program (MHCP)

The MHCP plan, adopted by SANDAG in March 2003, is a comprehensive, multiple jurisdictional planning program designed to create, manage, and monitor an ecosystem preserve in northwestern San Diego County. It is one of several large, multiple jurisdictional habitat planning efforts in San Diego County, each of which constitutes a subregional plan under the State of California's NCCP Act of 1991. The MHCP preserve system is intended to protect viable populations of native plant and animal species and their habitats in perpetuity, while accommodating continued economic development and quality of life for residents of northern San Diego County. The MHCP subregion encompasses the seven incorporated cities of northwestern San Diego County (Carlsbad,

Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista). These jurisdictions are required to implement their portions of the MHCP plan through citywide subarea plans, which describe the specific policies each city will institute for the MHCP.

The MHCP replaces the traditional project-by-project approach to gaining approvals with a coordinated, comprehensive program that ensures that project mitigations are directed to those areas most critical to biological conservation, while allowing expedited development of less important habitat areas. MHCP implementation will also include perpetual monitoring and management of the preserve system. In exchange for these conservation actions, participating cities will receive “take authorization” from the USFWS and CDFW. Take authorization allows for otherwise lawful actions that may incidentally harm individuals of a species or its habitat (generally outside of the preserve system) in exchange for conserving the species inside the preserve system. Jurisdictions granted take authorization may share their benefits by using them to permit take by public or private projects that comply with the city’s subarea plan.

The City of Escondido is the easternmost incorporated city within the MHCP. The Draft Escondido Subarea Plan (2001) includes the incorporated city limits plus approximately 3,000 acres owned by the city in the unincorporated areas surrounding Lake Wohlford, Valley Center Road, and isolated parcels with existing or planned utility improvements. The subarea plan boundary abuts the approved South County Multiple Species Conservation Plan (MSCP) preserve area and the North County MSCP planning area within the unincorporated areas. The Draft Escondido Subarea Plan currently encompasses an area of approximately 24,624 acres. The MHCP identifies 47 species (32 animals and 15 plants) that occur or potentially occur in Escondido and therefore are evaluated for coverage under the Draft Subarea Plan. The plan addresses the potential impacts to natural habitats and potential species endangerment due to projects within the City. The plan also institutes a strategy to proactively mitigate these impacts to the City’s biological resources. Approval and adoption of the plan would result in federal and State authorization for incidental take of sensitive species caused by implementation of public and private projects within the City. The intent of the plan is to provide regulatory certainty to landowners within the city and aid in conserving the region’s biodiversity and enhancing the overall quality of life for residents. At full implementation, the Draft Escondido Subarea Plan would conserve a total of 6,570 acres of natural habitats within the proposed preserve area. An additional 332 acres of wetlands and 39 acres of natural habitat constrained by steep slopes would be expected to remain undeveloped outside the preserve area. The preserve is designed to protect important portions of sensitive vegetation communities, including 65 percent of the coastal sage scrub and 100 percent of wetlands in the Escondido subarea.

The project site is located within the North County MHCP but is not located within a MHCP preserve area. Within the Draft City of Escondido MHCP Subarea Plan the project site is designated as agricultural land and is not located within a Focused Planning Area or Constrained Land.

Multiple Species Conservation Program (MSCP)

Similar to the MHCP, the MSCP is a conservation planning program designed to establish connected preserve systems that ensure the long-term survival of sensitive plant and animal species and protect the native vegetation found throughout the program area. The MSCP addresses the potential impacts of urban growth, natural habitat loss, and species endangerment and creates plans to mitigate for the potential loss of sensitive species and their habitats. The MSCP covers 582,243 acres over 12 jurisdictions. Each jurisdiction has its own Subarea Plan and each differs in how it implements the MSCP.

The project site is not located within the County of San Diego's Multiple Species Conservation Program (MSCP) South County Subarea Plan.

4.0 EXISTING CONDITIONS

4.1 TOPOGRAPHY AND SOILS

The project site is comprised of gentle sloping terrain with a prominent hilltop near the center of the property. Elevations onsite vary from approximately 750 feet above Mean Sea Level (MSL) to 830 feet MSL with the highest elevation occurring within the central portion of the site.

The following soil types are present onsite:

- Fallbrook sandy loam (9-30% slopes, eroded)
- Fallbrook rocky sandy loam (9-30% slopes, eroded)
- Ramona sandy loam (2-5% slopes)

None of the soils onsite are considered hydric nor gabbroic.

4.2 VEGETATION COMMUNITIES

The entire site is either disturbed or developed. Three habitat types occur within onsite and offsite project areas, including: disturbed, developed and eucalyptus woodland. One single oak tree also occurs within an offsite area of the project site at the intersection of Amanda Lane and Gamble Lane. This oak tree is approximately 14 inches in diameter and is therefore considered mature by the City of Escondido Zoning Ordinance. Table 1 provides the acreage of existing habitats onsite and offsite while Figure 3 shows the location of onsite and offsite habitats. Habitat types are discussed further below.

Table 1. Existing Habitats Onsite and Offsite

Habitat Type	Existing Onsite	Existing Offsite
Eucalyptus Woodland	0.04	--
Disturbed	9.86	0.45
Developed	1.32	0.93
Total	11.22	1.38

Source: REC Consultants, 10/2/2013

Disturbed Land, 9.86 acres onsite, 0.45 acre offsite

Approximately 9.86 acres of disturbed land is present onsite while 0.45 acre of disturbed land is present in offsite areas. Disturbed habitat includes areas that have been physically disturbed and are no longer recognizable as a native or naturalized vegetation association, although they continue to retain a soil substrate. Onsite the majority of the property is bare soil with little to no vegetation present. Vegetation, where present, is nearly exclusively composed of non-native plant species such as ruderal exotic species that take advantage of disturbance. These include mustards, brome grass and filaree. A lone laurel sumac and a single lemonade berry also occur onsite.

Developed Land, 1.32 acres onsite, 0.93 acre offsite

Approximately 1.32 acres of developed areas occur onsite while 0.93 acre of developed habitat is present in offsite areas. Developed habitat includes land that has been disturbed to such an extent that there is no longer any native vegetation present and the soils have been altered to preclude native vegetation from regenerating. Developed habitat is associated with paved roadways, the existing house and a variety of ornamental plants associated with the yard of the house.

Eucalyptus Woodland, 0.04 acres onsite

Approximately 0.04 acre of eucalyptus woodland is present onsite. The eucalyptus woodland on site is mostly comprised of eucalyptus stands, with trunk diameters less than 8 inches in size. This habitat is typically created (planted) during urban expansion, and is used for shade, wind barriers, privacy “walls,” or “fence” lines. Eucalyptus trees are often used for raptor nesting sites although no raptor nests were observed on the project site during the biological resource survey.

