Biological Resources Report for The Glen at Scripps Ranch Project, San Diego, California Project #264823

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1.0 Summary

The Glen at Scripps Ranch (project) site is located within the Scripps Miramar Ranch Community Plan area in the city of San Diego, California. The Project Proponent proposes the construction of a continuing care retirement community on the majority of the 53.0-acre property and off-site grading improvements along the northeast and northwest boundaries, totaling 0.38 acre. The proposed project would include the construction of a continuing care retirement community consisting of 400 assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds, along with a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. The off-site grading improvement areas would be required at the main project entrance with a turn lane in order to provide a private road connection to Chabad Center Driveway and at the end of the cul-de-sac at the northwest corner of the project site to provide emergency fire access via Alliant International University property.

The proposed project would have impacts to four sensitive upland vegetation communities: disturbed Diegan coastal sage scrub, southern mixed chaparral, disturbed southern mixed chaparral, and disturbed non-native grassland. Mitigation for these impacts would be achieved through a combination of on-site and off-site preservation of similar habitat. On-site preservation will occur through an approved Multi-Habitat Planning Area (MHPA) boundary line adjustment, via email on October 27, 2014, that would add approximately 7.46 acres of land to the MHPA via a conservation easement.

The project would have impacts to five sensitive plant species: San Diego goldenstar (*Bloomeria clevelandii*), ashy spike-moss (*Selaginella cinerascens*), western dichondra (*Dichondra occidentalis*), golden-rayed pentachaeta (*Pentachaeta aurea*), and decumbent goldenbush (*Isocoma menziesii* var. *decumbens*). Impacts to these species were not considered significant, since a relatively small number of individuals are being affected and impacts are located outside of the MHPA.

No direct impacts to sensitive wildlife species are anticipated from the project, as the project would comply with the Migratory Bird Treaty Act of 1918 (MBTA) and California Department of Fish and Wildlife (CDFW) Code 3503. Potential direct and indirect impacts to bird species would be avoided through implementation of pre-construction surveys if work were to be conducted during the breeding season and general construction monitoring during construction activities. If nesting birds are identified, then mitigation measures to avoid impacts to these breeding birds would be implemented.

A wetland delineation conducted on-site identified wetlands, non-wetland waters, and eight low-quality unintentionally created man-made seasonal depressions (seasonal

depressions). The seasonal depressions would not be considered wetlands under CDFW or the City of San Diego, and are likely considered isolated waters and exempt from U.S. Army Corps of Engineers (ACOE) jurisdiction.

ACOE, CDFW and City of San Diego-defined wetlands that occur on-site include two small areas of riparian scrub vegetation. No impacts to these wetland areas from the proposed project are anticipated. Portions of Carroll Canyon Creek between these wetland areas do not support wetland vegetation, hydric soils, or wetland hydrology; therefore, there is no connection of wetland habitat.

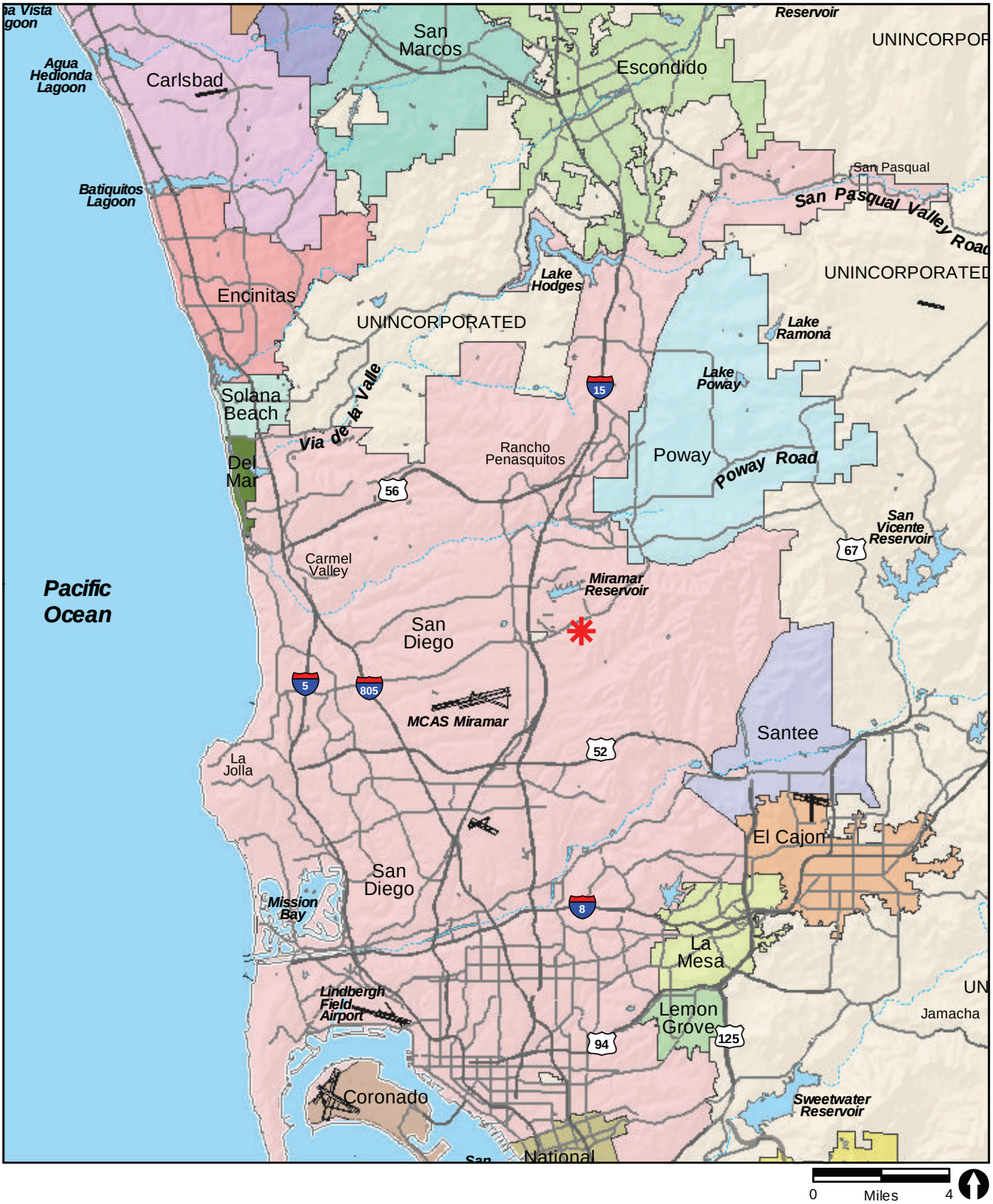
ACOE jurisdictional non-wetland waters occur on-site as unvegetated or upland vegetated ephemeral drainages. Mitigation for impacts to ephemeral drainages would be achieved on-site through establishment/creation of riparian scrub habitat in the northern portion of the site. Permits from the resource agencies would be required in order to authorize impacts to jurisdictional waters.

