

2.3.4 Biological Resources

Mooney & Associates completed a biological resource inventory and vegetation mapping of the Valley View Estates SP site during the spring and summer months of 1998 (Volume 6, Appendix F). Additional surveys were also conducted during May 1999 to determine impacts associated with off-site emergency access roads. Resources were mapped on a 1 inch = 300 feet scale topographic map. In addition to a general survey, focused surveys were conducted for the coastal California gnatcatcher (*Poliopitila californica californica*) (Volume 6, Appendix F, Attachment 1) and Quino checkerspot butterfly (*Euphydryas editha quino*) (Volume 6, Appendix F Attachment 2). The subject property was also assessed for the potential presence of Stephens' kangaroo rat (*Dipodomys stephensi*) (Volume 6, Appendix F, Attachment 3). A previous biological study of this property (Collier 1992) was reviewed in preparation for the current project.

Environmental Setting

During the MSCP and the Multiple Habitat Conservation Program (MHCP) mapping projects, 12 vegetation communities were identified for the SPA #4 and immediately adjacent areas (Figure 2.3.4-1, Regional Vegetation Map). Urban/developed and disturbed habitat areas occur in the southwest and southeast corners of SPA #4. Coastal sage scrub dominates the southern two-thirds of the site. Southern mixed chaparral is predominant in the northern portion of SPA #4 and the two additional Valley View Estates SP properties outside of SPA #4. Areas of coastal live oak woodland are scattered throughout the Valley View Estates SP site, while oak riparian and riparian scrub are concentrated along the drainages. An area of coastal sage-chaparral scrub occurs along the eastern property boundary, adjacent to one of the oak riparian woodlands.

SPA #4 is covered by two Subareas of the regional conservation program. According to the County of San Diego's MSCP, impacts to habitats within Tiers I-III will be mitigated at predefined ratios where occurring within the adopted Subarea Plan. These represent sensitive habitats worthy of protection through mitigation. Only Tier IV lands (defined as lands which do not support natural vegetation and which are not regulated by this program) are exempt from mitigation requirements.

Botany

Virtually the entire proposed Valley View Estates SP site is comprised of Tier I-III habitats, as identified by the County Sub-area plan. These habitats are considered sensitive, requiring mitigation for impacts. Mitigation for each impacted sensitive habitat type will be required according to the ratios designated for each subarea plan or non-covered MSCP/MHCP area in which the habitat occurs. A very small portion of the on-site vegetation is considered not sensitive (9 acres out of 1,150). These areas are mapped as "disturbed" and "urban/developed." The on-site disturbed and urban/developed areas are located in the south-

central portion of the property. Disturbed and urban/developed areas include dirt roads, an abandoned homesite, and historical clearing of vegetation for cattle grazing. Mooney & Associates' survey found that the proposed Valley View Estates SP property supports eight native habitat types (Table 2.3.4-1, Proposed Valley View Estates SP Habitats and Figure 2.3.4-2, Valley View Estates SP Biological Resources Map). Vegetation communities located along the proposed off-site access roads include: coastal sage scrub, mule-fat scrub, non-native grassland, orchards, and existing roadway areas (Table 2.3.4-2, Proposed Off-site Roadways Habitats and Figure 2.3.4-3, Valley View Estates SP Off-site Roadways Biological Resources).

Table 2.3.4-1 Proposed Valley View Estates SP Habitats

Habitats	Existing Resources (Acres)			
	North	South (PAMA)	Off Site	Total
Diegan Coastal Sage Scrub	0	531	3	534
Coastal Sage/Chaparral Scrub	0	30	0	30
Southern Mixed Chaparral	448	0	0	448
Engelmann Oak/Coast Live Oak Woodland	64	29	0	93
Oak Riparian	13	25	0	38
Riparian Scrub	0	1	0	1
Mesic Meadow	1	0.2	0	1.2
Non-native Grassland	0	0	1	1
Orchard	0	0	1	1
Disturbed/Developed	2	7	--- ¹	9
TOTALS	528	624	5	1,157

PAMA = Pre-Approved Mitigation Area for the County's adopted MSCP Subarea

Diegan coastal sage scrub (County MSCP Tier II). Diegan coastal sage scrub (sage scrub) is typically found on drier, south-facing slopes. Components of the habitat consist of low, soft-woody subshrubs that are often drought-deciduous. Coastal sage scrub is found both throughout the southern one-third of the Valley View Estates SP site and along the emergency access roads.

Coastal sage-chaparral scrub (County MSCP Tier II). Along the eastern boundary of the site is an area dominated by sage scrub elements including California sage brush, flat-top buckwheat, and white sage. Intermixed with the sage scrub elements are plants more typically found in southern mixed chaparral. The presence of the chaparral plants suggests this area of approximately 30 acres is progressing through post-fire successional stages with southern mixed chaparral as the climax community.

Table 2.3.4-2 Proposed Off-Site Roadways Habitats

Habitats	Off-Site Existing Resources (Acres)				TOTALS
	Within Rancho Vistamonte SP	Within SPA #3	Within Ferrick/Harwood/Brill/Albright	Within Wild Animal Park ¹	
Diegan Coastal Sage Scrub	1.6	0.0	2.2	3.0	6.8
Mule-fat Scrub	0.1	0.8	0.0	0	0.9
Coast Live Oak Woodland	0.4	0.0	0.0	0	0.4
Non-native Grassland	1.3	0.8	0.5	0	2.6
Non-native Vegetation	0.0	0.1	0.0	0	0.1
Orchard	<1	0	0	0	<1
Disturbed/Developed	2.9	0.0	0.7	0	3.6
TOTALS	7.2	1.7	3.4	3.0	<15.3

¹Existing roadway area not included.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

Southern mixed chaparral (County MSCP Tier III). Southern mixed chaparral (chaparral) dominates the northern slopes of the subject property. Typically, the habitat consists of a dense cover of broad-leaved sclerophyllous shrubs with little or no understory vegetation. The existing canopy cover is slightly more open than normal due to a fire in 1993, known as the Guejito Fire, that burned through the Valley View Estates SP property.

Oak riparian woodland (County MSCP Tier I). Southern coast live oak riparian woodland (oak riparian woodland) is found within several of the drainages that cross the Valley View Estates SP site in both the southern and northern portions of the SP. Oak riparian woodlands are generally open to locally dense evergreen woodlands dominated by coast live oaks (*Quercus agrifolia*) and found along streambanks.

Coast Live Oak woodland (County MSCP Tier I). Oak woodland consisting of isolated oaks or groups of oaks, occurs across the subject property on the slopes and in shaded ravines. Typically, oak woodland is dominated by one oak species with a poorly developed shrub layer but a continuous herb layer.

Engelmann Oak Woodland (County MSCP Tier 1). Engelmann oak woodland and individual Engelmann oaks occur in numerous locations on the subject property. Engelmann oak woodland is characterized by a dominance of Engelmann oaks and an understory of grassland species. Coast live oaks may also be a significant species in Engelmann oak woodlands.

Riparian scrub (County MSCP Tier I). On site, approximately 1.2 acres of riparian scrub is found in the drainages with intermittent flows or where a vernal seep occurs. The riparian scrub occurs as dense thickets of willows (arroyo and black willows) or mule-fat. The stands are too dense to allow the development of an understory layer.

Mesic meadow (County MSCP Tier I). Small patches of mesic meadow occur in various areas on site. This habitat occurs in low areas where the runoff collects from the adjacent areas, subsequently, the soils were saturated during the surveys.

Non-native Grassland (County MSCP Tier III). Small areas of non-native grassland occur along the proposed emergency access roads (Zoo Road to Rockwood Road). These areas are dominated by non-native grasses including slender wild oat (*Avena barbata*), soft chess (*Bromus hordeaceus*) and ripgut grass (*Bromus diandrus*).

A total of 219 plant species (including 51, or 23 percent nonnative species) was detected during the on-site and assess route surveys (see Volume 6, Appendix F, Table 2 for a complete list). Due to the time of the year the survey was conducted (April through July), some herbaceous annual plants may have bloomed and already died-back and, therefore, may not have been detected.

Zoology

The 1998 survey identified a total of 72 wildlife species, including one amphibian, 10 reptile, 52 bird, and 9 mammal species. When this total is combined with the summer 1981 and winter/spring 1992 data collected by Collier (1992), a total of 100 wildlife species is known to occur on site: 2 amphibians, 14 reptiles, 72 birds, and 12 mammal species. Among the more numerous species detected on site during the 1998 surveys were the rufous-crowned sparrow (*Aimophila ruficeps canescens*), spotted towhee (*Pipilo maculatus*), wrenit (*Chamaea fasciata*), mourning dove (*Zenaida macroura*), Lazuli bunting (*Passerina amoena*) and the coastal whiptail (*Cnemidophorus tigris*), which was commonly noted on dirt roads. The unusual abundance of rufous-crowned sparrows on site is noteworthy. A complete list of species observed during the 1998 surveys is contained in Table 3 of Volume 6, Appendix F.

Overall, the assortment of wildlife species detected on site is representative of similar habitat areas within the northern portion of San Diego County. The coastal sage scrub wildlife component was somewhat light, but this is likely due to the early stage of post-fire recovery noted within this habitat type.

Sensitive Species

Plant and animal species are considered sensitive if they have been listed as such by federal or state agencies, or one or more special interest groups such as the California Native Plant

Society (CNPS) (Skinner and Pavlik 1994). The California Department of Fish and Game (DFG) publishes separate comprehensive lists for plants and animals through their Natural Heritage Division (DFG 1997a and 1998a). DFG also publishes Rarefind Searches (DFG 1998b) through the California Natural Diversity Data Base (CNDDDB). These lists include taxa officially listed by the state and federal governments as Endangered, Threatened, or Rare, and candidates for state or federal listing.

Sensitive Plants Detected On Site

One sensitive plant species (Engelmann oak) was detected on site during the previous and current studies and another nine have been reported to occur in the vicinity. Sensitive species are summarized in Table 2.3.4-3, Sensitive Plant Species Observed and Potentially Occurring at Valley View Estates SP. Engelmann oak (*Quercus engelmannii*) occurs in oak woodland and southern mixed chaparral on site. Engelmann oak is listed as a Group A (rare, threatened or endangered in California and elsewhere) sensitive plant species incorporated into the County's MSCP for the Metro-Lakeside-Jamul Segment by County Ordinance. This species is also CNPS List 4 species. Individual trees are scattered across the slopes on the southern wall of the site but were more abundant in the northern half of the property. Many of these trees sprouted after the 1993 Guejito fire.

A small number of summer holly individuals were reported in the 1992 survey. The 1998 study was conducted during the time when the red fruits will have been easily visible, but the survey results were negative. Therefore, the potential that summer holly continues to occur on site is low. Low potential for occurrence also includes Orcutt's brodiaea within the mesic meadow, rush-like bristleweed, and San Diego golden-star. There is a very low potential for San Diego thornmint to occur due to limited amounts of potentially suitable habitat. Although appropriate habitat exists for both San Diego sagewort and Palmer's goldenbush on site, they were not detected during the field surveys. They should both have been easily detectable if present on site. San Diego barrel cactus should have also been detected if present and is therefore not expected. Parry's tetracoccus was not seen during either survey and is not expected due to the absence of appropriate habitat.

Sensitive Wildlife Observed On Site

Three sensitive reptile species, four sensitive bird species, and one sensitive mammal species were detected during field surveys conducted by Mooney & Associates. An additional seven sensitive species have been reported to occur in the vicinity of the Valley View Estates SP site. All of these species are discussed below and summarized in Table 2.3.4-4, Sensitive Wildlife Species Observed and Potentially Occurring at Valley View Estates SP.