4.3 SENSITIVE PLANT SPECIES

Plant species observed on the project site during the biological resource survey are identified in Appendix A. A list of sensitive plant species with the potential to occur on the project site is provided in Appendix B. Plant species considered sensitive for the purposes of this report are those that are listed as endangered or threatened by the federal government or the State of California (or candidates for such listing), any species with a California Rare Plant Rank between 1B and 4, or any species on the Draft City of Escondido Subarea Plan Proposed Covered Species List.

As shown in Appendix B, 25 sensitive plant species occur in the project vicinity. None of these sensitive plant species were observed within the project site during 2013 biological resource surveys nor are expected to occur due to a lack of appropriate habitat and the disturbed condition of the site.

4.4 SENSITIVE WILDLIFE SPECIES

A list of sensitive wildlife species with the potential to occur on the project site is provided in Appendix C. Sensitive wildlife species are those listed as endangered, threatened or a species of special concern by the California Department of Fish and Wildlife (CDFW) or the USFWS, or species on the Draft City of Escondido Subarea Plan Proposed Covered Species List.

As shown in Appendix C, 25 sensitive animal species occur in the project vicinity. None of these sensitive animal species were observed on the project site during 2013 biological resource surveys nor are expected to occur due to a lack of appropriate habitat and the disturbed condition of the site.

4.5 WETLANDS AND JURISDICTIONAL WATERS

The project site lacks the hydric soils, hydrophytic vegetation and hydrology required for wetlands. Therefore, no State or federal jurisdictional wetlands occur on the project site.

One topographic feature is located along the eastern edge of the project site. As a project design feature, this topographic feature has been avoided by the project and is separated from development by a plantable retaining wall. This topographic feature is located within a poor quality disturbed habitat; lacks an Ordinary High Water Mark; lacks a definable bed and bank; and does not flow periodically or intermittently to any downstream feature. Therefore, this feature is not considered a potentially jurisdictional sensitive resource and no State or federal waters occur onsite.

4.6 MULTIPLE HABITAT CONSERVATION PLAN (MHCP) AND MULTIPLE SPECIES CONSERVATION PLAN (MSCP)

The project site is located within the North County MHCP but is not located within a MHCP preserve area. Within the Draft City of Escondido MHCP Subarea Plan the project site is designated as agricultural land and is not located within a Focused Planning Area or Constrained Land. The project site is not located within the County of San Diego's Multiple Species Conservation Program (MSCP) South County Subarea Plan.

4.7 HABITAT CONNECTIVITY AND WILDLIFE CORRIDORS

Wildlife corridors and linkages are critical to the regional conservation of sensitive species by allowing for populations to expand. A wildlife corridor generally consists of local pathways connecting short distances usually covering one or two main types of vegetation communities. Wildlife linkages are landscape connections between very large core areas and generally span several thousand feet and cover multiple habitat types. The project site is located in a developed area and is immediately surrounded on all sides by residential development. Due to the disturbed nature of the project site and the surrounding residential development, the site does not function as a local or regional wildlife corridor.

5.0 PROJECT IMPACT ANALYSIS

This section addresses potential direct, indirect, and cumulative impacts to biological resources that would result from development of the project and provides analyses of significance for each potential impact.

Direct impacts are immediate impacts resulting from the permanent removal of habitat. Direct impacts were quantified by overlaying the limits of the development on the Biological Resources Map (Figure 4) of the site. Direct impacts are a result of project development, and generally include loss of vegetation, sensitive habitats, and plant and animal populations; activity-related wildlife mortality; loss of foraging, nesting, breeding, or burrowing habitat; and fragmentation of wildlife corridors.

Indirect impacts result from changes in land use adjacent to natural habitat and primarily result from adverse “edge effects”, either short-term indirect impacts related to construction or long-term, chronic indirect impacts associated with urban development. During construction of the project, short-term indirect impacts include dust and noise that could temporarily disrupt habitat and species vitality or construction related soil erosion and run-off. Long-term indirect impacts may include intrusions by humans and domestic pets, noise, lighting, invasion by exotic plant and wildlife species, use of toxic chemicals (fertilizers, pesticides, herbicides, and other hazardous materials), soil erosion, litter, fire, and hydrological changes (e.g., groundwater level and quality).

5.1 THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the CEQA Guidelines and existing City of Escondido policies and regulations, the project would result in a significant impact if it would:

- Substantially and adversely effect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS (including any flora or fauna of rare and/or endangered status, depleted or declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation).
- Result in a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFW or USFWS.
- Result in a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

- Result in a significant impact if it would conflict with any local plans, policies or ordinances protecting biological resources, such as the City's Zoning Ordinance or the City's Parks, Trails and Open Space Plan.
- Conflict with the provisions of an adopted habitat conservation plan, NCCP, other approved local, regional, or state habitat conservation plan such as the County of San Diego MSCP.
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors; 2) impede the use of native wildlife nursery sites; or 3) encroach on important habitat which would block the movements of wildlife within their natural range.

5.2 VEGETATION COMMUNITIES

Direct

Direct habitat impacts resulting from development of the project are summarized in Table 2 and shown in Figure 4. Direct impacts from development of the project would include removal of habitat for residential development and associated infrastructure improvements. As shown in Table 2, a total of 11.56 acres of onsite and offsite habitat would be directly impacted by implementation of the project.

Table 2. Onsite and Offsite Habitat Impacts

Habitat Types	Existing (onsite only)	Impacts	
		Onsite	Offsite
Coastal Sage Scrub	-	-	-
Eucalyptus Woodland	0.04	0.03	-
Abandoned Orchard	-		-
Disturbed	9.86	8.83	0.45
Developed	1.32	1.32	0.93
Total	11.22	10.18	1.38
Source: REC Consultants, 10/2/2013			

Disturbed, developed and eucalyptus woodland are not considered riparian or sensitive habitats. Therefore, direct impacts to onsite and offsite habitat from development activities would be considered less than significant and mitigation would not be required.

One single oak tree occurs within an offsite area of the project site at the intersection of Amanda Lane and Gamble Lane. This tree is considered mature under the City of Escondido Zoning Ordinance, due to a 14 inch diameter and full tree canopy. Implementation of the project would not impact this oak tree. Therefore, project impacts to mature trees would be considered less than significant and mitigation would not be required. Project impacts to eucalyptus woodlands would also not be considered significant because these trees are not considered mature under the City of Escondido Zoning Ordinance, due to diameters less than 8 inches in size and degraded canopies from long term tree trimming activities.

Indirect

The project site is located in a developed residential area and indirect impacts to adjacent vegetation communities would be minimal. However, a patch of coastal sage scrub habitat occurs to the north of the project site (Figure 3). Grading and construction activities could result in indirect impacts to this offsite vegetation community from the

creation of airborne dust, siltation, erosion and noise. Additionally, non-native plants have the potential to colonize the adjacent native habitats. Such colonization may be brought about by landscaping, runoff, or soil disturbance. Many non-native plants common to the San Diego region are highly invasive and tend to displace native vegetation, thereby affecting sensitive species and reducing native species diversity overall. Potential indirect impacts would be considered significant and mitigation would be required.