2.0 Introduction

This report describes the results of the biological resource survey conducted within the 53.38-acre project area made up of a 53.0-acre project site and 0.38-acre off-site grading improvement areas. The project site is located in the city of San Diego, east of Interstate 15 and south of Lake Miramar (Figure 1). The project site is found in Section 4, Township 15 South, Range 2 West, of the U.S. Geological Survey 7.5-minute topographic map, Poway quadrangle (Figure 2; USGS 1996) and is presented on the City of San Diego 800-scale maps (Figure 3). Approximately 4.31 acres of the MHPA preserve area occur within the northwest corner of the site. The majority of the project is adjacent to the MHPA (Figure 4).

The proposed project would construct a continuing care retirement community consisting of 400 assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds on a 53.0-acre site located at 10455 Pomerado Road within the Scripps Miramar Ranch Community Plan area in the city of San Diego, California. Off-site grading improvements, totaling 0.38 acre, will be required to provide a private road connection with a turn lane on to Chabad Center Driveway and emergency fire access via Alliant International University property at the end of the cul-de-sac at the northwest corner of the project site. The 400 assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and 60 skilled nursing beds would be located within the adjacent health center. The proposed project would also include a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. Additionally, bioretention basins are being introduced as part of the project that will serve as detention basins during storm events.

This report provides the necessary biological data and background information required for an environmental analysis according to guidelines set forth in the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan (City of San Diego 1997) and the City of San Diego Biology Guidelines (City of San Diego 2012a).



Project Location

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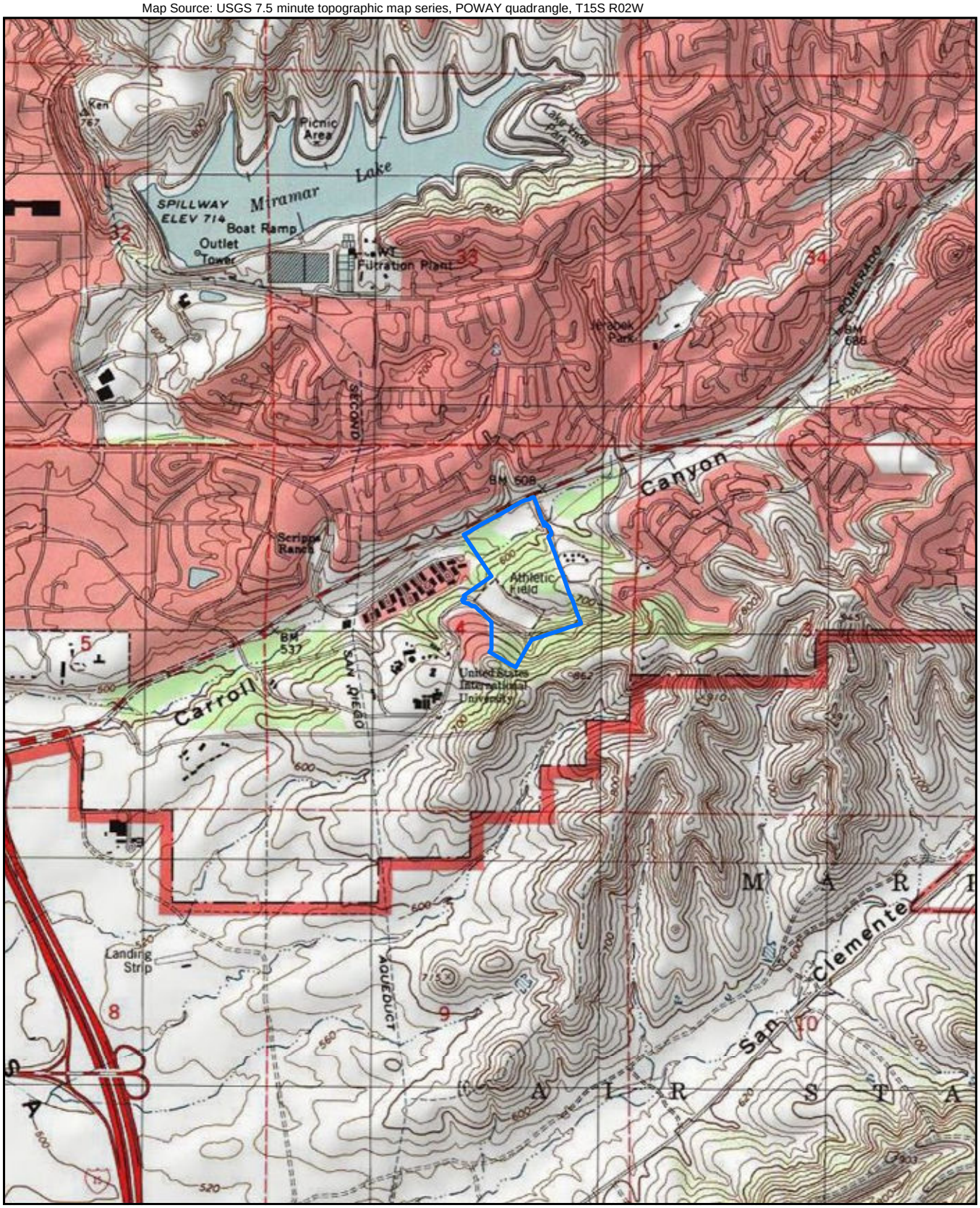
FIGURE 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, POWAY quadrangle, T15S R02W



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Project Area

FIGURE 2

The Glen at Scripps Ranch
Project Location on USGS Map

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Map Source: City of San Diego, Engineering and Development Department, City 800' Maps, Number 258-1737 & 266-1737

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Project Area

FIGURE 3

Project Location on City 800' Map

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Image source: SanGIS (flown May 2012)

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Project Area

MHPA San Diego

FIGURE 4

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Project in Relation to MSCP Preserve Area

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3.0 Survey Methods

As part of the initial studies for this project, a general biological survey, spring rare plant surveys, dry and wet season fairy shrimp protocol surveys, Quino checkerspot butterfly (*Euphydryas editha quino*; QCB) protocol surveys, and a jurisdictional waters/wetland delineation were conducted in order to determine the biological resources present on-site. For reporting convenience, all required surveys conducted for this project are summarized in Table 1. Survey methods follow the City of San Diego Biology Guidelines (2012a).