Table 2.3.4-3 Sensitive Plant Species Observed and Potentially Occurring at Valley View Estates SP¹

Common Name Scientific Name	Status ²	Preferred Habitat	Growth Habit (Flowering Period ³)	Probability to Occur On Site
San Diego thornmint <i>Acanthomintha ilicifolia</i>	Federal - FE State - CE, MSCP Group A CNPS List 1B	Grassy openings in chaparral and sage scrub; broken clay soils.	annual herb (Apr-May)	very low
San Diego sagewort <i>Artemisia palmeri</i>	MSCP Group B CNPS List 2	Coastal scrub, oak woodland and riparian woodland; along creeks and drainages.	shrub	very low
Orcutt's brodiaea <i>Brodiaea orcuttii</i>	MSCP Group A CNPS List 1B, MSCP Group A CNPS List 1B	Vernally moist grasslands, periphery of vernal pools, and occasionally streamside embankments. Southern mixed chaparral.	bulbiferous herb Apr-Jul shrub	very low reported 1992
Palmer's goldenbush <i>Ericameria palmeri</i> ssp. <i>palmeri</i>	MSCP Group B CNPS List 2	Chaparral and occasionally in sage scrub; drainages.	shrub	very low
San Diego barrel cactus <i>Ferocactus viridescens</i>	MSCP Group B CNPS List 2	Chaparral, coastal sage scrub, grasslands, periphery of vernal pools, and mima mound topography.	stem succulent	none
rush-like bristleweed <i>Machaeranthera junceus</i>	MSCP Group D CNPS List 4	Chamise chaparral and sage scrub.	shrub	very low
Cleveland's golden-star <i>Muilla clevelandii</i>	MSCP Group A CNPS List 1B	Grasslands, especially near mima mound topography or near vernal pools.	bulbiferous herb Apr-Jul	very low
Engelmann oak <i>Quercus engelmannii</i>	MSCP Group A CNPS List 4	Oak woodland, oak-savannah, and chaparral	tree	observed
Parry's tetradococcus <i>Tetradococcus dioicus</i>	MSCP Group A CNPS List 1B	Chaparral and coastal sage scrub.	shrub	none

¹ Includes plants reported in the 1992 Collier study of the site.

² FPE= Federally Endangered; CE=State-listed as Endangered, List 1B-4=CNPS listings, MSCP=flora covered by the Multiple Species Conservation Program. Please see Attachment 3 for further discussion of sensitivity listings. MSCP=sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment along with its sensitive plant list ranking.

³ Flowering periods of herbaceous annuals only.

Table 2.3.4-4 Sensitive Wildlife Species Observed and Potentially Occurring at Valley View Estates SP¹

Common Name Scientific Name	Status ²	Preferred Habitat	Potential to Occur On Site
Quino checkerspot butterfly <i>Euphydryas editha quino</i>	Federal - FE	Open grasslands and sunny openings in shrublands.	low
Arroyo southwestern toad <i>Bufo microscaphus californicus</i>	Federal - FE State - SC	Sandy banks with willows, cottonwoods, or sycamores.	very low
Southwestern pond turtle <i>Clemmys marmorata pallida</i>	State - SC	Permanent or nearly permanent bodies of water; needs basking sites such as partially submerged logs, vegetation mats or open mud banks.	none
San Diego horned lizard <i>Phrynosoma coronatum blainvillei</i>	State - SC	Coastal sage scrub and chaparral; friable, rocky, or shallow sandy soils.	observed
Orange-throated whiptail <i>Cnemidophorus hyperythrus</i>	State - SC	Coastal sage scrub, chaparral, and valley-foothill hardwood forests; washes and other sandy areas.	observed
Red diamond rattlesnake <i>Crotalus ruber ruber</i>	State - SC	Rocky brushlands.	observed
Black-shouldered kite <i>Elanus caeruleus</i>	State - FP	Nests in riparian woodlands; forages in any open, grassy area.	observed
Golden eagle <i>Aquila chrysaetos canadensis</i>	State -FP, SC	Grasslands, broken chaparral, or sage scrub.	observed
Southwestern willow flycatcher <i>Empidonax trailii extimus</i>	Federal - FE State - SE	Nests in riparian woodlands that are marshy or at water's edge.	extremely low
Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegoense</i>	State - SC	Coastal sage scrub with tall opuntia cactus for nesting and roosting.	observed
Coastal California gnatcatcher <i>Poliophtila californica californica</i>	Federal - FT State - SC	Coastal sage scrub in arid washes, mesas, and slopes.	moderate
Least Bell's vireo <i>Vireo bellii pusillus</i>	Federal - FE State - SE	Nests at low levels of riparian woodland or riparian scrub habitat.	very low
Cooper's hawk <i>Accipiter cooperii</i>	State -SC	Riparian habitats	observed
Rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	State - SC	Sage scrub on steep rocky slopes.	observed
Sage sparrow <i>Amphispiza belli</i>	State - SC	Chaparral, especially chamise chaparral	moderate
Northwestern San Diego Pocket Mouse <i>chaetodipus pollax pollax</i>	State - SC	Sage Scrub and Grasslands	observed
Mountain lion <i>Felis concolor</i>	State - FP	Occupies a wide variety of habitats within San Diego County	high

¹ Includes wildlife species observed during the 1992 Collier study.² Federal: FE=Federally Endangered, FT=Federally Threatened; State: SE=State Endangered, FP=Fully Protected, SC=Species of Special Concern. See Attachment 4 for discussion on sensitivity listings. MSCP=sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment.

The San Diego horned lizard was observed in the southern-central portion of the site within the coastal sage scrub habitat. It is expected to occur over much of the property, as suitable habitat is widespread. The orange-throated whiptail was observed in several areas on site and is expected to occur over the majority of the property. Both species are MSCP sensitive and covered species known to occur in the Metro-Lakeside-Jamul Segment and State Species of Concern. Red diamond rattlesnakes, a state species of concern, were observed at two locations on site and are expected to be common throughout the property.

The golden eagle is an uncommon resident of San Diego County, where it is widely but sparsely distributed. The golden eagle is a California Fully Protected Species and a Species of Special Concern and is a sensitive and covered species under the Metro-Lakeside-Jamul Segment of the County's MSCP. A single golden eagle was observed flying over the east-central portion of the property during the 1998 surveys. A single Cooper's hawk was also observed on site. This species is a common migrant and rare summer resident in San Diego County. It typically breeds in oak woodland habitats and utilizes a wide variety of habitats within southern California for foraging. The black-shouldered kite is a State Fully Protected Species. This raptor prefers to nest in riparian woodlands but forages over any open, grassy area. Kites were observed in two locations on the southern half of the property. The sightings are believed to represent a single pair.

The coastal cactus wren, a State Species of Special Concern, can be found in coastal sage scrub, maritime succulent scrub, and other areas with tall opuntia cactus for nesting and roosting. A single cactus wren was detected in the southwestern portion of the property.

The Southern California rufous-crowned sparrow, an MSCP sensitive and covered species and a State Species of Concern, is very common on the Valley View Estates SP property. Initial attempts to map sighting locations were quickly abandoned due to the abundance of this species on site. This may represent a metapopulation, serving as a source for dispersal into many surrounding habitats. As such, impacts to the species and its on-site habitat will have increased cumulative significance.

Despite the lack of a small mammal trapping program, a single northwestern San Diego pocket mouse, a State Species of Concern, was captured along an overgrown dirt road near the southeastern portion of the site. Habitat for this species is most often sparse or disturbed coastal sage scrub or grasslands with sandy soils. Much of the habitat on the southern half of the property could support this species.

The mountain lion is a MSCP sensitive and covered species and a State Fully Protected Species. This species ranges through most of western North America. The Valley View Estates SP site is almost certainly within the home range of at least one mountain lion. Employees of the San Diego Wild Animal Park have seen mountain lions along the perimeter and interior of the park. Mountain lions have even been noted within the Peñasquitos Canyon Preserve, which is at least 15 miles southwest of the Valley View Estates SP property, closer

to the center of population in San Diego and amidst very dense housing developments. No physical evidence of mountain lion occurrence was noted during the Valley View Estates SP surveys, but the property itself has the potential to function as a movement corridor between the Santa Ysabel river valley and the area of Lake Wohlford.

Two other sensitive bird species have a moderate to high potential to occur on the Valley View Estates SP property. The coastal California gnatcatcher is a Federally threatened species, a State Species of Special Concern and a sensitive and covered species under the MSCP. No coastal California gnatcatchers were detected during focused surveys conducted on the subject property (Volume 6, Appendix F, Biology Report, Attachment 1).

Bell's sage sparrow is a state species of concern known to inhabit chaparral areas. Although not detected during any biological surveys, this species is considered to have a moderate potential to occur on site due to the presence of potentially suitable habitat.

The Quino checkerspot butterfly, a federally endangered species, is restricted to open grasslands and sunny openings within shrub land habitats of Riverside and San Diego Counties. Its distribution is defined primarily by that of its larval host plant, dwarf plantain, and secondary host plants, bird's beak and owl's clover. The Quino checkerspot is generally found at sites where high densities of the host plant occur. Quino checkerspot butterflies were not observed on the Valley View Estates SP site during focused surveys (Volume 4, Appendix C, Attachment 2). The 1992 Collier study of the site reported observing dwarf plantain; however, the plant was not seen during the 1998 studies. Owl's clover was observed in narrow strips along one of the road cuts.

The southwestern arroyo toad is considered to have little-to-no potential to occur on site due to the absence of typically preferred habitat features. The southwestern arroyo toad breeds and forages along the edges of streams and rivers with shallow pools adjacent to sandy terraces. Terraces must be stable and usually possess a moderately well-developed, scattered shrub and tree overstory typically containing mule fat, California sycamore, Fremont cottonwood, or coast live oak. Although this species is known to occur within Guejito Creek (minimum 1 mile distance to the east), and Santa Ysabel Creek (2 miles distance to the south, beyond the Wild Animal Park), it is considered unlikely that the toad will disperse onto the site from one of these sources and very unlikely that it will successfully breed here if dispersal did take place.

The Valley View Estates SP site does not contain areas of dense willows with the potential for maintenance of a southwestern willow flycatcher breeding population. Even the oak-lined drainages on site do not match the unique characteristics of the oak-dominated habitats supporting the southwestern willow flycatcher at the San Luis Rey River. Least Bell's vireo habitat suitability over most of the property is marginal. The willow-dominated areas are small and isolated, and there is little understory beneath the oaks.

The southwestern pond turtle, a state species of special concern, is known to inhabit ponds and lakes. This species requires basking sites such as partially submerged logs, vegetation mats or open mud banks. The southwestern pond turtle was not detected during the field survey and is not expected on-site due to lack of appropriate habitat.

Wildlife Corridors

Wildlife corridors, or linkages, are important because of their role in preserving species diversity. Without some connection or corridor, wildlife use areas become islands surrounded by development. By definition, these corridors exist between important or major wildlife use areas. Carlquist's principles of island biogeography will predict that species' diversity of an island is a function of the size of the island, the distance from the mainland, and the length of time it has been isolated. These principles have been shown to apply to wildlife areas within the urban fabric (Soule et al. 1988). As shown by Soule, small, fragmented areas of habitat ultimately support lower numbers of species than similarly situated larger blocks of habitat.

The Valley View Estates SP site has been mapped as very high, high, and moderate value habitat according to the MHCP Habitat Value Biological Core and Linkage Area map. The entire site has also been mapped as a Biological Resource Core/Linkage area.

Wetlands and Jurisdictional Waters

DFG jurisdictional boundaries were mapped at the extent of the riparian canopy, or from "bank-to-bank" across ordinary high-water drainages without a well-developed canopy. ACOE jurisdiction was mapped at the ordinary high water mark, roughly corresponding to "bank to bank." Wetlands are County MSCP Tier I habitats and are present in several areas of the site. Many of the drainages, as well as a sizable mesic meadow in the northwestern corner of the site, qualify as wetlands. Jurisdictional waters are nonwetland waters subject to ACOE regulation. Virtually all of the mapable drainages on site are jurisdictional waters. Existing DFG jurisdictional boundaries include approximately 24 acres. ACOE jurisdictional boundaries include 5.5 acres, of which 2 acres overlap with DFG boundaries.

Escondido General Plan

The General Plan recognizes that the rare and endangered plant and animal species found around Escondido are a nonrenewable resource that shall be protected. Policies have been adopted to minimize the conflict between resource protection and development.

Biological Policy K1.1: Development shall be sensitive to significant biological resources, 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.

Appropriate mitigation measures, such as buffering and setbacks and revegetation plans shall be incorporated to protect sensitive habitat areas to the extent feasible. In the event habitat is adversely affected, adequate replacement shall be proposed.

Biological Policy K1.3: Development proposals for sites containing riparian habitat areas shall include mitigation of impacts associated with flood control measures and appropriate measures determined in consultation with DFG and USFWS. At a minimum buffers and/or setbacks are required.

Biological K1.4: If the presence of humans and domestic animals will be detrimental to riparian habitat, appropriate barriers shall be constructed and maintained by the property owner or homeowners' association to restrict access to the sensitive area.

Biological K1.5: Any confinement of livestock, dumping or disposal of refuse, or structural improvement other than those permitted by appropriate agencies is prohibited in riparian areas.

Biological K1.6: Significant strands of trees shall not be removed unless needed to protect public safety. Removal shall be limited to the minimum amount necessary. At a minimum, the replacement value shall be equal to the vegetation removed. Replacement may occur on and/or off site subject to City approval.

Water Quality 12.7: Channels should be designed to accommodate existing and potential future riparian vegetation.

Escondido Tree Preservation Ordinance

The Tree Preservation Ordinance (Ord. No. 95-21) classifies oaks as a significant ecological resource.