5.3 JURISDICTIONAL WATERS AND WETLANDS

The project site lacks the hydric soils, hydrophytic vegetation and hydrology required for wetlands. Therefore, no jurisdictional wetlands occur on the project site and no federal or State jurisdictional wetlands would be directly impacted by implementation of the project. Additionally, no jurisdictional federal or State waters occur on the project site. Therefore, no federal or State waters would be directly impacted by implementation of the project. Direct impacts would be less than significant and mitigation would not be required.

The project site is located in a developed residential area with no jurisdictional wetlands or waters immediately adjacent to the project site. Therefore, indirect impacts to jurisdictional waters or wetlands from grading activities, off-site erosion or sedimentation would not occur. Indirect impacts would be less than significant and mitigation would not be required.

5.4 SENSITIVE SPECIES

No sensitive plant or wildlife species are present within the project site or offsite areas. Therefore, development of the project would not result in any direct significant impacts to sensitive plant or wildlife species and mitigation would not be required.

Although no active raptor nests were observed onsite, eucalyptus trees often are used for raptor nesting sites. Impacts to eucalyptus trees supporting active raptor nests would be considered a significant impact.

5.5 CONFLICTS WITH LOCAL PLANS OR POLICIES

The project would not conflict with the provisions of an adopted habitat conservation plan or any local biological resource plan or policy, as discussed below.

City of Escondido Master Plan for Parks, Trails, and Open Space. Development of the project would not conflict with any open space goals, quality of life standards or conceptual wildlife corridors identified in the City of Escondido's Master Plan for Parks, Trails and Open Space. Impacts would be less than significant and no mitigation is required.

City of Escondido Zoning Ordinance. Development of the project site would not conflict with the City of Escondido's Zoning Ordinance.

The project would not impact the one single offsite oak tree, which is approximately 14 inches in diameter and therefore considered mature. Eucalyptus trees impacted by the project are not considered mature under the City's Zoning Ordinance due to diameters less than 8 inches in size and degraded canopies from long term tree trimming activities. Further, the project site is not located within an OS Zone, FP overlay zone, does not contain steep slopes, vegetated conservation areas or natural drainage courses. Therefore, development of the site would not conflict with the City's Open Space Development Standards. Additionally, the project site does not have a slope of 15 percent or greater and is not located in proximity to an intermediate or skyline ridge. The majority of the project site is disturbed and developed habitat, which does not require a vegetation removal permit. Therefore, development of the project would not conflict with the City's Excavation and Grading Ordinance. Further, the project would not affect any sensitive species, wetlands, or waters and would therefore not conflict with the City's Environmental Quality Regulations. Impacts would be less than significant and no mitigation is required.

MHCP and MSCP. The site is located within the North County MHCP but is not located within a MHCP preserve area. Within the Draft City of Escondido Subarea Plan the project site is designated as agricultural land and is not located within a Focused Planning Area or Constrained Land. The site is not located within the County of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan. Therefore, development of the project site would not conflict with the MHCP or MSCP. Impacts would be less than significant and no mitigation is required.

5.6 HABITAT CONNECTIVITY

Due to the disturbed nature of the project site and its location within a developed residential area, the project site does not function as a local or regional wildlife corridor. Therefore, development of the project site would not interfere or impede wildlife movement or nursery sites and would not encroach on important habitat. Impacts would be less than significant and no mitigation is required.

6.0 MITIGATION MEASURES

The following mitigation measures would reduce all project impacts to a level below significant.

Mitigation Measure 1 Dirt storage piles shall be stabilized by chemical binders, tarps, fencing or other erosion control measures.

Mitigation Measure 2 Grading shall be terminated if winds exceed 25 mph.

- Mitigation Measure 3** Project landscaping, including plant material within the plantable retaining wall, shall include native vegetation and drought tolerant plant materials where feasible.
- Mitigation Measure 4** A Storm Water Pollution Prevention Plan (SWPPP) shall be prepared to comply with Regional Water Quality Control Board requirements. The SWPPP shall identify the design features and best management practices (BMPs) that will be used to effectively manage drainage-related issues (e.g., erosion and sedimentation) during grading and construction. Erosion control measures shall be regularly checked by the Contractor, the project Biologist, and/or City. Specific BMP plans shall be reviewed by the City and the project Biologist and modified, if necessary, prior to implementation.
- Mitigation Measure 5** To avoid any direct impacts to raptors, removal of eucalyptus woodland habitat should occur outside of the breeding season for these species (January 15 to August 31). If removal of eucalyptus woodland habitat on the proposed area of disturbance must occur during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.
- Mitigation Measure 6** Vegetation clearing or brushing shall occur outside of the typical breeding season for raptors and migratory birds (January 15 to August 31). If this is not possible, then a qualified biologist shall conduct a survey for nesting birds no more than 5 calendar days prior to construction to determine the presence or absence of nests in the project area. The applicant shall submit the results of the pre-construction survey to the City for review and approval prior to initiating any construction activities.
- Mitigation Measure 7** The limits of grading shall be flagged or marked with silt fencing prior to grading to prevent inadvertent impacts to the offsite habitats. Prior to grading, a qualified biologist shall

review the flagging and silt fencing and during grading the qualified biologist shall monitor the limits grubbing and grading. Monitoring shall be conducted as needed with reports submitted to the City of Escondido Planning Department.

7.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

Table 3 summarizes the acreage of onsite and offsite impacts as well as any required mitigation acreage. As shown in Table 3, direct impacts to onsite and offsite habitat from development activities would be considered less than significant and mitigation would not be required. Additionally, jurisdictional wetlands and waters would not be directly or indirectly impacted by the project; development of the project site would not conflict with any biological resource plan, policy or ordinance; and the project would not interfere with wildlife movement or a wildlife corridor. These impacts would be less than significant and would not require mitigation.

Grading and construction activities could result in indirect impacts from the creation of airborne dust, sedimentation, erosion or noise. These indirect impacts would be considered significant and mitigation measures would be required to reduce impacts to a level below significant. Additionally, the loss of eucalyptus woodland has the potential to result in indirect impacts to raptors due to a loss of nesting habitat. These impacts would be considered significant and mitigation measures would be required to reduce impacts to a level below significant.