TABLE 1
SURVEY DATES, TIMES, AND WEATHER CONDITIONS FOR SURVEYS AT THE GLEN AT SCRIPPS RANCH PROJECT

Date	Surveyors	Survey Type	Beginning Conditions	Ending Conditions
7/13/2012	Beth Procsal J.R. Sundberg	General Biological	7:00 a.m.; 70˚F; wind 0-1 mph; 100% cloud cover	10:10 p.m.; 74˚F; wind 0-1 mph; 90% cloud cover
8/15/2012	Gerry Schied Beth Procsal	Wetland Delineation	n/a*	n/a*
9/28/2012	Anna Bennett (permit TE-797665)	Dry Season SDFS Soil Collection	n/a*	n/a*
3/19/2013	Gerry Schied Anna Bennett	Rare plant survey #1	n/a*	n/a*
4/9/2013	Gerry Schied Anna Bennett	Rare plant survey #2	n/a*	n/a*
12/27/2012	Brenna Ogg (permit TE-134338)	Wet Season SDFS #1	7:30 a.m.; 49˚F; wind 0 mph; 2% cloud cover	9:15 a.m.; 54˚F; wind 0 mph; 2% cloud cover
1/10/2013	Anna Bennett (permit TE-797665)	Wet Season SDFS #2	12:15 p.m.; 56˚F; wind 2-7 mph; 75% cloud cover	12:30 p.m.; 56˚F; wind 2-7 mph; 750% cloud cover
1/24/2013	Anna Bennett (permit TE-797665)	Wet Season SDFS #3	n/a†	n/a†
2/6/2013	Anna Bennett (permit TE-797665)	Wet Season SDFS #4	n/a†	n/a†
2/28/2013	Anna Bennett (permit TE-797665)	Wet Season SDFS #5	n/a†	n/a†
3/13/2013	Anna Bennett (permit TE-797665)	Wet Season SDFS #6	7:45 a.m.; 53˚F; wind 0-2 mph; 0% cloud cover	8:15 a.m.; 57˚F; wind 0-2 mph; 0% cloud cover
3/04/2013	Wendy Loeffler (permit TE-797665) Beth Procsal	QCB Habitat Assessment	10:00 A.M.; 65° F; wind 0–1 mph; 85% cloud cover	3:00 P.M.; 68° F; wind 0–3 mph; 0% cloud cover

TABLE 1
SURVEY DATES, TIMES, AND WEATHER CONDITIONS FOR SURVEYS AT THE GLEN AT SCRIPPS RANCH PROJECT
(continued)

Date	Surveyors	Survey Type	Beginning Conditions	Ending Conditions
3/11/2013	Wendy Loeffler (permit TE-797665)	QCB #1	10:30 A.M.; 66° F; wind 0–1 mph; 0% cloud cover	2:30 P.M.; 74° F; wind 0–3 mph; 0% cloud cover
3/18/2013	Wendy Loeffler (permit TE-797665)	QCB #2	11:15 A.M.; 68° F; wind 1–3 mph; 40% cloud cover, high thin clouds	3:30 P.M.; 80° F; wind 1–3 mph; 60% cloud cover, high thin clouds
3/25/2013	Wendy Loeffler (permit TE-797665)	QCB #3	12:00 P.M.; 80° F; wind 3–5 mph; 30% cloud cover, high thin clouds	3:30 P.M.; 70° F; wind 1–3 mph; 5% cloud cover
4/01/2013	Wendy Loeffler (permit TE-797665)	QCB #4	12:30 P.M.; 72° F; wind 3–5 mph; 65% cloud cover, high thin clouds	4:00 P.M.; 72° F; wind 10–15 mph; 70% cloud cover
4/11/2013	Wendy Loeffler (permit TE-797665) Alex Fromer (permit TE-797665)	QCB #5	11:45 A.M.; 83° F; wind 3–5 mph, gusts to 10 mph; 0% cloud cover	1:45 P.M.; 82° F; wind 1–5 mph; 0% cloud cover
4/18/2013	Alex Fromer (permit TE-797665)	QCB #6	10:30 A.M.; 74° F; wind 4–6 mph; 0% cloud cover	2:20 P.M.; 76° F; wind 2–4 mph, gusts to 8 mph; 0% cloud cover

°F = degrees Fahrenheit; mph = mile per hour; % = percent; SDFS = San Diego Fairy Shrimp; QCB = Quino Checkerspot Butterfly; * = beginning and ending weather conditions were not collected for these non-wildlife surveys; † = these surveys were cancelled due to all ponds were dry; therefore no beginning and ending weather

3.1 Biological Resources Survey

RECON biologists Beth Procsal and J.R. Sundberg conducted a general biological survey for the project on July 13, 2012. Vegetation communities were mapped on a one-inch-equals-200-feet aerial photograph flown in 2010. Vegetation community classifications follow Holland (1986) as modified by Oberbauer (1996). Prior to the field survey, a review of the species records from California Natural Diversity Database (CNDDB) reported within a one-mile buffer was conducted in order to help identify sensitive plant and wildlife species that may potentially occur within the survey area. All plant species observed on-site were also noted, and plants that could not be identified in the field were identified later in the laboratory using taxonomic keys. The survey also included a directed search for sensitive plants that would have been apparent during the time of the survey. Limitations to the compilation of a comprehensive floral checklist were imposed by seasonal factors, such as blooming period. Biological surveys were conducted in the summer of 2012; therefore, some species may have been undetected at this time of year. Animal species observed directly or detected from calls, tracks, scat, nests, or other sign were noted.

Floral nomenclature for common plants follows Hickman (1993), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2007). Vegetation community classifications follow Holland (1986) as modified by Oberbauer (1996). Zoological nomenclature for birds is in accordance with the American Ornithologists' Union Checklist (2013) and Unitt (2004); for mammals with Baker et al. (2003) and Hall (1981); for amphibians and reptiles with Crother (2001) and Crother et al. (2003); and for invertebrates with Mattoni (1990), and Opler and Wright (1999). Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (Jennings and Hayes 1994; Unitt 2004; CNPS 2007; Reiser 2001), and species occurrence records from CNDDB (State of California 2012a, 2012b, 2011a and 2011b), and species occurrence records from other sites in the vicinity of the survey area.

3.2 Rare Plant Surveys

Habitat assessments were conducted by RECON biologists Gerry Scheid and Anna Bennett on March 19 and April 9, 2013, to determine the potential for the survey area to be occupied by federally or state listed plant species. The site was surveyed in the spring with attention focused on the seasonal depressions within the disturbed southern mixed chaparral, and determinations were made as to the suitability of the habitats in the survey area to support rare plant species.

Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (CNPS 2001, Reiser 2001), species occurrence records from the CNDDB (State of California 2012a), the City of San Diego's MSCP, and species occurrence records from other sites in the vicinity of the survey area. All plant species observed within the project site on the general biological and rare plant surveys are presented in Attachment 1.

3.3 Fairy Shrimp Surveys

Both wet season and dry season fairy shrimp surveys were conducted on the seasonal depressions. These surveys were initiated to determine the presence of sensitive fairy shrimp species, such as the San Diego fairy shrimp (*Branchinecta sandiegonensis*).

3.3.1 Dry Season Surveys

Soil samples for the dry season were collected on September 28, 2012, by personnel authorized under RECON's permit number TE-797665. Sample analysis for fairy shrimp eggs was conducted by personnel authorized under Kansas Biological Survey permit number TE-796284. Soil collection and analysis for fairy shrimp eggs were conducted

according to U.S. Fish and Wildlife Service's (USFWS) *Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods*, dated April 19, 1996.

3.3.2 Wet Season Surveys

Focused surveys were conducted during the wet season to determine presence or absence of San Diego fairy shrimp in the eight seasonal depressions on the project site. The rainfall, hydrology, and fairy shrimp protocol survey data is shown in Attachment 2. All surveys were conducted in accordance to USFWS *Interim Survey Guidelines to Permittees for Recovery Permits under Section 10(a)(1)(A) of the Endangered Species Act for the Listed Vernal Pool Branchiopods* (April 19, 1996). RECON biologists Anna Bennett (permit number TE-797665) and Brenna Ogg (permit number TE-797665) conducted a total of six wet season surveys, during three of which no sampling was performed as all the basins were dry. Surveys were conducted no later than two weeks after the initial inundation, until they were dry, and continued until March 13, 2013.

3.4 Quino Checkerspot Butterfly Surveys

The survey area is within QCB Survey Area 2 as designated by USFWS (Figure 5; USFWS 2005); therefore, protocol surveys were required by the USFWS to determine if QCB are present. USFWS recommends that flight surveys be conducted for the federally endangered QCB throughout portions of its historic range (USFWS 2002a) in areas of open scrub habitats, grasslands, vernal pool complexes, open or sparsely vegetated hilltops, ridgelines, rock outcrops, trails, and dirt roads.

RECON biologists Wendy Loeffler and Beth Procsal conducted a habitat assessment for QCB on March 4, 2013. Suitable habitat areas with populations of larval host plants were mapped in the field, as defined in the USFWS protocol and the recovery plan (USFWS 2002a, 2003).

Protocol adult flight season surveys for QCB were conducted within the project survey area by RECON biologists Wendy Loeffler and Alex Fromer under USFWS permit TE-797665. Flight surveys were conducted in March and April 2013, according to the *Quino Checkerspot Butterfly (Euphydryas editha quino) Year 2002 Survey Protocol* (USFWS 2002a). A total of six surveys were conducted, as on-site conditions remained suitable beyond the minimum five weeks required by USFWS due to scattered rain events. Surveys began approximately five days after the first report of adult QCB in San Diego County was provided by professional biologists tracking QCB habitat, larva, and adult status on the LinkedIn website (LinkedIn 2013). Surveys continued until April 18, when the host plant resources on-site were essentially senesced.

3.5 Jurisdictional Waters/Wetland Delineation

A wetland delineation, following the guidelines set forth by the ACOE (1987, 2008), was performed on August 15, 2012, to gather field data at potential jurisdictional wetland sites within the survey area. Prior to conducting the delineation, a one-inch-equals-100-feet aerial photograph of the site and the Poway quadrangle were reviewed to identify potential jurisdictional resources. Once on-site, all potential jurisdictional resources were assessed for the presence of any of the three ACOE wetland parameters. A detailed description of the jurisdictional delineation can be found in the wetland delineation report prepared for the project (RECON 2015a; Attachment 3).

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Image source: Copyright Microsoft, All Rights Reserved (flown May 2010)

Project Area

USFWS 2005 Protocol Survey Area for Quino Checkerspot Butterfly

FIGURE 5

Project Location in Relation to USFWS Protocol Survey Area for Quino Checkerspot Butterfly

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4.0 Existing Conditions

The survey area is surrounded by residential and commercial development to the north and west, and partially to the east. Undeveloped land borders the site to the south. Elevations in the survey area range from 560 feet above mean sea level to 792 feet above mean sea level. Four soil types are mapped in the survey area, which include Redding cobbly loam, 9 to 30 percent slopes; Redding cobbly loam, dissected, 15 to 50 percent slopes; Redding gravelly loam, 2 to 9 percent slopes; and Riverwash (U.S. Department of Agriculture [USDA] 1973).

The Redding soil series consists of well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan. These soils formed in a mixed cobbly and gravelly alluvium. The vegetation supported on these soils is primarily chamise (*Adenostoma fasciculatum*), coast California buckwheat (*Eriogonum fasciculatum fasciculatum*), laurel sumac (*Malosma laurina*), scrub oak (*Quercus berberidifolia*), and annual forbes and grasses. The Redding soils account for approximately 75 percent of the soils on-site, and the Redding cobbly loam, dissected, 15 to 50 percent slopes, occurs where the seasonal depressions were found (USDA 1973).

The Riverwash soil type occurs within intermittent stream channels. The material is typically sandy, gravelly, or cobbly, and is excessively drained and rapidly permeable (USDA 1973). The soil type can support vegetation such as western sycamore (*Platanus racemosa*) and coast live oaks (*Quercus agrifolia*). The Riverwash soil type is found on the northern portion of the site within the eucalyptus woodland, disturbed Diegan coastal sage scrub, and disturbed vegetation.

Several ephemeral drainages (unvegetated) cross through the project boundary from east to west, totaling 0.62 acre (Photographs 1-3). To clearly define why these ephemeral drainages are referred to as “unvegetated,” it must be noted that they are not vegetated with hydrophytic vegetation and are primarily composed of cobblestones and in some areas include non-native grasses, such as wild oat, rip-gut grass, and annual beard grass (*Polypogon monspeliensis*).

Of the four distinct ephemeral drainages within the project boundary, two occur within the northern section (labeled as Drainage Feature 1, with Sub-branches 1a, 1b, 1c, and Drainage Feature 2); one in the southern section (labeled as Drainage Feature 3, with Sub-branches 3a and 3b), and one smaller drainage that crosses under a dirt road (labeled as Drainage Feature 4). Features 1 and 1a constitute the main body of Carroll Canyon Creek and Features 1b and 1c are considered to be tributaries (Figure 6). Sections of the northern streambeds range from approximately six to eight feet wide to approximately two to three feet wide.