State of California/U.S. Federal Regulations

Under the Endangered Species Act (ESA) Section 9, it is a violation of federal law to "take" any listed species. "Take" is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. The protection of the act covers the habitat of listed species, as significant habitat modification or degradation may actually kill or injure listed plants and animals by significantly impairing essential behavior patterns (such as feeding or reproduction). Section 9 prohibits any taking of a listed species until a habitat conservation plan has been prepared and implemented in accordance with

Section 10(a) of the ESA, or until an Incidental Take Permit has been obtained in accordance with Section 4(d). The USFWS has allowed, under Section 4(d), the take of listed species if such take results from activities which are conducted pursuant to the State of California's Natural Communities Conservation Planning (NCCP) program, and in accordance with an approved NCCP plan.

Compliance with the 4(d) rule through preparation of the MSCP allows loss of coastal sage scrub habitat if the loss is in accordance with the restrictions and requirements of the MSCP. Under the 4(d) rule option, those jurisdictions participating in the NCCP program, but without an accepted plan to implement the NCCP, are allowed to authorize the loss of a limit of 5 percent of the total amount of coastal sage scrub within the jurisdictional boundaries. The jurisdiction must submit the proper findings to the USFWS and DFG that enables the agencies to evaluate the project and to credit the incidental take to their allowed coastal sage scrub take allowance. These findings are generated through the NCCP Interim Habitat Loss Permit Process. The specific information used to generate these findings is included throughout this report.

Applicable Habitat Conservation Plans

The County of San Diego Subarea of the MSCP covers the southern approximately one-half of the proposed Valley View Estates SP and surrounding properties, located in the unincorporated area. The majority of these properties are within the County's Pre-approved Mitigation Area (PAMA). The City of San Diego Subarea of the MSCP identifies all of the area adjacent to the Valley View Estates SP within the Wild Animal Park as a Multi-Habitat Planning Area (MHPA) for preservation. The County MSCP has established mitigation ratios for impacts to sensitive habitats within its PAMA.

The northern approximately one-half of Valley View Estates SP is within the North County MSCP Subarea that is currently under preparation. Since this portion of the unincorporated County is not covered by an adopted plan, only Diegan coastal sage scrub removal requires a permit from the County for compliance with the 4(d) rule. No Diegan coastal sage scrub or coastal sage/chaparral scrub was identified in the northern portion of Valley View Estates SP. The County, without an adopted MSCP, would apply mitigation ratios different from those of its adopted MSCP if a project on this portion of Valley View Estates SP was being processed by the County.

The Draft City of Escondido Multiple Habitat Conservation Program (MHCP) Subarea Plan was approved for release to the public by the Board of Directors of the San Diego Association of Governments during June 2001. Adoption of the Escondido's MHCP is still pending. While it is not proposed that the Escondido MHCP be extended into the area currently within either of the County's Subareas, the City's MHCP provides that, if at the time of final development approval a property is outside of an adopted MSCP or MHCP, Escondido can consider inclusion of the property into its MHCP.

Thresholds for Determining Significance

Thresholds for determining biological resources impact significance are established by State CEQA Guidelines Appendix G, Escondido General Plan and Regional Conservation Programs. Significant impacts to biological resources will result where the project:

1. Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by DFG and USFWS.
2. Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the DFG or USFWS.
3. Has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Through direct removal, filling, hydrological interruption or other means.
4. Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites.
5. Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
6. Conflicts with the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Environmental Impacts and Significance

The Valley View Estates Specific Plan biological resources analyses include impacts from on- and off-site road grading; from residential, resort, equestrian center, and community-use lot development; from golf course development; from utilities installation; and from trails. Trails occurring within natural open space are shown on various figures as two parallel lines closely spaced. For the majority of the development, the required 100-foot fuel break is accommodated within areas already impacted by lots, slopes, fairway, and roads. Where fuel breaks extend beyond these development areas, impacts are assumed and are included in the impacted acreage calculations.

Conflicts with Habitat Conservation Plans and Wildlife Corridors

Under the County's adopted MSCP, the southern half of the Valley View Estates SP (approximately 624 acres) is designated as MSCP of which the PAMA; is an area of approximately 571 acres. One of the purposes for the PAMA designation is the creation of significant blocks or core areas of habitat to reduce edge effects and maximize the ratio of surface area to the perimeter of conserved habitat. The County's MSCP criteria establishes that a more than 25 percent intrusion into the PAMA will have significant biological resources impacts. The goal for corridor areas is the preservation of the biological integrity of linkages between biological resource core areas. Corridors with good vegetative and/or topographic cover are to be protected. If a corridor is relatively long, it must be wide enough for animals to hide. Generally wide corridors are better than narrow ones. If narrow corridors are unavoidable, the length should be relatively short with a minimum width of 400 feet and no longer than 500 feet. A width of greater than 1,000 feet is recommended for large mammals and birds.

Originally Proposed Project

The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. A SP road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The low percentage of preserved PAMA and the narrow corridor within the PAMA will result in potentially significant long-term, direct biological resources impacts.

Reduced Intensity and Density Project

Forty percent of the area designated as PAMA under the County's MSCP, as well as area additional outside the adopted MSCP in the northwestern portion of the Reduced Intensity and Density Project, will be preserved in permanent open space under the Reduced Intensity and Density Project. There will be a 203.5-acre increase in preserved natural areas. The 15 lots, removed from the corridor between the PAMA to the south and the north, will increase the proposed wildlife corridor width to approximately 800 feet, at the narrowest point on the northern end. Within 150 to the south, the corridor will widen out to 1,000 feet. Removal of 55 estate lots in the western portion of the project site will create an enlarged open space area with an interface of more than 3,900 feet in length with open space to the west and northwest.

However, the County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. While wider and shorter, the corridor between the MHPA and the PAMA will still be crossed by the proposed SP circulation road. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within the preserved area will not be consistent with the MSCP and will be a direct and potentially significant biological resource impact.

Sensitive Habitats

Originally Proposed Project

The Originally Proposed Valley View Estates SP project will impact the habitat acreage as shown in Table 2.3.4-5, Originally Proposed Valley View Estates SP Habitat Impacts and Figure 2.3.4-4, Originally Proposed Valley View Estates SP Biological Impacts Map. Acreage listed as "off site" will be impacted due to improvements to the access roads from the west and south. Off-site impacts to habitats are 100 percent of the off-site roadway boundaries as shown on Figure 2.3.4-3 above. The Originally Proposed Valley View Estates SP will impact a total of approximately 856 acres, including 388 acres of coastal sage scrub, 20 acres of coastal sage-chaparral scrub, 346 acres of southern mixed chaparral, 69 acres of Englemann oak/coast live oak woodland, 14 acres of oak riparian, 1 acre of riparian scrub, 1.2 acres of mesic meadow, 0.9 acre of mule-fat scrub, 2.8 acres of non-native grassland, less than 1 acre of orchards, less than 1 acre of non-native vegetation, and 11 acres of disturbed/developed areas. If the Rancho Vistamonte SP is concurrently approved and constructed, the impacts from the originally proposed Valley View Estates SP will be reduced by 0.15 acre mule-fat scrub, 1.8 acres of non-native grassland, and 0.7 acre of disturbed/developed area. Removal of and intrusion into approximately 843 acres, consisting of coastal sage scrub, coastal sage-chaparral scrub, southern mixed chaparral, Englemann oak/coast live oak woodland, woodland, oak riparian, riparian scrub, mesic meadow, and non-native grassland, by the Valley View Estates SP development, as originally proposed, will have direct and potentially significant impacts to sensitive biological habitats.

Reduced Intensity and Density Project

The Reduced Intensity and Density Project will impact habitat acreages as shown in Table 2.3.4-6, Impacts and Mitigation Acreage for the Reduced Intensity and Density Project Compared with the Proposed Valley View Estates SP, and Figure 2.3.4-5, Reduced Intensity and Density Project Biological Impacts Map. The off-site impacts due to access roads will be the same as the Originally Proposed Project and will be reduced for the Valley View Estates SP project if the concurrently proposed Rancho Vistamonte SP is approved and built.

Table 2.3.4-5 Originally Proposed Valley View Estates SP Habitat Impacts

Habitats	Originally Proposed Valley View Estates SP Impacts (Acres)			TOTALS
	North	South (PAMA)	Off Site ¹	
Diegan Coastal Sage Scrub	0	381	6.8	388
Coastal Sage/Chaparral Scrub	0	20	0	20
Southern Mixed Chaparral	346	0	0	346
Engelmann Oak/Coast Live Oak Woodland	47	22	0.4	69
Oak Riparian	4	10	0	14
Riparian Scrub	0	1	0	1
Mesic Meadow	0.2	1	0	1.2
Mule Fat Scrub	0	0	0.9	0.9
Non-native Grassland	0	0	2.6	2.8
Non-native Vegetation	0	0	0.1	0.1
Orchard	0	0	<1	<1
Disturbed/Developed	2	6	3.0	11
TOTALS	399	441	15	856

¹Construction of Rockwood Road by Rancho Vistamonte SP will impact 0.15 acre of this same mule fat scrub habitat. 1.8 acres of this same non-native grassland habitat, and 0.7 acre of this same disturbed/developed habitat.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

**Table 2.3.4-6 Impacts and Mitigation Acreage for the
Reduced Intensity and Density Project
Compared with the Originally Proposed Valley View Estates SP**

Habitats	Originally Proposed Valley View Estates SP Impacts (Acres)	Reduced Intensity and Density Project (Acres) ¹	Difference (Acres)
Diegan Coastal Sage Scrub	388	299	89
Coastal Sage/Chaparral Scrub	20	20	0
Southern Mixed Chaparral	346	188	158
Engelmann Oak/Coast Live Oak Woodland	69	68	1
Oak Riparian	14	13	1
Riparian Scrub	1	1	0
Mesic Meadow	1.2	1.2	0
Mule Fat Scrub	0.9	0.9	0
Non-native Grassland	2.8	2.8	0
Non-native Vegetation	<1	<1	0
Orchard	<1	<1	0
Disturbed/Developed	11	11	0
TOTALS	856	607	249

¹Construction of Rockwood Road by Rancho Vistamonte SP will impact 0.15 acre of this same mule fat scrub habitat, 1.8 acres of this same non-native grassland habitat, and 0.7 acre of this same disturbed/developed habitat.

Source: Piro Engineering, Helix Environmental Planning, Inc. and Mooney & Associates 2001

As shown by Table 2.3.4-6, there will be a substantial reduction in the areas of Diegan coastal sage scrub at 89 acres less and southern mixed chaparral at 158 acres less that will be impacted with the Reduced Intensity and Density Project when compared with the Originally Proposed Valley View Estates SP. There will be one acre less impact to Engelmann oak/coast live oak woodland and oak riparian. However, the remaining impacts to these and the other sensitive habitats will be direct and potentially significant.

Sensitive Plants

Originally Proposed Project

While no federal or state listed plant species were observed during the field surveys, Engelmann oak is identified as a Group A sensitive plant species in the County's MSCP. Both coast live oak and Englemann oak are classified as significant ecological resources by the City's Tree Preservation Ordinance. Individual scattered oaks with no associated riparian or woodland areas and no developed understory tend to have more aesthetic value than biological value. Individual oaks within oak woodland and oak riparian woodland with developed understory have the highest ecological value. There are more than 150 occurrences of oak

woodland/oak riparian woodland areas shown within or adjacent to the development footprint for the golf course (Figure 2.3.4-4). More than 220 oak woodland/oak riparian woodland areas are shown within or adjacent to the development footprint for the resort, residential neighborhoods, commercial area, and equestrian center. In all cases, removal of or grading within 50 feet of individual Englemann and coast live oak trees will have direct and potentially significant impacts.

Reduced Intensity and Density Project

While the preserved number of individual scattered Englemann and coast live oaks without developed understory and within oak woodland and oak riparian woodland with developed understory will increase, there are still more than 150 occurrences of oak woodland/oak riparian areas shown within or adjacent to the development footprint for the golf course and more than 180 occurrences scattered within or adjacent to other proposed development areas (Figure 2.3.4-5). Removal of or grading within 50 feet of individual Englemann and coast live oak trees will have direct and potentially significant impacts.

Sensitive Wildlife

Originally Proposed Project

Several species of concern were observed on-site during the field surveys, including San Diego horned lizard, orange-throated whiptail, red-diamond rattlesnake, coastal cactus wren, rufous-crowned sparrow, yellow-breasted chat, and the northwestern San Diego pocket mouse. The above-mentioned species, with the exception of the yellow-breasted chat, red-diamond rattlesnake and the northwestern San Diego pocket mouse, are County MSCP covered species. Although these species may be directly impacted by the Originally Proposed Valley View Estates SP, approximately 349 acres of native habitat will be placed in large blocks of biological open space easement in order to preserve suitable habitat for these and other wildlife species with potential to occur on site.