TABLE 3. SUMMARY OF IMPACTS AND MITIGATION

Habitat Types	Existing (onsite only)	Impacts		Mitigation Required?
		Onsite	Offsite	
Eucalyptus Woodland	0.04	0.03	-	No
Disturbed	9.86	8.83	0.45	No
Developed	1.32	1.32	0.93	No
Total	11.22	10.18	1.38	

Source: REC Consultants, 10/2/2013

8.0 REFERENCES

- AECOM. 2011. Biological Technical Report for the Citracado Parkway Extension Project. June 2011. Appendix to the Final Environmental Impact Report for Citracado Parkway Extension Project. City File #Er-2006-10. SCH # 2007041061.
- Atkins. 2012. Escondido General Plan Update, Downtown Specific Plan Update and Climate Action Plan Final Environmental Impact Report. PHG 09-0020, PHG 10-0016, SCH #2010071064. April 23, 2013.
- AOU. 2008. "49th Supplement to the to the American Ornithologists' Union Check-list of North American Birds.", *The Auk* 125: 758-768. Accessed 2008-2009. DOI: 10.1525/auk.2008.9708.
- AOU. 2013. AOU Checklist of North and Middle American Birds (searchable online version). <http://checklist.aou.org/taxa>. Accessed May 2013.
- Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. *The Jepson Manual: Vascular Plants of California*, second edition. Berkeley and Los Angeles: University of California Press.
- Bowman, R. H. 1973. *Soil Survey, San Diego Area, California*. United States Department of Agriculture Soil Conservation Service and Forest Service. 104 pp. + appendices.
- Brylski, P. *California Wildlife Habitat Relationships System CDFW California Interagency Wildlife Task Group*. Desert Woodrat Information. February 2008.
- Calflora. 2009. *Calflora*: Information on California plants for education, research and conservation. Berkeley, California: The Calflora Database [a non-profit organization]. <http://www.calflora.org>. Accessed January 4, 2010.
- CDFW. 2011. "Special Animals." California Department of Fish and Game, Biogeographic Data Branch, California Natural Diversity Database, January 2011. <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPANimals.pdf>. Accessed April and May 2013.
- CDFW. 2013. "State and Federally Listed Endangered and Threatened Animals of California." California Department of Fish and Game, Biogeographic Data Branch, California Natural Diversity Database, January 2011. <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/TEAnimals.pdf>. Accessed April and May 2013.

CNDDDB. 2013. RareFind 4, California Department of Fish and Game, Biogeographic Data Branch, California Natural Diversity Database. Accessed May 2013.

CNPS. 2013. Inventory of Rare and Endangered Plants (online edition, v8-01a). Sacramento, CA: California Native Plant Society. <http://www.rareplants.cnps.org>. Accessed April and May, 2013.

County of San Diego. 1997. Multiple Species Conservation Program Sub-Area Plan. Land Use and Planning Group, County of San Diego. October 1997.

Environmental Laboratory. 1987. *Corps of Engineers Wetland Delineation Manual*, Technical Report Y-87-1. Vicksburg, MS: Department of the Army Engineer Waterways Experiment Station.

FNA 1997. Flora of North America Editorial Committee, eds. 1997. Flora of North America North of Mexico, Vol. 3. New York and Oxford: Oxford University Press, as cited in <http://swbiodiversity.org/seinet/taxa/index.php?taxon=80833>. Accessed May 2013.

Hickman, J. C., ed. 1996. *The Jepson Manual: Higher Plants of California*. Berkeley and Los Angeles: University of California Press.

Holland, R. F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Sacramento: Non-game Heritage Program, State of California Department of Fish and Game.

Jennings, M. R. 1983. *An Annotated Checklist of the Amphibians and Reptiles of Southern California*. California Department of Fish and Game 69(3):151-171.

Jepson Flora Project (eds.) 2013. *Jepson eFlora*, <http://ucjeps.berkeley.edu/IJM.html>. Accessed April and May 2013.

NatureServe 2009. NatureServe Explorer: An Online Encyclopedia of Life [web application], Version 7.0. Arlington, VA: NatureServe. <http://www.natureserve.org/explorer>. Accessed December 22, 2009.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California", Robert F. Holland, Ph.D., October 1986.

Powell, J. A., and C. L. Hogue. 1989. *California Insects*. Berkeley: University of California Press.

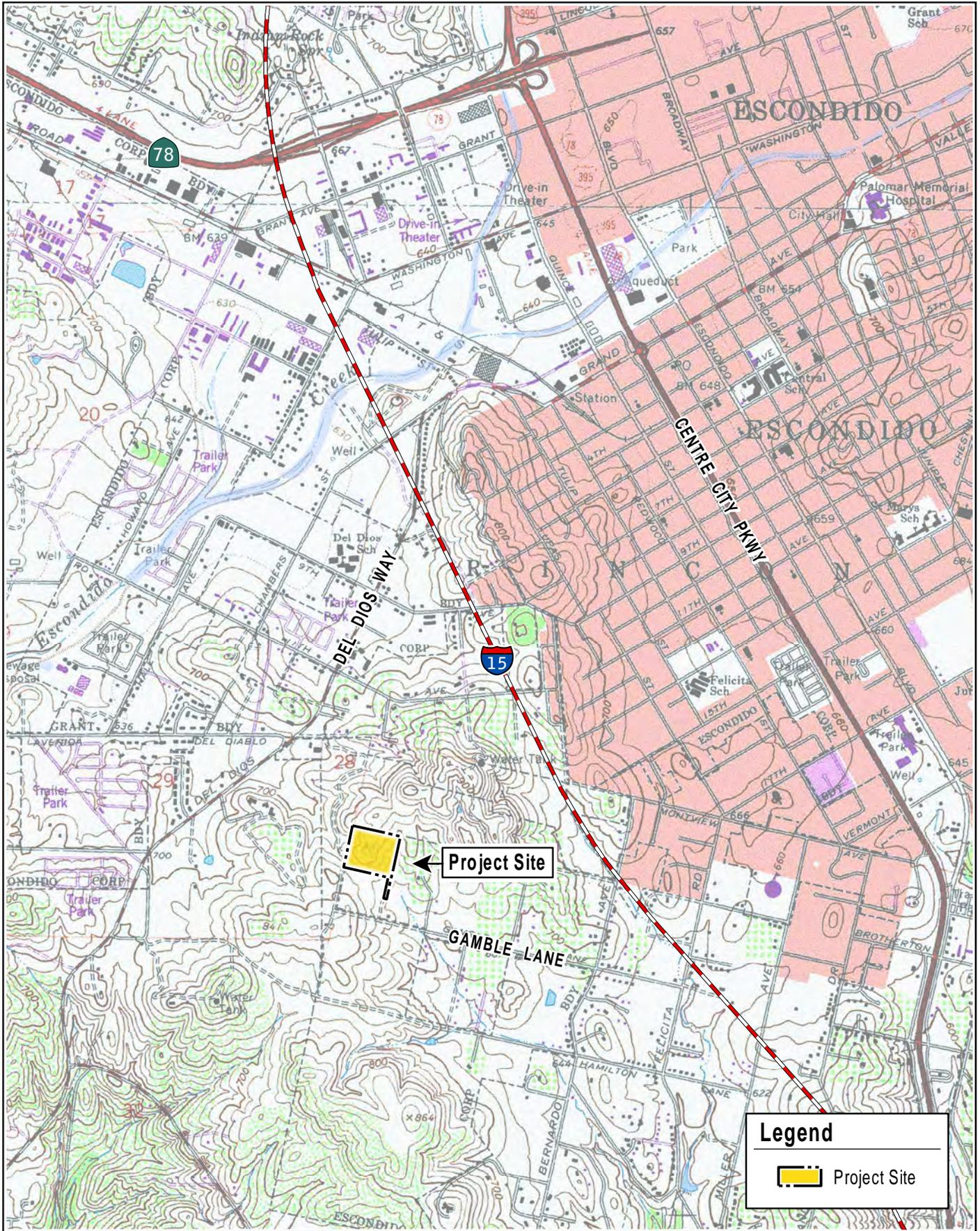
-
- Rebman, J. P. and M. G. Simpson. 2006. *Checklist of the Vascular Plants of San Diego County*, fourth edition. San Diego: San Diego Natural History Museum. <http://www.sdnhm.org/archive/research/botany/sdplants/index.html>. Accessed April and May 2013.
- Reiser, C. H. 1994. *Rare Plants of San Diego County*. Imperial Beach, CA: Aquafir Press. <http://sandiego.sierraclub.org/rareplants/>. Accessed 2009 and 2013.
- Schoenherr, A. G. 1992. *A Natural History of California*. Berkeley and Los Angeles: University of California Press.
- Stebbins, R. C. 2003. *A Field Guide to Western Reptiles and Amphibian*. Boston and New York: Houghton Mifflin Co.
- Unitt, P. 1984. *The Birds of San Diego County*. San Diego: San Diego Society of Natural History.
- Unitt, P. 2004. *San Diego County Bird Atlas*. San Diego: San Diego Natural History Museum.
- USFWS. 2013. United States Fish and Wildlife Service Endangered Species Database, <http://www.fws.gov/endangered>. Accessed May 2013.
- USDA. 2013. Natural Resources Conservation Service Web Soil Survey. Available online at: <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>. Accessed July 3, 2013.