The ephemeral drainages do not have hydric soils, prolonged wetland hydrology, or wetland vegetation present, nor has wetland vegetation been removed by human disturbance. These drainages are considered ACOE jurisdictional non-wetland waters and CDFW streambed, but are not considered City of San Diego jurisdictional wetlands. The ephemeral drainages are discussed further in Section 5.5.

PHOTOGRAPH 1
Ephemeral Drainage (Drainage Feature 1) with Riparian Scrub
(Wetland Feature A), Facing West, Photo Date: August 15, 2012

PHOTOGRAPH 2
Ephemeral Drainage (Drainage Feature 2),
Facing West, Photo Date: August 15, 2012

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PHOTOGRAPH 3
Ephemeral Drainages (Drainage Feature 3),
Facing Southwest, Photo Date: August 15, 2012

PHOTOGRAPH 4
Ephemeral Drainages (Drainage Feature 4),
Facing South, Photo Date: August 15, 2012

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Image source: SanGIS (flown May 2012)

Project Area

Off-Site Grading Improvement Areas

Existing MHPA

2 Drainage Feature

A Wetland Feature

Drainage Flow Direction

Ephemeral Drainage

Seasonal Depression

Sensitive Plants

Ashy Spike Moss (***Selaginella cinerascens***)

Decumbent Goldenbush (***Isocoma menziesii*** var. ***decumbens***)

Golden-rayed Pentachaeta (***Pentachaeta aurea***)

San Diego Goldenstar (***Bloomeria clevelandii)***

Western Dichondra (***Dichondra occidentalis***)

Sensitive Wildlife

Cooper's Hawk (***Accipiter cooperii***)

Coastal California Gnatcatcher (***Polioptila californica californica***)

Vegetation Cover and Habitat Type

Southern Mixed Chaparral

Disturbed Southern Mixed Chaparral

Disturbed Coastal Sage Scrub

Disturbed Non-native Grassland

Eucalyptus Woodland

Riparian Scrub

Disturbed

Developed

RECON

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FIGURE 6

Existing Biological Resources

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Surrounded by disturbed southern mixed chaparral, eight seasonal depressions ranging from 31 to 647 square feet occur on the site, totally 0.05 acre. An aerial photograph showing these seasonal depressions, the square footages of each depression, and representative photographs are also included in Attachment 2. These shallow depressions are scattered between native shrubs such as felt-leaved yerba santa (*Eriodictyon crassifolium*) and chamise. All plant species that occur within these seasonal depressions are either annual or herbaceous perennial species. Figure 4 shows the current, general area with obvious signs of past grading such as scrape marks on the hillside. Historic aerials show that this area was once sloped and is now a flat mesa (baseball field area) cut into where the slope used to be. After a site visit with the Wildlife Agencies on May 9, 2013, it was determined that these seasonal depressions are considered unintentionally created, and man-made due to past soil disturbances. The depressions only hold water for short periods of time, on average 7–13 days. No federal or state listed plant species were detected within the depressions. Additionally, no fairy shrimp eggs or individuals of any kind were detected during the dry and wet season protocol surveys.

4.1 Botany

Eight vegetation/land cover types occur in the survey area: disturbed Diegan coastal sage scrub, southern mixed chaparral, disturbed southern mixed chaparral, disturbed non-native grassland, disturbed land, eucalyptus woodland, developed, and riparian scrub (see Figure 6). Under the City of San Diego MSCP, the environmentally sensitive lands regulations (ESL) define sensitive biological resources into four tiers of sensitivity. Upland vegetation communities that are classified as Tier I (rare uplands), Tier II (uncommon uplands), or Tier III (common uplands) are considered sensitive by the City. Tier IV (other uplands) vegetation communities are not considered sensitive (City of San Diego 2012a). Table 2 provides a summary of acreage for existing vegetation communities and land cover types. Although ephemeral drainages that cross the site are unvegetated, they have been included in Table 2 to account for all the acreage within the survey area. A total of 117 plant species were identified on the site (see Attachment 1). Of these 117 species, 69 are considered native to California and 48 are considered non-native species.

TABLE 2
EXISTING VEGETATION COMMUNITIES/LAND COVER TYPES
IN SURVEY AREA (acres)

Vegetation Communities/ Land Cover Types	ESL Tier	Project Site	Off-Site Grading	Total Project Area
Disturbed Diegan Coastal Sage Scrub	II	3.08	-	3.08
Southern Mixed Chaparral	III-A	3.15	-	3.15
Disturbed Southern Mixed Chaparral *	III-A	22.56	0.11	22.67
Disturbed Non-native Grassland	III-B	3.21	-	3.21
Disturbed Land	IV	0.56	-	0.56
Eucalyptus Woodland	IV	13.48	0.22	13.70
Developed Land	N/A	6.25	0.05	6.30
Riparian Scrub	-	0.09	-	0.09
Other Features				
Ephemeral Drainages (unvegetated)	N/A	0.62	-	0.62
TOTAL	**-**	**53.00**	**0.38**	**53.38**

*Includes 0.05 acre of seasonal depressions.

4.1.1 Disturbed Diegan Coastal Sage Scrub (3.08 acres)

Diegan Coastal sage scrub is a plant community comprised of low-growing, aromatic, drought-deciduous, soft-woody shrubs that have an average height of approximately three to four feet. The plant community is typically dominated by facultatively drought-deciduous species such as California sagebrush (*Artemisia californica*), California buckwheat, and coyote bush (*Baccharis pilularis*) with non-native herbs and grasses growing between and within the shrubs. The vegetation community typically is found on low moisture-availability sites with steep, xeric slopes or clay rich soils that are slow to release stored water. These sites often include drier south- and west-facing slopes and occasionally north-facing slopes, where the community can act as a successional phase of chaparral development (Holland 1986).

Disturbed Diegan coastal sage scrub occurs within the survey area in the northern portion of the site. California buckwheat, coyote bush, and California sagebrush are the dominant shrub species. Annual grasses such as rip-gut grass (*Bromus diandrus*) and wild oat (*Avena barbata*) are abundant in the interspaces between shrubs. Other species that occur in the disturbed Diegan coastal sage scrub include narrow-leaf milkweed (*Asclepias fascicularis*), Italian thistle (*Carduus pycnocephalus*), and filaree (*Erodium botrys*). Scattered, individuals of non-native trees and shrubs, including eucalyptus (*Eucalyptus* sp.) and acacia (*Acacia* sp.) occur within and along the edges of the disturbed Diegan coastal sage scrub.