As the project site seems to support a relatively large population of rufous-crowned sparrows, impacts to this species are potentially greater than to other sensitive species detected on site. However, the viability of the rufous-crowned sparrow population on site is not expected to be significantly reduced as large blocks of suitable habitat will be preserved within open space. Furthermore, this species is more adaptable than other sensitive bird species that rely on coastal sage scrub for survival, such as the coastal California gnatcatcher (Unitt 1984). Given the adaptability of this species and the extent of the proposed open space, species-based mitigation for this species is not anticipated.

Residential and resort development adjacent to the open space easements will have indirect impacts on wildlife species. Significant indirect impacts will occur from collection of species within the open space areas and from construction disturbances during the nesting/breeding

season of native birds. Lighting along the perimeter of developed areas (particularly street lamps) will also have potentially significant indirect impacts on wildlife. Additionally, certain ornamental plants are known to escape into native plant communities. The edge-effect on natural open space will have indirect and potentially significant biological impacts.

Reduced Intensity and Density Project

While wildlife species of concern, which were observed on site during the field surveys, may be directly impacted by the proposed Reduced Intensity and Density Project, approximately 579 acres of native habitat, compared to the approximately 349 acres for the proposed Valley View Estates SP, will be placed in large blocks of biological open space easements in order to preserve suitable habitat for these and other wildlife species with potential to occur on site.

Residential and resort development will still be placed adjacent to the open space easements and will have indirect impacts on wildlife species. Significant indirect impacts will occur from collection of species within the open space areas and from construction disturbances during nesting/breeding season of native birds. Lighting along the perimeter of developed areas (particularly street lamps) will also have potentially significant indirect impacts on wildlife. Additionally, certain ornamental plants are known to escape into native plant communities. The edge-effect on natural open space will have indirect and potentially significant biological impacts.

Wetlands and Jurisdictional Waters

Originally Proposed Project and Reduced Intensity and Density Project

Both the Originally Proposed Valley View Estates SP and the Reduced Intensity and Density Project will affect area established as DFG jurisdictional wetlands and wetlands and jurisdictional waters of the ACOE. Impacts to wetlands and jurisdictional waters will be direct and potentially significant.

Secondary Biological Resources Impacts

Originally Proposed Project and Reduced Intensity and Density Project

Mitigation measures required to reduce public service impacts to below a significant level will have secondary impacts to biological resources due to pipeline construction in areas that have revegetated since the existing sewer and water systems were installed (Table 2.3.4-7, Off-Site Impacts to Biological Resources from Water and Sewer Pipeline Installation). Table 2.3.4-7 is based on a general biological survey of the off-site water and sewer pipeline alignments, conducted May 2002. Impacts will occur from water pipeline installation between the intersection of Old Ranch road and Cloverdale Road and Reed Tower (Figure 2.3.4-6a and b, Biological Resources and Impact Map Off-Site Waterline Installation) and from sewer pipeline

installation through the Kit Carson Park (Figure 2.3.4-7, Biological Resources and Impact Map Off-Site Sewerline Installation).

Table 2.3.4-7 Potential Impacts to Biological Resources from Water and Sewer Pipeline Installation

Habitats	Potential Zone of Impact in Acres
Southern Coast Live Oak Riparian Forest	1
Diegan Coastal Sage Scrub	1
Non-native Grassland	<1
Orchards/Landscaped	2
Disturbed/Developed	1
Total	5

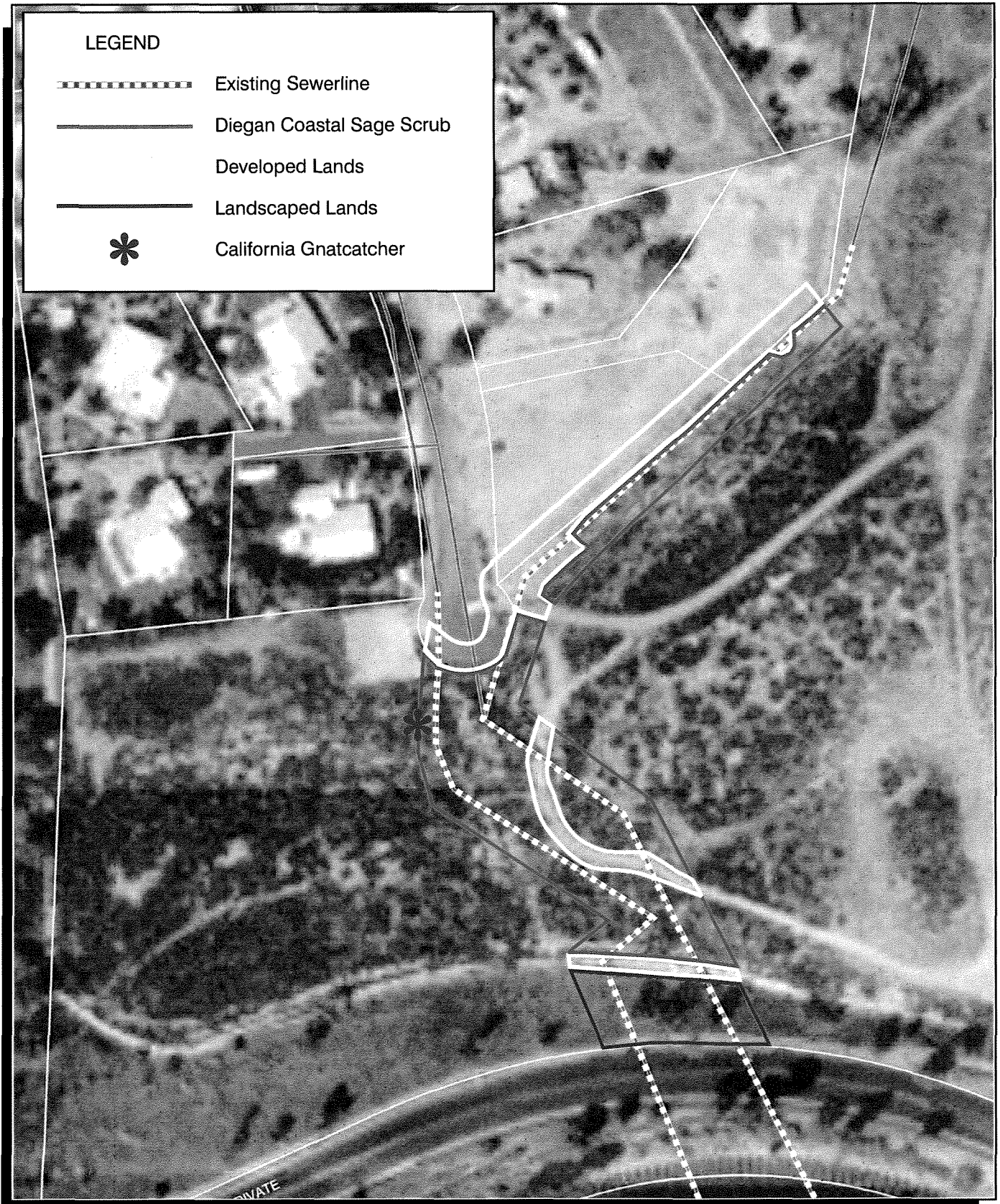
While the survey covered a 40-foot zone centered along each of the existing pipelines as the potential impact area, the actual impacted resources are expected to be reduced substantially based on the final pipeline alignments. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, whether more than 2 acres or some lesser quantity, will have potentially significant secondary impacts.

No sensitive plant species were identified. Plant species observed along the water and sewer pipeline alignment are included in Volume 6, Appendix F, Table 2. The only sensitive wildlife species observed was a coastal California gnatcatcher near the western boundary of the sewer pipeline alignment general survey limits as shown on Figure 2.3.4-7. Direct impacts to the coastal California gnatcatcher off site are not anticipated from installation of the sewer pipeline.

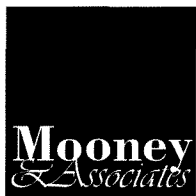
Summary of Significant Impacts

Originally Proposed Project

1. The design of the originally proposed TM will preserve only approximately 24 percent of the designated on-site PAMA. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of the 24 percent open space will be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The proposed wildlife corridor between the City of San Diego's MSCP MHPA to the south and the on-site PAMA narrows to 250 to 300 feet over a distance of approximately 1,000 feet, inconsistent with the MSCP criteria for narrow wildlife corridors outside a PAMA. An internal circulation road crosses this corridor area and will create further disruption to wildlife use. The design of the open space area within the PAMA conflicts with the habitat conservation plan and the preservation of wildlife corridors. The low



SOURCE: City of Escondido



0 50' 100'

**Biological Resources and Impact Map
Off-Site Sewerline Installation**

Figure 2.3.4-7

Valley View Estates SP EIR - Volume 2, City of Escondido

percentage of preserved PAMA and the narrow corridor within the PAMA will result in potentially significant long-term, direct biological resources impacts.

2. Removal of and intrusion into approximately 856 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:

<u>Habitat</u>	<u>Impacted Acreage</u>
Diegan Coastal Sage Scrub	388
Coastal Sage/Chaparral Scrub	20
Southern Mixed Chaparral	346
Engelmann Oak/Coast Live Oak Woodland	69
Oak Riparian	14
Riparian Scrub	1
Mesic Meadow	1.2
Mule Fat Scrub	0.9
Non-native Grassland	2.8

Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).

3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the more than 220 occurrences within or adjacent to the resort/residential/commercial/equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.
4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.
5. Impacts to wetlands and jurisdictional waters of the DFG and ACOE, located along drainage areas and within the mesic meadow and mule-fat scrub habitat areas, will be direct and potentially significant.
6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines will have potentially significant secondary impacts.

The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.

Reduced Intensity and Density Project

1. While the Reduced Intensity and Density Project represents an increase in preservation over that of the Originally Proposed Valley View Estates SP, only 40 percent of the area designated as Pre-Approved Mitigation Area (PAMA) under the County's Multiple Species Conservation Program (MSCP) will be preserved in permanent open space. The County's MSCP threshold of 75 percent preservation within a PAMA will not be achieved. The continuity of this open space will still be disrupted by the Specific Plan's internal circulation roads along the eastern boundary and across the western slope. The wildlife corridor between the City of San Diego's MSCP Multi-Habitat Planning Area (MHPA) to the south and the on-site PAMA will increase in width to approximately 800 feet, at the narrowest point, and within 150 to the south, the corridor will widen out to 1,000 feet. However, this corridor will still be crossed by an internal circulation road and will be too restrictive within a PAMA. The greater than 25 percent impact to biological resources within a PAMA and the disruption of connectivity within a PAMA will not be consistent with the MSCP and will be a direct and potentially significant biological resources impact.
2. Removal of and intrusion into approximately 594 acres of sensitive biological habitats will have direct, potentially significant impacts to sensitive biological resources:

<u>Habitat</u>	<u>Impacted Acreage</u>
Diegan Coastal Sage Scrub	299
Coastal Sage/Chaparral Scrub	20
Coastal Sage/Chaparral Scrub	188
Southern Mixed Chaparral	69
Englemann Oak/Coast Live Oak Woodland	13
Oak Riparian	1
Riparian Scrub	1.2
Mule Fat Scrub	0.9
Non-native Grassland	2.8

Off-site impacts will occur to sensitive habitats within SPA #3 (1.7 acres), the currently proposed Rancho Vistamonte SP site (7.2 acres), the concurrently

proposed Sphere of Influence Sub-Area 1(C), Ferrick/Harwood/Brill/Albright (3.5 acres), and the Wild Animal Park (3.0 acres).

3. Removal of or grading within 50 feet of individual Englemann oak and coast live oak trees in any of the more than 150 occurrences of oak woodland/oak riparian woodland within or adjacent to the golf course or in any of the over 180 occurrences within or adjacent to the resort/residential/commercial/equestrian center development footprint will have direct and potentially significant impacts as identified by sensitivity under the County's MSCP and the City's Tree Preservation Ordinance.
4. Construction disturbances during nesting/breeding season of native birds and edge-effects on natural open space will have indirect and potentially significant biological impacts. Edge-effects include collection of species within the open space areas, lighting along the perimeter of developed areas (particularly street lamps), and certain ornamental plants that are known to escape into native plant communities.
5. Impacts to wetlands and jurisdictional waters of the DFG and ACOE, located along drainage areas and within the mesic meadow and mule-fat scrub habitat areas, will be direct and potentially significant.
6. Any removal of the sensitive habitats, including southern coast live oak riparian forest, Diegan coastal sage scrub and non-native grassland, during installation of off-site water and sewer pipelines, will have potentially significant secondary impacts. The total impacted area will be slightly more than 2 acres to some lesser quantity, depending on final alignments.