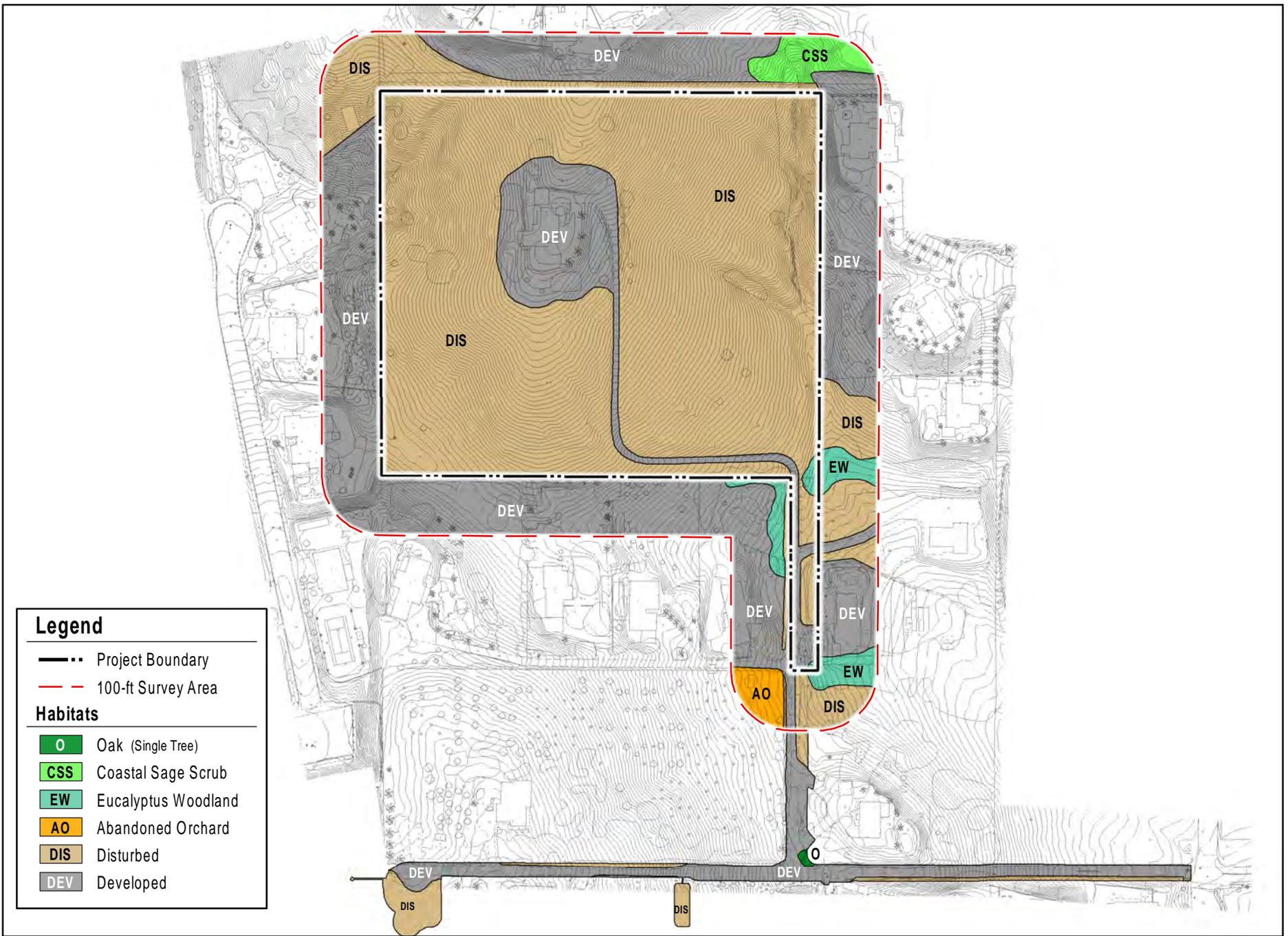
9.0 LIST OF PREPARERS

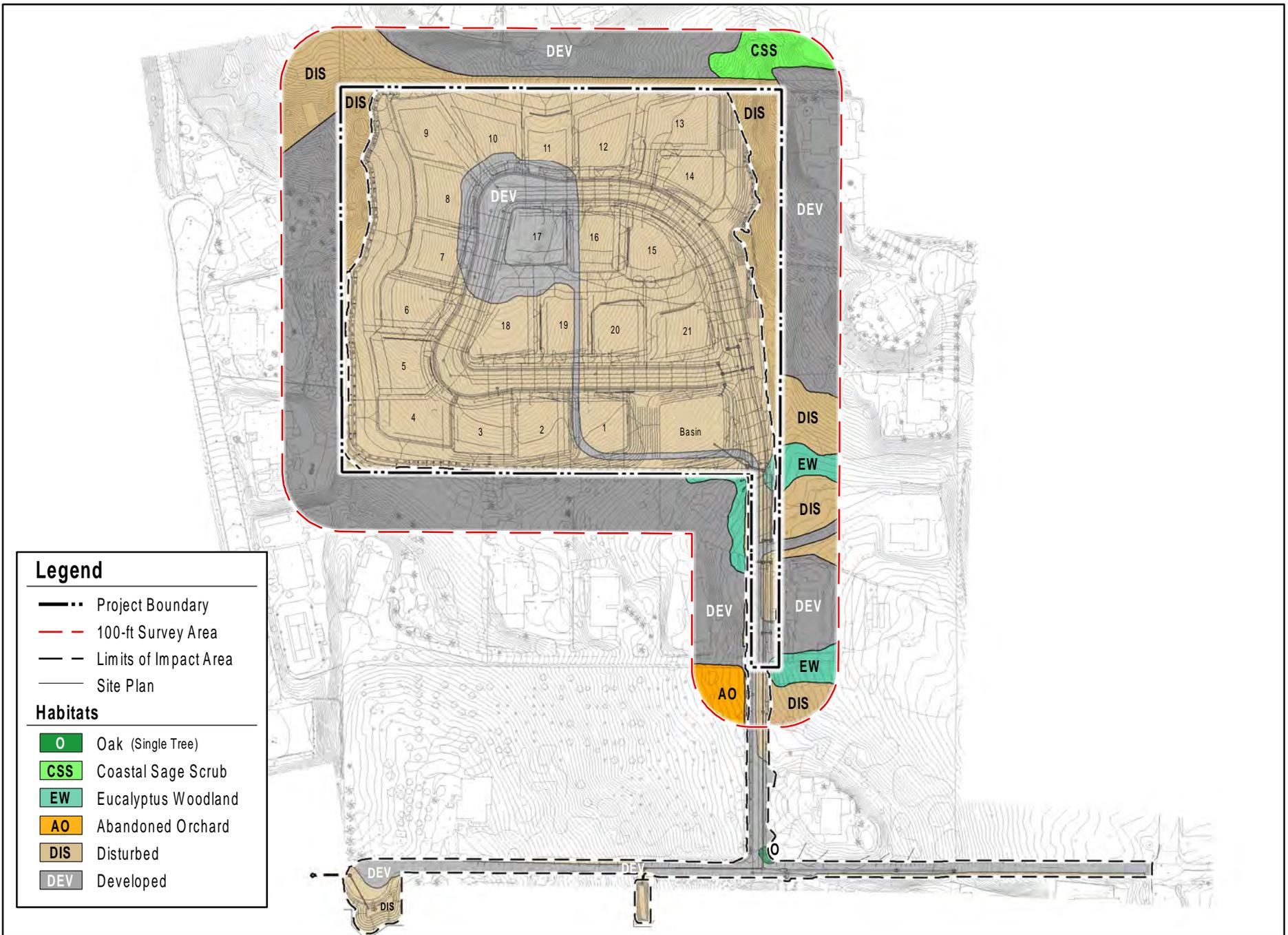
This report has been prepared by REC Consultants, Inc. staff:
Elyssa Robertson – Principal Biologist
Hannah Gbeh – Primary Author
Erin Crouthers – GIS Analyst

FIGURES









APPENDIX A

SPECIES OBSERVED ONSITE

Appendix A. List of Species Observed Onsite

PLANT SPECIES	
<i>Malosma laurina</i>	laurel sumac
<i>Rhus integrifolia</i>	lemonade berry
<i>Schinus molle</i>	California pepper tree
<i>Hirschfeldia incana</i>	perennial mustard
<i>Opuntia littoralis</i>	coastal prickly-pear cactus
<i>Eremocarpus setigerus</i>	turkey mullein, dove weed
<i>Eucalyptus sp.</i>	eucalyptus
<i>Eriogonum fasciculatum ssp. fasciculatum</i>	flat-top buckwheat
<i>Washingtonia robusta</i>	Mexican fan palm
<i>Cynodon dactylon</i>	Bermuda grass
<i>Citrus × sinensis</i>	Orange tree
<i>Citrus × limon</i>	Lemon tree
<i>Bromus</i>	Brome grass
<i>Sambucus nigra L. ssp. Canadensis</i>	Elderberry
<i>Erodium</i>	Filaree
<i>Jacaranda mimosifolia</i>	Jacaranda Tree
<i>Syagrus romanzoffiana</i>	Queen Palm
ANIMAL SPECIES	
<i>Sceloporus occidentalis</i>	western fence lizard
<i>Zenaida macroura</i>	mourning dove
<i>Calypte anna</i>	Anna's hummingbird
<i>Sayornis nigricans</i>	black phoebe
<i>Corvus brachyrhynchos</i>	American crow
<i>Mimus polyglottos</i>	northern mockingbird
<i>Carpodacus mexicanus</i>	house finch
<i>Carduelis psaltria</i>	lesser goldfinch
<i>Thomomys bottae</i>	Botta's pocket gopher
Source: REC May 2013	

ATTACHMENT B

**SENSITIVE PLANT SPECIES WITH THE POTENTIAL TO OCCUR WITHIN
THE PROJECT SITE**

Appendix B. Sensitive Plant Species with the Potential to Occur within the Project Site

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