4.1.2 Southern Mixed Chaparral (3.15 acres)

Southern mixed chaparral is a plant community typically dominated by broad-leaved sclerophyllous shrubs or small trees which characteristically occupies protected north-facing and canyon slopes or ravines where more mesic conditions are present. Dominant shrubs in this community are typically 5 to 10 feet tall and may include manzanita (*Arcostaphylos* spp.), toyon (*Heteromeles arbutifolia*), ceanothus (*Ceanothus* spp.), mission manzanita (*Xylococcus bicolor*), and mountain mahogany (*Cercocarpus minutiflorus*). The vegetation is usually dense, with little or no understory cover, but may include patches of bare soil. This community typically is found in sites that are moister than those supporting chamise chaparral. Many species in this vegetation community are adapted to repeated fires by their ability to stump sprout. Southern mixed chaparral typically is found in coastal foothills of San Diego County and Northern Baja California, usually at elevations below 3,000 feet (Holland 1986).

Southern mixed chaparral occurs within the survey area toward the eastern side in the central portion of the site. Mountain mahogany, coast blue lilac (*Ceanothus tomentosus*), and felt-leaved yerba santa are the dominant shrubs. Several smaller shrub species also occur, such as deerweed (*Acmispon glaber* [=*Lotus scoparius*]), golden yarrow (*Eriophyllum confertiflorum confertiflorum*), and California buckwheat. The shrub canopy is not continuous; herbs and grasses, including golden tarplant (*Deinandra fasciculata*) and rattail fescue (*Vulpia myuros myuros*), grow in the interspaces between shrubs. The species composition and burnt stumps suggest that the area burned in the past. Ashy spike-moss was observed within this vegetation community.

4.1.3 Disturbed Southern Mixed Chaparral (22.56 acres)

A large block of disturbed southern mixed chaparral exists in the central portion of the site. A smaller stand exists at the southern end of the site. The shrub composition generally matches southern mixed chaparral as discussed above. However, shrub canopy is less dense and continuous, and eucalyptus trees are scattered throughout and in some areas form a partial canopy. There is some herb and grass cover, typically non-native species such as rattail fescue and purple falsebrome (*Brachypodium distachyon*), but many areas have accumulations of eucalyptus leaf litter preventing herbaceous growth and inhibiting growth of existing shrubs. Ashy spike-moss, decumbent goldenbush, and western dichondra were observed within this vegetation community.

Surrounded by disturbed southern mixed chaparral, eight low-quality seasonal depressions occur. Within these seasonal depressions, three wetland plant species, annual hairgrass, stone-crop (*Crassula aquatica*), and prairie plantain (*Plantago elongata*), were identified within the ponding areas. Additional wetland plant species also occurring within the ponding areas were toad rush (*Juncus bufonius*), Mariposa rush

(*Juncus dubius*), brass-buttons (*Cotula coronopifolia*), and grass poly (*Lythrum hyssopifolia*).

4.1.4 Disturbed Non-native Grassland (3.21 acres)

Non-native grassland is composed of a dense to sparse cover of annual grasses and forbs (Holland 1986). These grasslands are often invaded by other non-native weed species such as radish and thistles.

Disturbed non-native grassland occurs within the survey area in the southern portion of the site. Annual grasses such as rip-gut grass, foxtail chess (*Bromus madritensis*), and wild oat dominate this area. Other non-native species that occur in the grasslands include wild radish (*Raphanus sativus*), Italian thistle, and filaree. Scattered individuals of non-native shrubs also occur within and along the edges of the grassland and include eucalyptus trees and acacia shrubs. A few individuals of native shrubs also occur in the disturbed non-native grassland area, including coyote bush and California buckwheat. These native shrubs are too few and widespread to form native habitat.

4.1.5 Disturbed Land (0.56 acre)

Areas within the survey area that support non-native species other than annual grasses or are devoid of vegetation were classified as disturbed land. Non-native plant species found on the disturbed land on the north end of the site include wild radish, curly dock (*Rumex crispus*), Italian thistle, bristly ox-tongue (*Helminthotheca echioides*), and Italian wild rye (*Lolium* sp.). A native species, western ragweed (*Ambrosia psilostachya*), was also commonly present. Along the margins, acacia shrubs and eucalyptus trees also can occur. The disturbed land on the western edge consists of a dirt area, lacking vegetation, used for parking next to the road.

4.1.6 Eucalyptus Woodland (13.48 acres)

Eucalyptus trees are not native to the area and are considered invasive species because of their rapid growth rate, broad cover, and the allelopathic chemicals contained in their leaf litter that prevents understory species from growing. Once established, eucalyptus groves often form dense canopies that displace native habitats over time.

Eucalyptus woodland, dominated by sugar gum (*Eucalyptus cladocalyx*) with other eucalyptus species intermixed, occurs throughout the survey area, often forming large, dense stands. Although everblooming wattle (*Acacia retinodes*) and cootamundra wattle (*Acacia baileyana*) form an understory in areas close to Pomerado Road, in most areas dense litter prevents the growth of a significant understory.

4.1.7 Developed Land (6.25 acres)

The access roads and the athletic field within the project boundary are classified as developed land. These areas have some ornamental landscape plants and ruderal species, but do not contain any native habitat.

4.1.8 Riparian Scrub (0.09 acre)

This vegetation community occurs within the northern section of the parcel, outside of the development footprint in two small patches. These patches of vegetation consist of scattered individuals of mule fat (*Baccharis salicifolia*) occurring along Carroll Canyon Creek (see Figure 6 – Feature A) totaling 0.04 acre, and two arroyo willows (*Salix lasiolepis*) and a red willow (*S. laevigata*) surrounding a man-made culvert totaling 0.05 acre (see Figure 6 – Feature B). The willows occurring on-site at Feature B have no native understory and are surrounded by acacia and eucalyptus trees. They are growing in a depression made when the rip-rap energy dissipater was installed (near Feature B) when the road culvert was built. The other patch of riparian scrub at Feature A is growing primarily in the floodplain of the creek. Additionally, these patches at Feature A are separate from one another and are not part of a larger stand of riparian habitat.

4.2 Zoology

The wildlife species observed on-site are typical of coastal sage scrub and chaparral communities and urban/disturbed areas in San Diego County as noted below in each subsection. A list of the wildlife species detected on-site is in Attachment 4. Sensitive species observed or potentially occurring on-site are discussed in Section 5.0, Sensitive Biological Resources, of this report.