Mitigation Measures

Originally Proposed Project

- 2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and

- 0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflects application of a single set of standards throughout the Valley View Estates SP property for consistency within the development [Table 2.3.4-8, Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP)]. The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.
- 2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning:
- a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR
 - b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein.
- 2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido.
- 2-4. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association. At no time shall the total of on-site and off-site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.
- 2-5. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resource protection and management plan shall be prepared by a biologist experienced with native habitat protection.

Table 2.3.4-8 Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP)

Habitats	Total On-site and Off-Site Access Impacted Sensitive Biological Habitat (Acres)	Recommended County Adopted MSCP Subarea Mitigation Ratios	Mitigation Acreage Required	On-site Mitigation Acreage	On-site Wetland Acreage Creation	Off-site Mitigation Acreage
Diegan Coastal Sage Scrub	388	1.5:1	582	146	0	436
Coastal Sage/Chaparral Scrub	20	1.5:1	30	10	0	20
Southern Mixed Chaparral	346	1:1	346	121	0	225
Englemann Oak/Coast Live Oak Woodland	69	2:1	138	24	0	114
Oak Riparian	14	2:1 with a minimum 1:1 creation	28	24	14	0
Riparian Scrub	1	2:1 with a minimum 1:1 creation	2	0	2	0
Mesic Meadow	1.2	2:1 with a minimum 1:1 creation	2.4	0	2.4	0
Mule Fat Scrub	0.9	2:1 with a minimum 1:1 creation	1.8	0	1.8	0
Non-native Grassland	2.8	0.5:1	1.4	0	0	1.4
TOTALS	843		1,132	325	20.2	796

- 2-6. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by Table 2.3.4-8, Project Impacts and Mitigation Acreage (Originally Proposed Valley View Estates SP) and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.
- 2-7. Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvement plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.
- 2-8. Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordance with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.
- 3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon, and 25 percent 15 gallon trees), suitable on-site areas

to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.

- 3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:
- a. The limits of oak woodland resources shall be established by engineering survey.
 - b. The final golf course design shall show preparation, maintenance and designed use areas to avoid oak woodlands to the extent feasible.
 - c. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the construction open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.

- 4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.
- 4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates Specific Plan. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.
- 4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.
- 4-5. As an ongoing condition of the Valley View Estates Specific Plan (SP), the plants listed in Table 2.3.4-9, Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.
- 4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.
- 5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.

Table 2.3.4-9 Invasive Exotic Plant Species

Acacia <i>Acacia</i> spp.	Poison hemlock <i>Conium maculatum</i>	Sweet clover <i>Mellilotus</i> spp.	Russian thistle <i>Salsola australis</i>
Tree-of-heaven <i>Ailanthus altissima</i>	Horseweed <i>Conyza canadensis</i>	Ice plant <i>Mesembryanthemum chilensis</i>	California pepper <i>Schinus molle</i>
Giant reed <i>Arundo donax</i>	Andean pampas grass <i>Cortaderia jubata</i>	Mattress vine <i>Muehlenbeckia complexa</i>	Brazilian pepper <i>Schinus terebinthifolius</i>
Australian saltbush <i>Atriplex semibaccata</i>	Pampas grass <i>Cortaderia selloana</i>	Myoporum <i>Myoporum laetum</i>	German ivy <i>Senecio mikanoides</i>
Bamboo <i>Bambusa</i> spp.	Cotoneaster <i>Cotoneaster pannosa</i>	Tree tobacco <i>Nicotiana glauca</i>	Milk thistle <i>Silybum marianum</i>
Mustard <i>Brassica</i> spp.	Artichoke thistle <i>Cynara cardunculus</i>	Kikiygrass <i>Pennisetum calndestinum</i>	Spanish broom <i>Spartium junceum</i>
Thistle <i>Carduus</i> spp.	Bermuda grass <i>Cynodon dactylon</i>	Canary Island palm <i>Phoenix canariensis</i>	Tamarisk <i>Tamarix</i> spp.
Iceplant <i>Carpobrotus edulis</i>	Teasel <i>Dipsacus</i> spp.	Common reed <i>Phragmites communis</i>	Gorse <i>Ulex europaeus</i>
Yellow starthistle <i>Centaurea solstitialis</i>	Eucalyptus <i>Eucalyptus</i> spp.	Pyracantha <i>Pyracantha angustifolia</i>	Periwinkle <i>Vinca major</i>
Goosefoot <i>Chenopodium</i> spp.	Fennel <i>Foeniculum vulgare</i>	Wild radish <i>Raphanus sativus</i>	Fan Palm <i>Washingtonia robusta</i>
Chrysanthemum <i>Chrysanthemum</i> spp.	English ivy <i>Hedera helix</i>	Castor bean <i>Ricinus communis</i>	Cocklebur <i>Xanthium strumarium</i>
Thistle <i>Cirsium</i> spp.	Perennial pepperweed <i>Lepidium latifolium</i>	Black locust <i>Robinia pseudoacacia</i>	Fountain grass <i>Pennisetum setaceum</i>

- 5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:
- The limits of wetlands resources shall be established by engineering survey.
 - The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible.
 - Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines and maintenance facilities shall be designated natural open space areas.

- e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 6-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.

Reduced Intensity and Density Project

- 2-1. Prior to recordation of each Final Map, the developer shall show to the satisfaction of the Director of Planning that adequate preservation in a combination of on-site and off-site areas to mitigate for the sensitive habitat resources impacted by the Final Map has been accomplished. The County of San Diego MSCP mitigation ratios within a PAMA of an adopted subarea plan are 2:1 for Tier I, 1.5:1 for Tier II, and 1:1 for Tier III or 0.5:1 for non-native grassland unoccupied by burrowing owls. Outside of an adopted MSCP, the County typically applies 3:1 for Tier I, 2:1 for Tier II and 1:1 or 0.5:1 for Tier III habitats. The City of Escondido proposed mitigation ratios are no net loss (replacement at 1:1 to 3:1) for wetland/riparian, 3:1 inside the Focused Planning Area (FPA) and 2:1 outside the FPA for rare upland, 2:1 inside the FPA and 1:1 outside the FPA for coastal sage scrub, 1:1 inside the FPA and 0.5:1 outside the FPA for chaparral, and 0.5:1 for annual grassland. Mitigation ratios proposed in the mitigation measures reflect application of a single set of standards throughout the Valley View Estates SP property for consistency within the development Table 2.3.4-10, Project Impacts and Mitigation Acreage (Reduced Intensity and Density Project). The County MSCP standards for an adopted MSCP are applied because in all cases these ratios will apply to the southern one-half of the site. Satisfaction of the mitigation measures are to Escondido's Director of Planning. The Director of Planning will have the discretion to apply the appropriate set of ratios at that time mitigation measures are fulfilled.

Table 2.3.4-10 Project Impacts and Mitigation Acreage (Reduced Intensity and Density Project)

Habitats	Total On-site and Off-site Access Impacted Sensitive Biological Habitat (Acres)	Recommended County Adopted MSCP Subarea Mitigation Ratios	Mitigation Acreage Required	On-site		Off-site	
				Mitigation Acreage	Wetland Creation	Mitigation Acreage	Mitigation Acreage
Diegan Coastal Sage Scrub	299	1.5:1	448	235	0	214	
Coastal Sage/Chaparral Scrub	20	1.5:1	30	10	0	20	
Southern Mixed Chaparral	188	1:1	188	260	0	0	
Englemann Oak/Coast Live Oak Woodland	68	2:1	136	25	0	111	
Oak Riparian	13	2:1 with a minimum 1:1 creation	26	25	13	0	
Riparian Scrub	1	2:1 with a minimum 1:1 creation	2	0	2	0	
Mesic Meadow	1.2	2:1 with a minimum 1:1 creation	2.4	0	2.4	0	
Mule Fat Scrub	0.9	2:1 with a minimum 1:1 creation	1.8	0	1.8	0	
Non-native Grassland	2.8	0.5:1	1.4	0	0	1.4	
TOTALS	594		836	555	19.2	346	

- 2-2. As a condition of the Valley View Estates Specific Plan approval and prior to or concurrent with approval of the each Final Map Unit to the satisfaction of the Director of Planning:
 - a. A Biological Open Space Easement shall be granted to the City of Escondido, the County of San Diego, or a recognized conservancy over the "Natural Open Space" area as identified within the Specific Plan for that unit OR
 - b. If the easement is not accepted by either the City, the County, or a recognized conservancy, the "Natural Open Space" shall be included within the responsibility of the Homeowner's Association for protection of the biological resources contained therein.

- 2-3. Prior to any clearing or grading for any phase or unit of development within a County adopted Multiple Species Conservation Program (MSCP) Subarea, coverage under the adopted County MSCP Subarea shall be obtained from the County of San Diego for the Valley View Estates Specific Plan to the satisfaction of the City's Director of Planning. Agreements shall be reached between the County of San Diego and City of Escondido.

- 2-4. Prior to or at the time each Final Map Unit is recorded, all areas shown outside the golf course on the Tentative Map as natural open space shall be dedicated in perpetuity as open space easements to an approved land conservation trust or pursuant to Biological Mitigation Measure 2-2, the responsibility of the Homeowner's Association. At no time shall the total of on-site and off-site dedicated open space easement area be less than that required by the ratios established by the County Multiple Species Conservation Program (MSCP) or other applicable conservation plan to the satisfaction of the Director of Planning.

- 2-5. All areas shown on the Specific Plan as natural open space for the golf course shall be covered by a natural resource protection and management plan. As a condition of approval of the golf course, the natural resource protection and management plan shall be prepared by a biologist experienced with native habitat protection.

- 2-6. On-site and off-site preservation and creation/enhancement mitigation for impacted wetlands shall be accomplished at the ratios established by Table 2.3.4-9, Project Impacts and Mitigation Acreage (Reduced Intensity and Density Valley View Estates SP) and provide for wetland buffer in accordance with the applicable Multiple Species Conservation Program (MSCP) or Multiple Habitat Conservation Program (MHCP) subarea plan for the location in which the wetland mitigation is accomplished, to the satisfaction of the Director of Planning. The total mitigation acreage required for wetlands shall be reduced where additional on-site protection is provided by design modification of the golf course. The developer shall have all state and federal permits for work within jurisdictional waters and wetlands prior to any grading or construction.

- 2-7. Prior to approval of any Final Map with roads that cross through natural open space that would otherwise be connected, the grading and improvements plans shall show to the satisfaction of the Director of Planning 10-foot high fencing that channels wildlife, including large mammals, to underpasses located away from intersections. The length-to-width ratio for wildlife underpasses shall be less than two unless the applicant receives approval from the Director of Planning prior to implementation. Where feasible at wildlife crossings, road bridges for vehicular traffic rather than tunnels for wildlife use shall be employed. Crossings shall be designed as follows: sound insulation materials shall be provided; the substrate shall be left in a natural condition, and vegetated with native vegetation if possible; a line-of-sight to the other end shall be provided; and, if necessary, low-level illumination shall be installed in the tunnel. As a condition of approval of grading and improvement plans, the wildlife underpasses shall be installed to the satisfaction of the City Engineer and the Director of Planning.
- 2-8. Prior to approval of each Final Map, a qualified biologist shall re-survey the area to be recorded as a Final Map for the occurrence of state and federally listed plant and animal species. If in the opinion of the biologist in consultation with US Fish & Wildlife Services and California Department of Fish & Game, directed searches pursuant to protocol procedures are warranted, appropriate directed searches shall be conducted. If listed species are found, the Final Map shall not record until a preservation design or compensation for take of that listed species in accordances with applicable practices, policies or statutes in effect at the time has been accomplished to the satisfaction of the Director of Planning.
- 3-1. Prior to any clearing of the property or issuance of any grading permits, the applicant shall provide a revegetation plan prepared by a qualified biologist to compensate for the loss of isolated Englemann oak trees and coast live oak trees. The revegetation plan shall, at a minimum, indicate a replacement ratio of 7:1 (minimum of 50 percent 1 gallon, 25 percent 5 gallon and 25 percent 15 gallon trees), suitable on-site areas to be planted, phasing of revegetation by development unit, a temporary irrigation system, a five-year monitoring and reporting program for each phase, success criteria, and the source of planting material, all to the satisfaction of the Director of Planning.
- 3-2. For oak woodlands, including areas within the golf course, the following shall be completed prior to recordation of each Final Map to the satisfaction of the Director of Planning:
- a. The limits of oak woodland resources shall be established by engineering survey.