California adolphia (<i>Adolphia californica</i>)	CRPR List 2.1	Chaparral, coastal scrub, valley and foothill grassland (clay soils). Grows at elevations 148–984 feet. Blooms December–May.	Low: Not observed onsite. Lack of suitable habitat onsite. The nearest known site is approximately 5.0 miles northwest in San Marcos.
San Diego ambrosia (<i>Ambrosia pumila</i>)	USFWS: Endangered City: Covered CRPR List 1B.1	Chaparral, coastal scrub, valley and foothill grasslands, vernal pools (disturbed areas), floodplains. Grows at elevations of 66–1,362 feet. Blooms May–September.	Low: Suitable habitat not present on-site. The nearest known site is approximately 2.7 miles to the southeast at Lake Hodges.
Del Mar manzanita (<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>)	USFWS: Endangered City: Covered CRPR List 1B.1	Chaparral (maritime, sandy). Grows at elevations 0–1,198 feet. Blooms December–April.	Low: Not observed onsite. Suitable habitat not present on-site. The nearest known site is approximately 2.7 miles to the southeast.
Palmer's sagewort (<i>Artemisia palmeri</i>)	CRPR List 4.2	Chaparral, coastal scrub, riparian scrub, riparian woodland. Grows at elevations 49–3,002 feet. Blooms May–September.	Low: Suitable habitat not present on-site. Four individuals were found approximately 1 mile west at Hale Avenue Resource Recovery Facility.
Encinitas baccharis (<i>Baccharis vanessae</i>)	USFWS: Threatened CDFW: Endangered City: Covered CRPR List 1B.1	Grows in chaparral (maritime, sandstone) at elevations of 197– 2,362 feet. Blooms August–November.	Low: Not observed onsite. Suitable habitat not present on-site. The nearest known occurrence is approximately 3.3 miles south of the site at Lake Hodges.
San Diego goldenstar (<i>Bloomeria clevelandii</i>)	USFWS: Species of Concern CRPR List 1B.1	Clay soils of chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Blooms in May–	Low: Suitable habitat not present on-site. The nearest occurrence is approximately 6 miles west in