4.2.1 Amphibians

Most amphibians require moisture for at least a portion of their lifecycle, with many requiring a permanent water source for habitat and reproduction. Terrestrial amphibians have adapted to more arid conditions and are not completely dependent on a perennial or standing source of water. These species avoid desiccation by burrowing beneath the soil or leaf litter during the day and during the dry season. No amphibians were detected during field surveys.

4.2.2 Reptiles

The diversity and abundance of reptile species vary with habitat type. Many reptiles are restricted to certain plant communities and soil types, although some of these species will also forage in adjacent communities. Other species are more ubiquitous, using a

variety of vegetation types for foraging and shelter. One reptile species was observed within the survey area: western fence lizard (*Sceloporus occidentalis*). Reptiles may use the developed area for basking.

4.2.3 Birds

The diversity of bird species varies with respect to the character, quality, and diversity of vegetation communities present on a site. High-quality vegetation communities typically support a moderate to high variety of bird species. The scrub and woodland habitats provide foraging and shelter opportunities for a wide variety of bird species. Disturbed and developed lands are used by bird species adapted to urban settings.

The most commonly observed species within the survey area include mourning dove (*Zenaida macroura marginella*), house finch (*Haemorhous* [=*Carpodacus*] *mexicanus frontalis*), Cassin's kingbird (*Tyrannus vociferans vociferans*), song sparrow (*Melospiza melodia*), and lesser goldfinch (*Spinus* [=*Carduelis*] *psaltria hesperophilus*).

4.2.4 Mammals

Most mammal species are nocturnal; therefore, their presence during daytime surveys is detected by observing their sign, such as tracks, scat, and burrows. Common mammal species detected within the survey area include desert cottontail (*Sylvilagus audubonii*), northern raccoon (*Procyon lotor*), mule deer (*Odocoileus hemionus*), and coyote (*Canis latrans*).

5.0 Sensitive Biological Resources

5.1 Sensitivity Criteria/Regulatory Setting

For purposes of this report, species will be considered sensitive if they are: (1) listed by state or federal agencies as threatened or endangered or are proposed for listing; (2) designated by the City of San Diego as a narrow endemic species (City of San Diego 2012a); (3) covered species under the City of San Diego MSCP; or (4) on California Rare Plant Rank 1B (considered endangered throughout its range) or California Rare Plant Rank 2 (considered endangered in California but more common elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (2001). Noteworthy plant species are considered to be those that are on California Rare Plant Rank 3 (more information about the plant's distribution and rarity needed) and California Rare Plant Rank 4 (plants of limited distribution) of the CNPS *Inventory*. Sensitive vegetation communities are those identified by Holland (1986) or identified by the City of San Diego (2012a).

State Regulations: Under Section 3503 of the CDFW Code, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.3 of the CDFW Code prohibits take, possession, or destruction of any birds in the orders Falconiformes (raptors) or Strigiformes (owls), or of their nests and eggs (State of California 1991).

Federal Regulations: The MBTA was established to provide protection to the breeding activities of migratory birds throughout the U.S. The MBTA protects migratory birds and their breeding activities from take and harassment.

City of San Diego Regulations: Sensitive biological resources are defined in the City of San Diego 2012 Biology Guidelines as:

> Lands included within the MHPA as identified in the MSCP Subarea Plan (City of San Diego 1997), and other lands outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA and IIIB vegetation communities; habitat for rare, threatened, endangered species and their habitat; or narrow endemic species (City of San Diego 2012a).

MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San

Diego region. MHPA lands are considered by the City of San Diego to be a sensitive biological resource.

The City of San Diego's MHPA allows some development within the preserve based on the development area allowance (City of San Diego 2012a).

Jurisdictional Resources: All wetland areas and non-wetland waters of the U.S. are considered sensitive. Wetlands and non-wetland waters are under the jurisdiction of the ACOE. Streambeds and associated vegetation are under the jurisdiction of the CDFW. The City of San Diego defines wetlands as:

> Wetlands are areas which are characterized by any of the following conditions: (1) all areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation; (2) areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation; (3) areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands (City of San Diego 2012a).

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

5.2 Sensitive Vegetation Communities

Five sensitive habitats under the City of San Diego's MSCP Subarea Plan (City of San Diego 1997) occur within the survey area. These include four upland habitats: disturbed Diegan coastal sage scrub (Tier II habitat), southern mixed chaparral (Tier IIIA habitat), disturbed southern mixed chaparral (Tier IIIA habitat), and disturbed non-native grassland (Tier III-B habitat), and one wetland habitat: riparian scrub. Although the seasonal depressions are not considered sensitive in their own right due to their artificial nature, they are included in the sensitive disturbed southern mixed chaparral habitat category for mitigation accounting purposes.

5.3 Sensitive Plants

The rare plant surveys revealed that no federal and state listed or narrow endemic species, including San Diego ambrosia (*Ambrosia pumila*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), or San Diego mesa mint (*Pogogyne abramsii*), were present on-site or within the seasonal depressions or

the drainages. All plant species known to occur in the project vicinity (within two miles of the survey area) that are federally listed threatened or endangered, considered City of San Diego narrow endemic, or that have potential to occur based on species range are addressed in Attachment 5. Five non-listed, sensitive plants species were observed on-site and are discussed below.

- San Diego goldenstar, an MSCP-covered species and CNPS list 1B.1 species, was observed outside of the MHPA within the disturbed southern mixed chaparral. This species was detected in three small patches totaling approximately 100-200 individuals.
- Ashy spike moss was detected on-site, although it is difficult to estimate individuals within patches due to their small size. This species is a CNPS list 4.1 species. Sixteen individual patches of this moss scattered across the site were detected within the disturbed southern mixed chaparral.
- One individual of decumbent goldenbush, a CNPS list 1B.2 species, was observed in the southeastern corner of the parcel within southern mixed chaparral.
- Three patches of western dichondra, a CNPS list 4.2 species, totaling approximately 200 individuals were within the disturbed southern mixed chaparral.
- Two patches of golden-rayed pentachaeta, another CNPS list 4.2 species, totaling approximately 100 individuals, were observed within the survey area, outside of the MHPA (see Figure 6).
- Although not detected on-site, Nuttall's scrub oak (*Quercus dumosa*) has a moderate potential to occur within the disturbed southern mixed chaparral on the south end of the property, as several individuals were identified immediately outside of the southern boundary.

5.4 Sensitive Wildlife Species

Attachment 6 provides a list of sensitive species that were observed within the survey area or have a potential to occur based on the ranges and habitat requirements of these species, and includes an assessment of the likelihood of the on-site occurrence for these species. Due to potentially suitable habitat conditions present on-site, USWFS protocol surveys were conducted for San Diego fairy shrimp. Additionally, the proposed project site is located within the 2005 USFWS Protocol Survey Area for QCB (see Figure 5); therefore, protocol surveys were required by the USFWS to determine if QCB are present.