- b. The final golf course design shall show preparation, maintenance, and designed use areas to avoid oak woodlands to the extent feasible.
 - c. Final golf course design adjustment for avoidance of oak woodland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines, and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 4-1. Construction activities adjacent to or for trails within preserved areas shall be monitored by a biologist. This monitoring will consist of four measures which are intended to avoid any intrusion into these habitats. 1) The edge of the construction open space easement will be conspicuously marked with temporary fencing placed between construction and the biological open space. 2) The biologist will discuss the sensitivity of these areas and the need to prevent any direct construction impact to them with the construction superintendent. 3) The Valley View Estates Specific Plan (SP) biologist will periodically visit the construction site to monitor compliance. 4) As part of these visits, the Valley View Estates SP biologist will evaluate the effectiveness of the erosion control measures. A monthly report on the monitoring will be submitted to the Director of Planning. Any problem areas, however, will be discussed immediately with the City Engineer.
- 4-2. Bird nests, which are state and federally protected, shall not be disturbed during and following construction activities. If construction or site preparation activities occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 15 through August 31 although breeding can begin as early as January), the applicant shall have a pre-grading field survey conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the construction zone or within 100 feet (200 feet for raptors) of the construction zone. If active nests are found clearing, grubbing, and construction activities within 50 feet of the nest shall be postponed or halted until the nest is vacated and

- juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.
- 4-3. A revegetation plan shall be prepared for cut/fill slopes created by the Valley View Estates SP. The plan will be designed by a biologist experienced with native habitat restoration design implementation within the City of Escondido.
 - 4-4. As a condition of the Valley View Estates Specific Plan (SP) and Tentative Subdivision Map approval, the Valley View Estates SP's covenants, conditions and restrictions (CC&R's) shall state that amphibians and reptiles will not be collected within the remaining open space areas of the site.
 - 4-5. As an ongoing condition of the Valley View Estates Specific Plan, the plants listed in Table 2.3.4-9, Invasive Exotic Plant Species, shall not be planted within the developed areas of the proposed site plan (including cut and fill slopes) and shall not be utilized within the fuel management zone. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible. The Valley View Estates SP Covenants, Conditions, and Restrictions (CC&Rs) shall identify the following invasive exotic plant species as prohibited for incorporating in private landscape areas. The CC&Rs shall be signed by all prospective buyers of property in the Valley View Estates SP development. In addition, the landscaped areas and the fuel management zone shall utilize native plants to the greatest extent feasible.
 - 4-6. All lighting along the perimeter of developed areas (particularly street lamps) shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent glare into the remaining open space areas.
 - 5-1. Prior to commencement of any grading under an approved grading permit, the developer shall show to the satisfaction of the Director of Public Works that all required Army Corps of Engineers and California Department of Fish and Game permits and approvals for work within jurisdictional waters have been received and remain valid.
 - 5-2. For wetlands located within the golf course, the following shall be completed prior to recordation of a Final Map covering Unit 1 to the satisfaction of the Director of Planning:
 - a. The limits of wetlands resources shall be established by engineering survey.
 - b. The final golf course design shall show preparation, maintenance and designed use areas to avoid wetlands to the extent feasible.

- c. Final golf course design adjustment for avoidance of wetland resources shall be done in coordination with adjustment for archaeological resources avoidance.
 - d. As a condition of the Specific Plan approval for the golf course, the areas of the golf course outside of the approved tees, fairways, greens, golf cart paths, restrooms, water/sewer lines, and maintenance facilities shall be designated natural open space areas.
 - e. A construction monitoring program for each site shall be developed and implemented.
 - f. A program to avoid indirect impacts to these resources, if required, shall be developed.
 - g. As a condition of the Specific Plan approval for the golf course, the limits of the open space areas shall be posted for maintenance personnel as an area not to be disturbed, including, but not limited to, no equipment use or storage, no vegetation removal and no earthwork.
- 6-1. Prior to installation of either the off-site water or sewer pipeline, the Director of Public Works shall identify the specific location for the installation of each line, width of construction disruption, and construction staging areas for the segments identified as potentially impacted in the Valley View Estates Specific Plan EIR. The applicant shall provide a revised calculation by a qualified biologist of the impacted sensitive biological resources to the satisfaction of the Director of Planning. Prior to any brush removal or earthwork, the applicant shall provide off-site preservation as established by the adopted or, if not adopted, the drafted Escondido Multiple Habitat Conservation Program (MHCP). Mitigation measures for secondary impacts use the City of Escondido proposed ratios as the impacts from off-site water and sewer impacts will be within the City.

Level of Significance After Mitigation

Originally Proposed Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be unmitigable. While a combination of on-site and off-site preservation and creation of sensitive habitats will reduce the level of direct impacts to biological resources, the loss of 843 acres of sensitive habitat within and adjacent to a PAMA will not be lessened to a level of insignificant because the impact will be occurring to high quality biological resources designed for preservation. The purchase of 796 acres of off-site mitigation bank property in exchange for development of 819 acres will be a factor in the feasibility of the Valley View Estates SP. The City of Escondido has little or no excess available within its 5 percent loss limit for coastal sage scrub. The County of San Diego, Department of

Planning and Land Use (DPLU) has stated that, while the County has previously allowed other jurisdiction's losses to be covered within the County's 5 percent, it is very unlikely that the County would provide 388 acres of coastal sage scrub to another jurisdiction. This amount is more than the County has cumulatively issued for its own projects. The 5 percent loss limits further reduce the feasibility of accomplishing the biological mitigation.

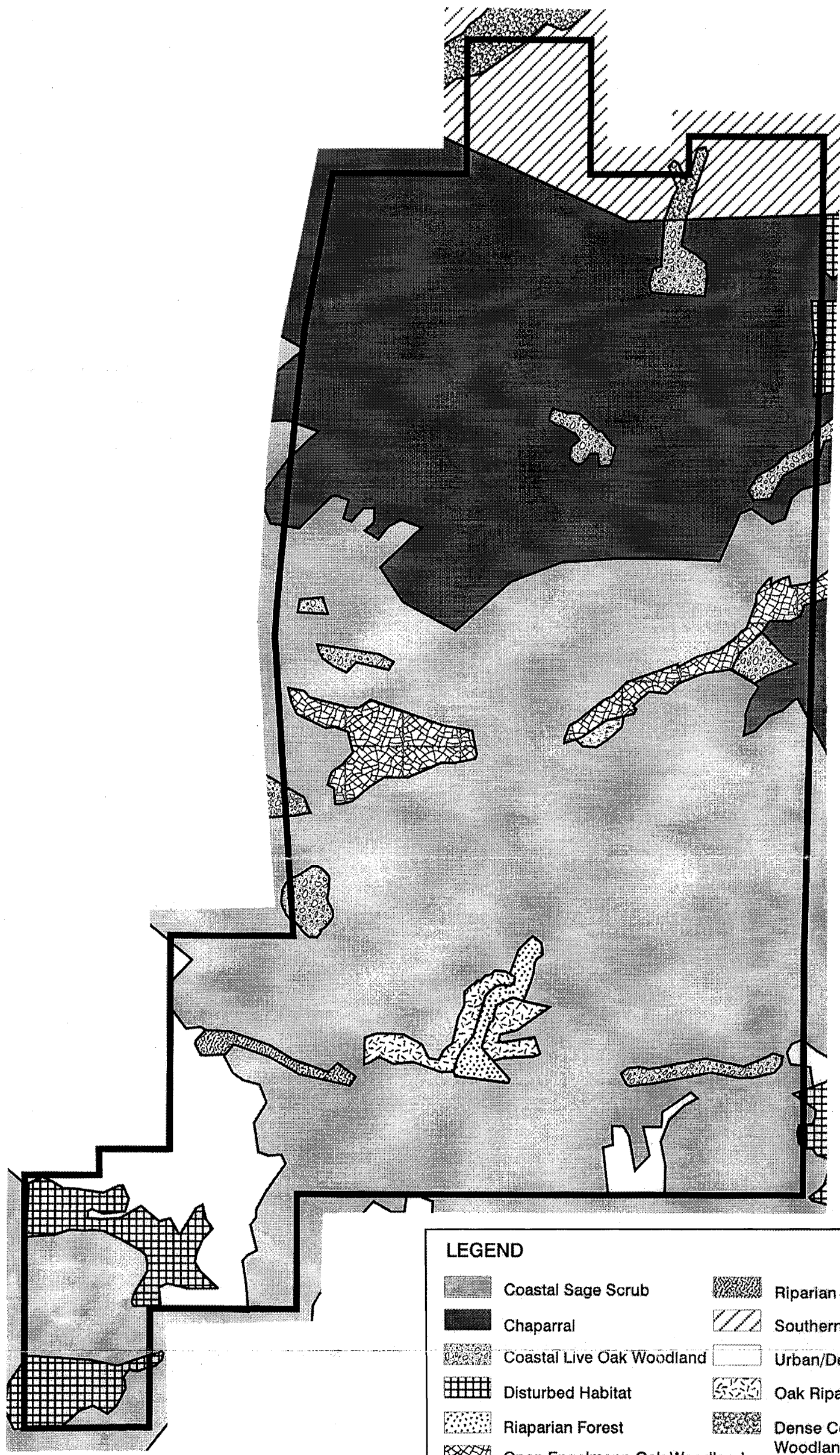
Impacted isolated oak trees will be replaced with smaller oak trees planted in appropriate areas on the Valley View Estates SP, reducing this biological resources impact to an insignificant level. Indirect impacts will also be reduced through construction monitoring programs and control of intrusive plants, human actions, and glare near open space areas. Indirect impacts from use of the golf course will be minimized by a maintenance and protection program for operation of the golf course. Secondary impacts will be mitigated at ratios required by the proposed City of Escondido MHPA.

Reduced Intensity and Density Project

The conflict with the MSCP because of inadequate protection of the PAMA biological resources and inadequate provision for a PAMA wildlife corridor will remain. The effectiveness of the program as a regional mitigation for biological resources protection will still be compromised and the long-term impacts will not be reduced to a level below significant. While the total area of impact has been reduced and a combination of on-site and off-site preservation and creation of sensitive habitats will further lessen the level of direct impacts to biological resources, the loss of 594 acres of sensitive habitat within and adjacent to a PAMA will continue to be unmitigable because the impact will be occurring to high quality biological resources designed for preservation. The purchase of 346 acres of off-site mitigation bank property, compared with the 796 acres for the Originally Proposed Valley View Estates SP, is substantially less. While the Reduced Intensity and Density Project development will cover only 635 acres, the ratio of developed area to off-site mitigation area is reduced from 1:96 for the Originally Proposed Valley View Estates SP to 1:53 for the Reduced Intensity and Density Project. The financial feasibility of the development will be improved. However, the City of Escondido is still constrained by its 5 percent loss limit for coastal sage scrub. The County of San Diego, Department of Planning and Land Use (DPLU) has stated that it is very unlikely that the County would provide even 299 acres of coastal sage scrub to another jurisdiction. This amount is still more than the County has cumulatively issued for its own projects. The 5 percent loss limits still reduced the feasibility of accomplishing the biological mitigation.

Impacted isolated oak trees will be replaced with smaller oak trees planted in appropriate areas on the Valley View Estates SP, reducing this biological resources impact to an insignificant level. Indirect impacts will also be reduced through construction monitoring programs and control of intrusive plants, human actions, and glare near open space areas. Indirect impacts from use of the golf course will be minimized by a maintenance and protection program for

operation of the golf course. Secondary impacts will be mitigated at ratios required by the proposed City of Escondido MHPA.