		June.	San Marcos in San Elijo Hills.
Orcutt's brodiaea (<i>Brodiaea orcuttii</i>)	CRPR List 1B.1	Closed-cone coniferous forests, chaparral, cismontane woodland, meadows and seeps, valley and foothill grasslands, vernal pools (mesic, clay, serpentine soils). Grows at elevations 98–5,300 feet. Blooms May–July.	Low: Suitable habitat not present on-site. The nearest occurrence is approximately 6 miles west in San Marcos.
wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	CRPR List 2.2 City: Covered	Grows in chaparral at elevations ranging from 3–1,247 feet. Blooms December–April.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 5 miles north of the site in San Marcos.
thread-leaved brodiaea (<i>Brodiaea filifolia</i>)	USFWS: Threatened CDFW: Endangered City: Covered CRPR List 1B.1	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools/often clay. Grows at elevations 131–4,003 feet. Blooms March–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 6 miles west of the site in San Marcos.
southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>)	CRPR List 1B.1	Marshes and swamps, valley and foothill grassland, and vernal pools, alkaline grassland. Grows at elevations of 0–1,394 feet. Blooms May–November.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 4 miles east of the site at Lake Hodges.
smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>)	CRPR List 2.2	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grasslands (alkaline soils). Grows at elevations 0–1,575 feet. Blooms April–September.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 20 miles south of the site in Mission Gorge.
Campo or delicate clarkia (<i>Clarkia delicata</i>)	CRPR List 1B.2	Chaparral, cismontane coast live oak woodlands. Grows at elevations 771–3,281 feet. Blooms April–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 9 miles east of the site in San Pasqual Valley.
summer holly	City: Covered	Chaparral habitat. Grows at elevations	Low: No suitable habitat on-site.

<i>(Comarostaphylis diversifolia</i> <i>ssp. diversifolia)</i>	CRPR List 1B.2	98–1,804 feet. Blooms April–June.	The nearest known occurrence is approximately 5 miles north of the site in San Marcos.
sea dahlia <i>(Coreopsis maritima)</i>	CRPR List 2.2	Coastal bluff scrub, coastal scrub. Grows at elevations 16–492 feet. Blooms March–May.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 11 miles southeast of the site at Solana Beach.
variegated dudleya <i>(Dudleya variegata)</i>	CRPR List 1B.2	Chaparral, cismontane woodland, coastal scrub, valley and foothill grasslands, vernal pools (clay soils). Grows at elevations 10–1,804 feet. Blooms May–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 5 miles south of the site south of Lake Hodges.
sticky dudleya <i>(Dudleya viscida)</i>	CRPR List 1B.2	Coastal bluff scrub, chaparral, coastal sage scrub. Grows at elevations 33–1,804 feet. Blooms May–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 23 miles northwest of the site in Oceanside.
San Diego button-celery <i>(Eryngium aristulatum</i> var. <i>parishii)</i>	USFWS: Endangered CDFW: Endangered CRPR List 1B.1	Vernal pools in coastal scrub, valley and foothill grassland. Grows at elevation 66–2,034 feet. Blooms April–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 11 miles southeast of the site in Poway.
San Diego barrel cactus <i>(Ferocactus viridescens)</i>	City: Covered CRPR List 2.1	Chaparral, coastal scrub, valley and foothill grasslands, vernal pools. Grows at elevations 10–1,476 feet. Blooms May–June.	Low: Suitable habitat not present on-site. The nearest known occurrence is 5 miles north of the site in San Marcos.
San Diego marsh-elder <i>(Iva hayesiana)</i>	City: Covered CRPR List 2.2	Grows in marshes, swamps, and playas, margins of intermittent often alkaline streams. Grows at elevations ranging from 33–1,640 feet. Blooms May–December.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 3.5 miles southeast of the site at Lake Hodges.
Robinson’s pepper-grass	CRPR List 2.2	Chaparral, coastal scrub Grows at	Low: Suitable habitat not present

<i>(Lepidium virginicum</i> var. <i>robinsonii</i>)		elevations 3–1,640 feet. Blooms January–July.	on-site. The nearest known occurrence is approximately 3.5 miles southeast of the site along Del Dios highway.
felt-leaved monardella <i>(Monardella hypoleuca</i> ssp. <i>lanata</i>)	CRPR List 1B.2	Chaparral, cismontane woodland, rocky montane ridgelines. Grows at elevations 984–3,904 feet. Blooms June–August.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 4.5 miles southeast of the site at Lake Hodges.
spreading navarretia <i>(Navarretia fossalis)</i>	USFWS: Threatened CRPR List 1B.1	Vernal pools associated with chenopod scrub, marshes and swamps.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 19 miles northwest of the site in Oceanside.
Engelmann oak <i>(Quercus engelmannii)</i>	City: Covered CRPR List 4.2	Found in chaparral, cismontane woodland, riparian woodland, valley and foothill grassland. Grows at elevations 394–4,265 feet. Blooms March–May.	Low: Not observed onsite. Suitable habitat not present on-site.
chaparral ragwort <i>(Senecio aphanactis)</i>	CRPR List 2.2	Chaparral, cismontane woodland, coastal scrub/alkaline, rocky or barren sites in shrublands along the coast. Grows at elevations 49–2,625 feet. Blooms January–April.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 20 miles northwest of the site along the Santa Margarita River.
purple stemodia <i>(Stemodia durantifolia)</i>	CRPR List 2.1	Sonoran desert scrub, riparian habitats (often mesic, sandy) Grows at elevations 591–984 meters. Blooms January–December.	Low: Suitable habitat not present on-site. The nearest known occurrence is approximately 5 miles south of the site along the San Dieguito River.

1: Sensitivity Status Key

Federal U.S. Fish and Wildlife Service (USFWS)

State California Department of Fish and Wildlife (CDFW)

Other California Rare Plant Rank (CRPR)

1B: Plants rare, threatened, or endangered in California and elsewhere

2: 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

Decimal notations: .1 - Seriously endangered in California, .2 – Fairly endangered in California, .3 – Not very endangered in California

City: Covered Draft City of Escondido Subarea Plan Proposed Covered Species. Coverage for the species within the Escondido Subarea may be contingent on other MHCP cities that control major/critical locations or the majority of the species or its habitat. If no city is listed as a contingency, then the species will be covered within the Escondido Subarea when Escondido meets all Section 10(a), Natural Community Conservation Planning (NCCP), and MHCP criteria within its boundaries.

Source: AECOM 2011 & REC Consultants 2013

ATTACHMENT C

**SENSITIVE WILDLIFE SPECIES WITH THE POTENTIAL TO OCCUR
WITHIN THE PROJECT SITE**

Appendix C. Sensitive Wildlife Species with the Potential to Occur within the Project Site

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
INVERTEBRATES			
San Diego fairy shrimp (<i>Brachinecta sandiegonensis</i>)	USFWS: Endangered City: Covered	Restricted to shallow and small vernal pools, hardpan and claypan pools. Found in Orange and San Diego Counties, and Baja California.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
REPTILES			
northern red-diamond rattlesnake (<i>Crotalus ruber ruber</i>)	CDFW: Species of Special Concern	Chaparral, coastal sage scrub, along creek banks, and in rock outcrops or piles of debris. Habitat preferences include dense vegetation in rocky areas.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
San Diego coast horned lizard (<i>Phrynosoma blainvillei</i>)	CDFW: Species of Special Concern	A variety of habitats including sage scrub, chaparral, coniferous and broadleaf woodlands. Found on sandy or friable soils with open scrub. Requires open areas, bushes, and fine loose soil.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
coast patch-nosed snake (<i>Salvadora hexalepis virgultea</i>)	CDFW: Species of Special Concern	A variety of habitats including coastal sage scrub, chaparral, riparian, grasslands, and agricultural fields. Prefers open habitats with friable or sandy soils, burrowing rodents for food, and enough cover to escape predation.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
Coronado skink (<i>Eumeces skitonianus interparietalis</i>)	CDFW: Species of Special Concern	Most commonly found in open areas, sparse brush, and in oak woodlands, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
orange-throated whiptail (<i>Aspidoscelis hyperythra beldingi</i>)	CDFW: Species of Special Concern City: Covered	A variety of habitats including sage scrub, chaparral, coniferous and broadleaf woodlands. Found on sandy or friable soils with open scrub. Requires open	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
		areas, bushes, and fine loose soil.	
southwestern pond turtle (<i>Actinemys marmorata pallid</i>)	CDFW: Species of Special Concern City: Covered	Associated with permanent water or nearly permanent water from sea level to 6,000 feet. Prefers habitats with basking sites such as floating mats of vegetation, partially submerged logs, rocks, or open mud banks.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
AMPHIBIANS			
western spadefoot toad <i>Spea (Sacphiopus) hammondii</i>	CDFW: Watch List City: Covered	Temporary ponds, vernal pools, and backwaters of slow-flowing creeks. Also upland habitats such as grasslands and coastal sage scrub where burrows are constructed.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
BIRDS			
Cooper's hawk (<i>Accipiter cooperii</i>)	CDFW: Watch List City: Covered	Usually in oak woodlands, but occasionally in willow or eucalyptus woodlands.	This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
coastal California gnatcatcher (<i>Polioptila californica californica</i>)	USFWS: Threatened CDFW: Species of Special Concern City: Covered	Diegan coastal sage scrub dominated by California sagebrush (<i>Artemisia californica</i>) and flattopped buckwheat (<i>Eriogonum fasciculatum</i>) below 2,500 feet elevation in Riverside County and below 1,000 feet elevation along the coastal slope; generally avoids steep slopes above 25 percent and dense, tall vegetation for nesting.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
yellow warbler (<i>Dendroica petechia brewsteri</i>)	CDFW: Species of Special Concern	A fairly common summer breeding resident found along mature riparian woodlands that consist of cottonwood, willow, alder, and ash trees. It is restricted	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
		to this increasingly patchy habitat.	
yellow-breasted chat (<i>Icteria virens</i>)	CDFW: Species of Special Concern City: Covered	Riparian woodland, with a dense undergrowth.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
Bell's sage sparrow (<i>Amphispiza belli belli</i>)	CDFW: Watch List City: Covered	Occurs mainly in coastal sage scrub and chaparral habitats.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
burrowing owl (<i>Athene cunicularia</i>)	CDFW: Species of Special Concern	Found mainly in grassland and open scrub from the seashore to foothills. Strongly associated with California ground squirrel (<i>Spermophilus beecheyi</i>) burrows.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
coastal cactus wren (<i>Campylorhynchus brunneicapillus couesi</i>)	CDFW: Species of Special Concern City: Covered	Coastal sage scrub with extensive stands of tall prickly pear or cholla cacti (<i>Opuntia</i> sp.).	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
least Bell's vireo (<i>Vireo bellii pusillus</i>)	USFWS: Endangered CDFW: Endangered City: Covered	Riparian woodland with understory of dense young willows or mulefat and willow canopy. Nests often placed along internal or external edges of riparian thickets (USFWS 1986).	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
southern California rufous-crowned sparrow (<i>Aimophila ruficeps canescens</i>)	CDFW: Species of Special Concern City: Covered	Grassy or rocky slopes with open scrub at elevations from sea level to 1,969 feet. Occurs mainly in coastal sage scrub.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
white faced ibis (<i>Plegadis chihi</i>)	CDFW: Species of Special Concern City: Covered	Found in shallow areas of freshwater marshes and wet grass. Colonial nesters, with two known colonies in San Diego County, along Guajome Lake and near a	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
		pond in San Luis Rey River valley.	
MAMMALS			
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	CDFW: Species of Special Concern City: Covered	Typical habitats include early stages of chaparral, open coastal sage scrub, and grasslands near the edges of brush.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	CDFW: Species of Special Concern	Common to abundant in Joshua tree, pinyon-juniper, mixed and chamise red shank chaparral, sagebrush, and most desert habitats.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
American badger (<i>Taxidea taxus</i>)	CDFW: Species of Special Concern	Coastal sage scrub, mixed chaparral, grassland, oak woodland, chamise chaparral, mixed conifer, pinyon juniper, desert scrub, desert wash, montane meadow, open areas and sandy soils.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
Dulzura California pocket mouse (<i>Chaetodipus californicus femoralis</i>)	CDFW: Species of Special Concern	Slopes covered with chaparral and live oaks.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>)	CDFW: Species of Special Concern City: Covered	Open sandy habitats grown to weeds.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
California (western) mastiff bat (<i>Eumops perotis californicus</i>)	CDFW: Species of Special Concern	Chaparral, live oaks, and arid, rocky regions. Requires downward opening crevices.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.
western yellow bat (<i>Lasiurus xanthinus</i>)	CDFW: Species of Special Concern	Found in valley foothills riparian, desert riparian, desert wash, and palm oases. Forages among trees and over water. Roosts in trees.	Low: This species was not observed on-site and is not expected to occur within the project site due to the lack of suitable habitat.

Common Name <i>Scientific Name</i>	Sensitivity Status ¹	General Habitat Description	Probability of Occurrence
<p>1: Sensitivity Status Key Federal U.S. Fish and Wildlife Service (USFWS) State California Department of Fish and Wildlife (CDFW) City: Covered Draft City of Escondido Subarea Plan Proposed Covered Species. Coverage for the species within the Escondido Subarea may be contingent on other MHCP cities that control major/critical locations or the majority of the species or its habitat. If no city is listed as a contingency, then the species will be covered within the Escondido Subarea when Escondido meets all Section 10(a), Natural Community Conservation Planning (NCCP), and MHCP criteria within its boundaries.</p> <p>Source: AECOM 2011 & REC Consultants 2013</p>			