LEGEND			
	Coastal Sage Scrub		Riparian Scrub
	Chaparral		Southern Mixed Chaparral
	Coastal Live Oak Woodland		Urban/Developed
	Disturbed Habitat		Oak Riparian Forest
	Riparian Forest		Dense Coastal Live Oak Woodland
	Open Engelmann Oak Woodland		
	Coastal Sage Scrub/Chaparral Mix		

SOURCE: SanGIS Regional Vegetation Coverage



Not to Scale

Regional Vegetation Map

Figure 2.3.4-1

Valley View Estates SP EIR - Volume 2, City of Escondido

LEGEND

HABITATS

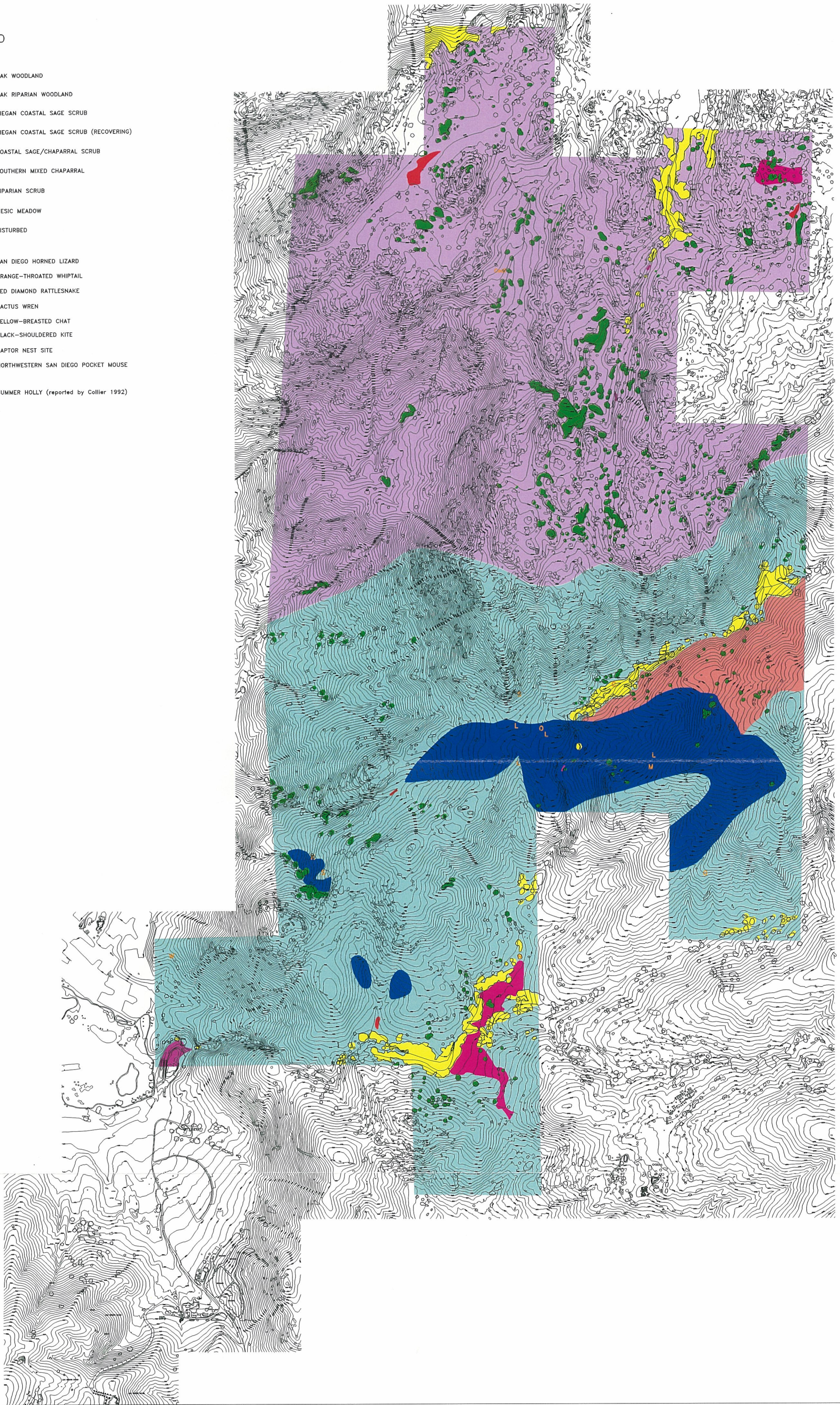
- OAK WOODLAND
- OAK RIPARIAN WOODLAND
- DIEGAN COASTAL SAGE SCRUB
- DIEGAN COASTAL SAGE SCRUB (RECOVERING)
- COASTAL SAGE/CHAPARRAL SCRUB
- SOUTHERN MIXED CHAPARRAL
- RIPARIAN SCRUB
- MESIC MEADOW
- DISTURBED

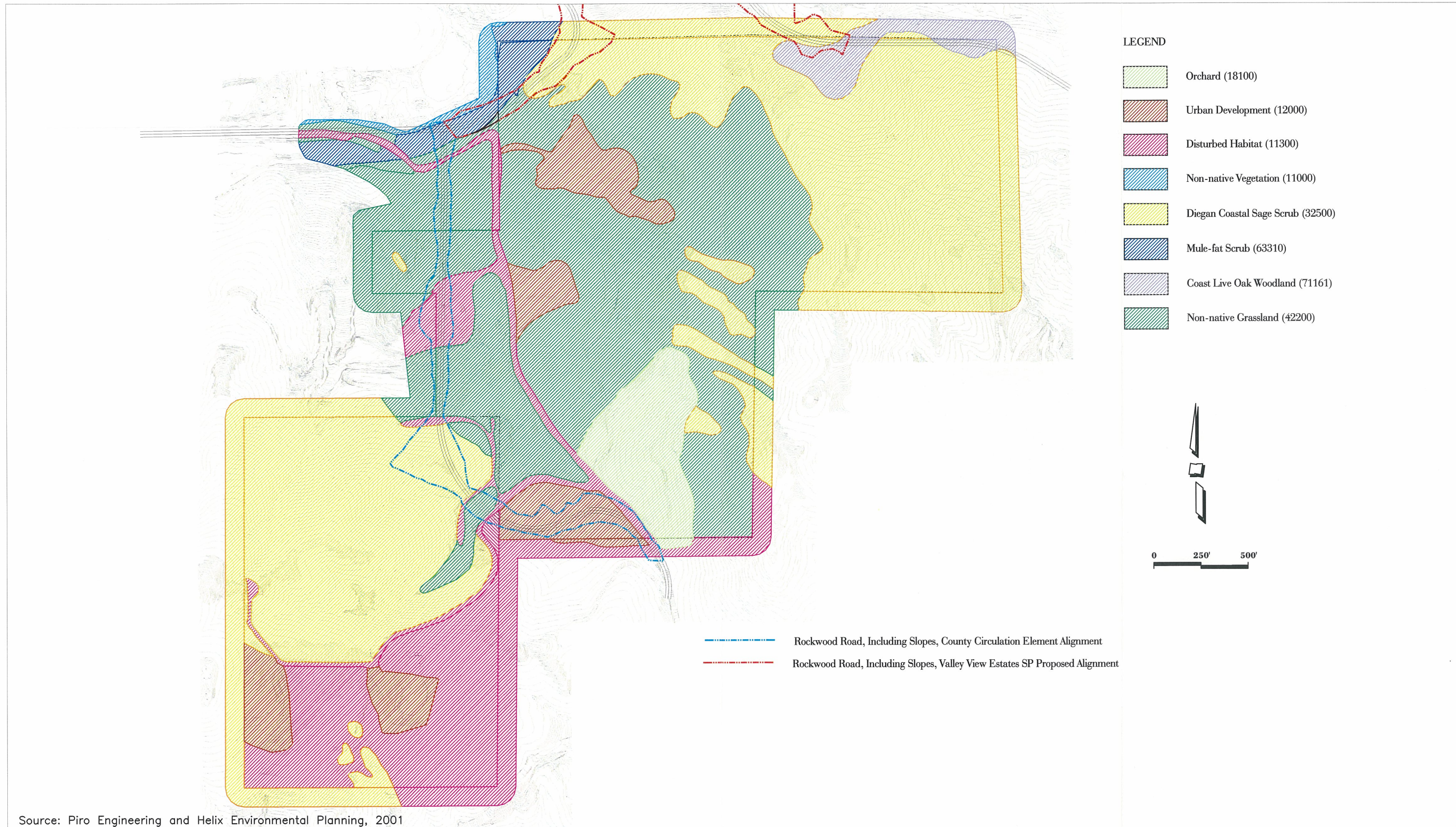
WILDLIFE

- L SAN DIEGO HORNED LIZARD
- O ORANGE-THROATED WHIPTAIL
- S RED DIAMOND RATTLESNAKE
- W CACTUS WREN
- C YELLOW-BREASTED CHAT
- K BLACK-SHOULDERED KITE
- N RAPTOR NEST SITE
- M NORTHWESTERN SAN DIEGO POCKET MOUSE

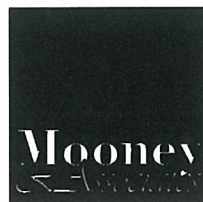
PLANTS

- Codi SUMMER HOLLY (reported by Collier 1992)





Source: Piro Engineering and Helix Environmental Planning, 2001



**Valley View Estates SP Off-site Roadways
Biological Resources and Impacts Map**

Figure 2.3.4-3

LEGEND

HABITATS

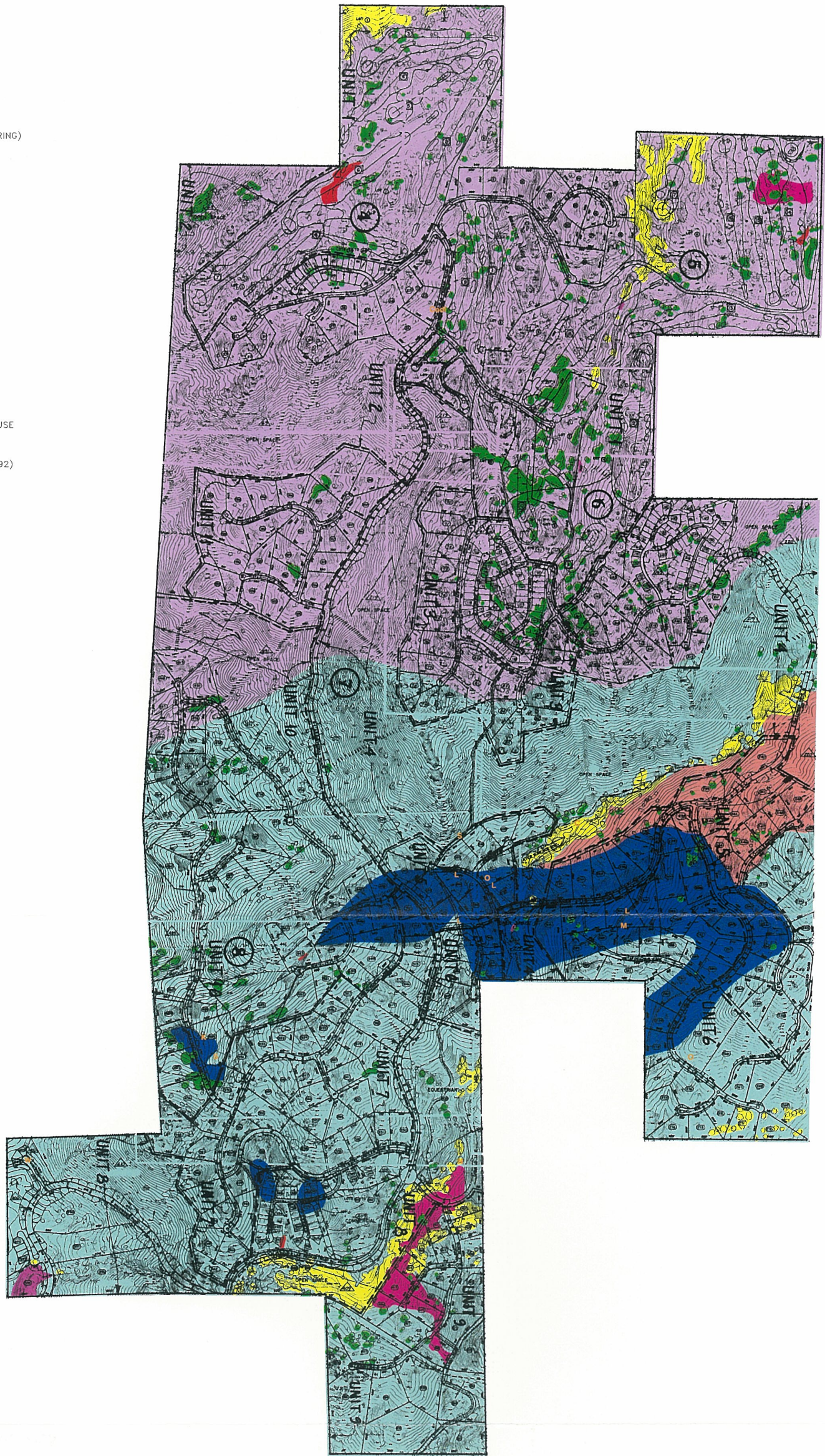
- OAK WOODLAND
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- DIEGAN COASTAL SAGE SCRUB (RECOVERING)
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WILDLIFE

- L SAN DIEGO HORNED LIZARD
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PLANTS

- Codi SUMMER HOLLY (reported by Collier 1992)



LEGEND

HABITATS

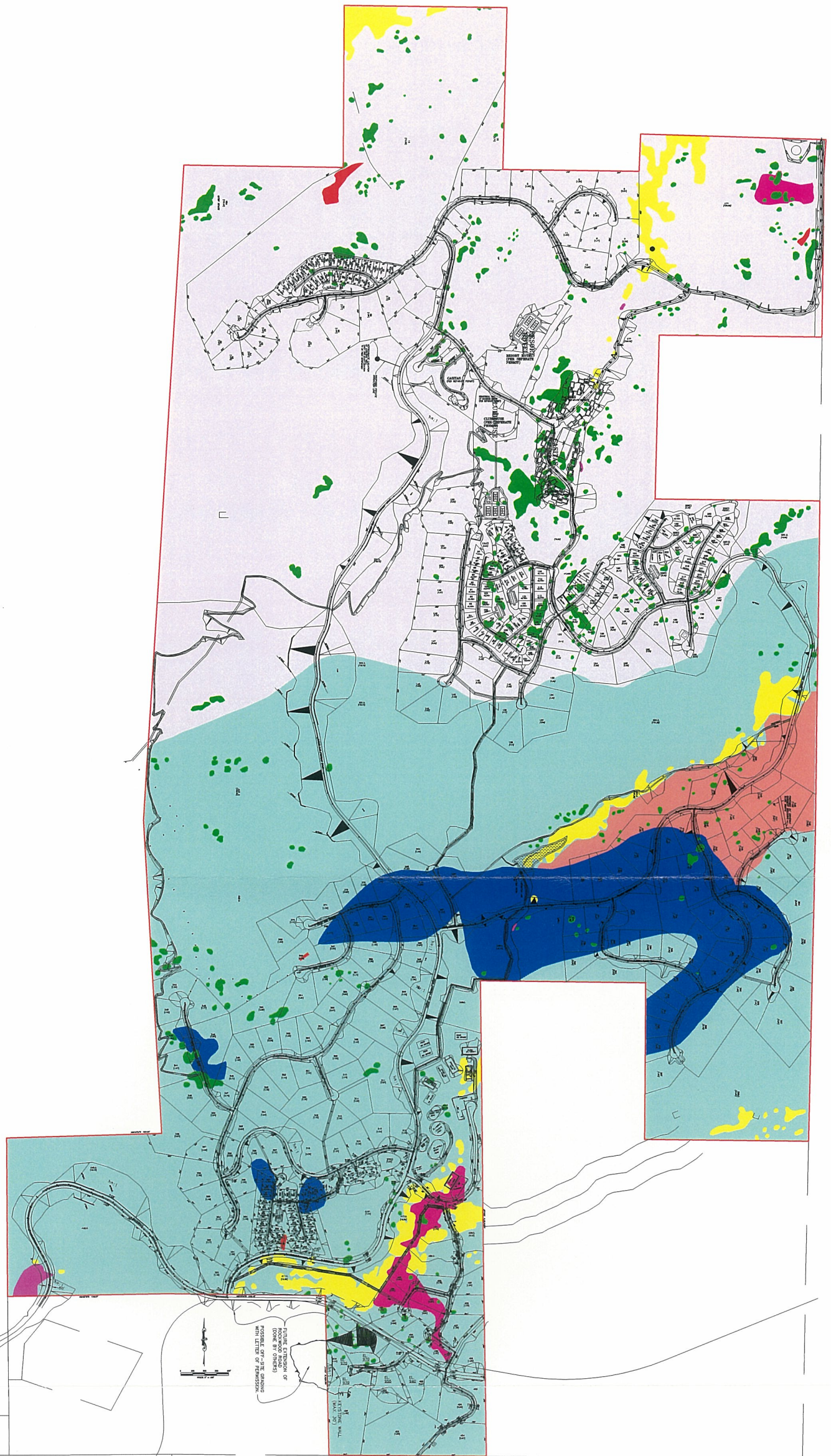
- OAK WOODLAND
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- DIEGAN COASTAL SAGE SCRUB (RECOVERING)
- COASTAL SAGE/CHAPARRAL SCRUB
- SOUTHERN MIXED CHAPARRAL
- RIPARIAN SCRUB
- MESIC MEADOW
- DISTURBED

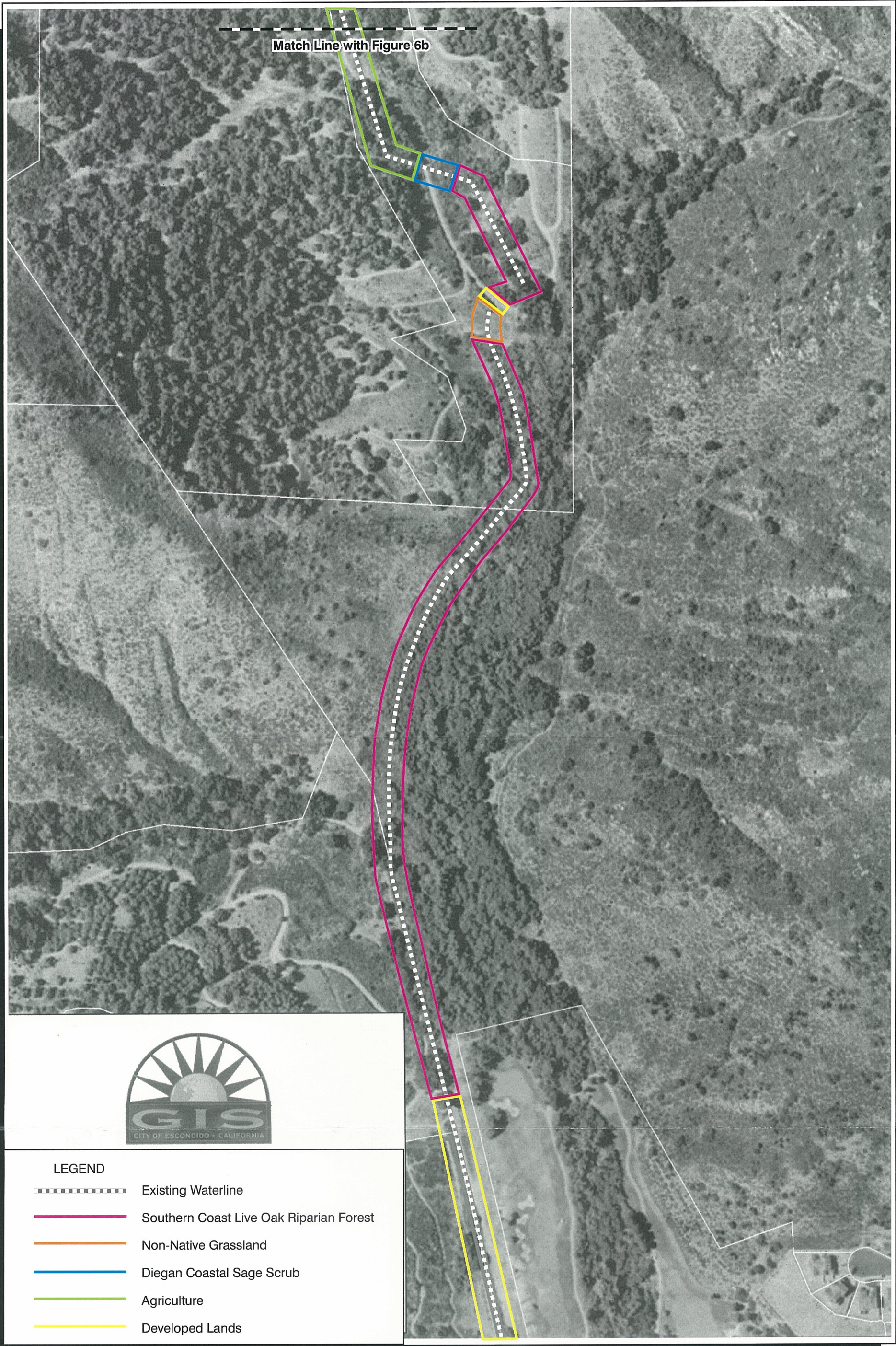
WILDLIFE

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- N RAPTOR NEST SITE
- M NORTHWESTERN SAN DIEGO POCKET MOUSE

PLANTS

- Codl SUMMER HOLLY (reported by Collier 1992)





Match Line with Figure 6b



LEGEND

- Existing Waterline
- Southern Coast Live Oak Riparian Forest
- Non-Native Grassland
- Diegan Coastal Sage Scrub
- Agriculture
- Developed Lands

SOURCE: City of Escondido

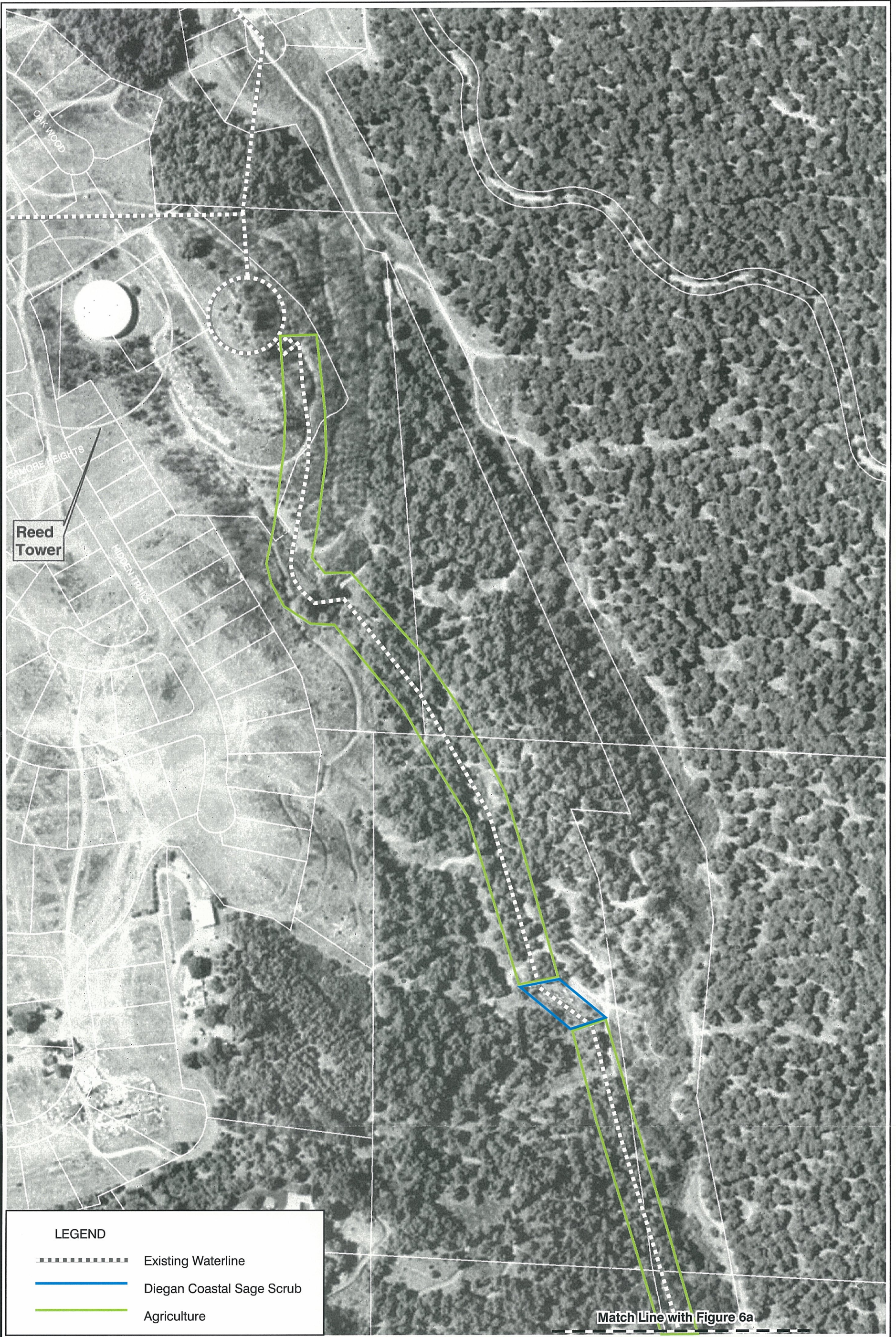


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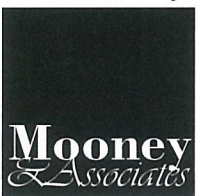
**Biological Resources and Impact Map
Off-Site Waterline Installation - Sheet 1**

Figure 2.3.4-6a

Valley View Estates SP EIR - Volume 2, City of Escondido



SOURCE: City of Escondido



0 115' 230'

**Biological Resources and Impact Map
Off-Site Waterline Installation - Sheet 2**

Figure 2.3.4-6b

Valley View Estates SP EIR - Volume 2, City of Escondido