5.4.1 Observed

The **coastal California gnatcatcher** (*Polioptila californica californica*) is federally listed as threatened, is a CDFW species of special concern, and is an MSCP covered species. The coastal California gnatcatcher is a non-migratory, resident species found on the coastal slopes of southern California, ranging from Ventura County southward through Los Angeles, Orange, Riverside, and San Diego counties into Baja California, Mexico (Atwood and Bontrager 2001). This species typically occurs in or near sage scrub habitat, although chaparral, grassland, and riparian woodland habitats are used where they occur adjacent to sage scrub. Breeding occurs from February through August, and nests are constructed most often in California sagebrush. The coastal California gnatcatcher diet consists mainly of sessile small arthropods, such as leafhoppers, spiders, beetles, and true bugs (Atwood and Bontrager 2001). The primary cause of decline in the coastal California gnatcatcher population is due to habitat loss and degradation.

One male coastal California gnatcatcher was incidentally observed on March 11, 2013, during the QCB survey. The gnatcatcher was observed foraging throughout the disturbed southern mixed chaparral, outside of the MHPA, and was not detected after this date. Due to the fact that the disturbed southern mixed chaparral is not ideal nesting habitat for this species and no gnatcatcher individuals were detected on subsequent visits to the site, it is believed that this bird may have been flying through and did not establish a territory within the survey area. However, there is moderate potential for this species to nest within the disturbed coastal sage scrub within the northern portion of the project area, outside of the development footprint.

Cooper's hawk (*Accipiter cooperii*). The Cooper's hawk is a CDFW watch list and is an MSCP covered species. The Cooper's hawk ranges year-round throughout most of the United States; its wintering range extends south to Central America and its breeding range extends north to southern Canada (Rosenfeld and Bielefeldt 1993). Breeding birds are widespread over San Diego County's coastal slope and most abundant in lowland and foothill canyons and in urban areas. It is common breeder in both oak and willow riparian woodlands and urban environments, with eucalyptus trees used nearly as often as oaks (Unitt 2004). Additionally, this species has been known to nest within planted trees including pine, redwood, and avocado (Unitt 2004). Breeding occurs from March to June and nests are typically located high in the tree, but under the canopy. This hawk forages primarily on medium-sized birds but is also known to eat small mammals such as chipmunks and other rodents (Rosenfeld and Bielefeldt 1993). Although urbanization and loss of habitat have contributed to the decline of this species, the Cooper's hawk adaptation to city living over the last 20 years have generously increased their numbers (Unitt 2004).

A Cooper's hawk was detected by vocalization within the Eucalyptus woodland on the north end of the property.

5.4.2 Not Detected

The **Quino checkerspot butterfly** is federally listed as endangered and is an MSCP-covered species. The QCB's historic range includes the coastal plain and inland valleys of southern California from the Santa Monica Mountains south to northern Baja California. Currently, the species is known from southern San Diego County and southwestern Riverside County. The distribution of Quino checkerspot butterflies is primarily defined by the distribution of its principal host plant, dot-seed plantain (*Plantago erecta*). Female Quino checkerspot butterflies have also been observed depositing eggs on woolly plantain (*Plantago patagonia*), white snapdragon (*Antirrhinum coulterianum*), and thread-leaved bird's beak (*Cordylanthus rigidus*) (USFWS 2002b). It is possible that members of the figwort family (Scrophulariaceae), including purple owl's clover (*Castilleja exserta*), are also used (Brown 1991; Mattoni et al. 1997). Threats to this species include habitat loss, fragmentation, and habitat type conversion. In April 2002, the USFWS designated critical habitat for the QCB in portions of San Diego and Riverside counties (USFWS 2002b).

This species' host plant, dot-seed plantain, was observed within the disturbed southern mixed chaparral on-site, thereby providing potential habitat for this butterfly species. Protocol surveys were conducted for this species, and no Quino checkerspot butterflies or larvae were detected on-site.

The **San Diego fairy shrimp** is federally listed as endangered and is an MSCP covered species. This fairy shrimp occurs in limited populations in Santa Barbara and Orange counties, and in San Diego County from San Marcos and Ramona south to Otay Mesa and into northwestern Baja California, Mexico, at Valle de Las Palmas (USFWS 1997a). The majority of San Diego fairy shrimp populations are located in San Diego County. San Diego fairy shrimp are restricted to vernal pools and prefer cool water temperatures. This species can also be found in ditches and road ruts that are located in degraded vernal pool habitat. Fairy shrimp remain dormant in cysts until pools fill during the rainy season. Nauplii emerge from cysts and develop into adults sometime between mid-December and early May (Eriksen and Belk 1999). Development takes from 10 to 20 days and is dependent on water temperature. Primary threats to this species are habitat destruction and fragmentation, alterations of wetland hydrology, off-road vehicle activity, and grazing (USFWS 1997a).

Protocol dry and wet season surveys were conducted for this species, and no fairy shrimp or their eggs were detected within the seasonal depressions on-site.

Belding's orange-throated whiptail (*Aspidoscelis* [=*Cnemidophorus*] *hyperythra beldingi*). Belding's orange-throated whiptail is a CDFW species of special concern, MSCP-covered species. This species ranges from the coast to the Peninsular mountain ranges from Orange and southwestern San Bernardino counties to the tip of Baja California, Mexico (Stebbins 2003). It occurs in a variety of habitats and is most common in sandy areas of low, open sage scrub or chaparral, particularly where there is California buckwheat, sage (*Salvia* spp.), or chamise (Lemm 2006). It is active during spring and summer, but is largely dormant during the fall and winter, when temperatures drop (Jennings and Hayes 1994). Breeding occurs from May through July. Belding's orange-throated whiptails feed primarily on insects such as termites (*Reticulitermes* sp.). The decline of this species is attributed to habitat loss and fragmentation (McGurty 1980).

This species was not detected on-site; however, there is moderate potential for the Belding's orange-throated whiptail to occur due to the presence of suitable southern mixed chaparral habitat.

Coast horned lizard (*Phrynosoma coronatum blainvillii*). The coast horned lizard is a CDFW species of special concern and an MSCP-covered species. This lizard ranges from coastal southern California to the desert foothills and into Baja California. In San Diego County, it has a wide range but spotty distribution. It is often associated with coastal sage scrub, especially in areas of level to gently sloping ground and with well-drained loose or sandy soil, but can also be found in annual grasslands, chaparral, oak woodland, riparian woodland, and coniferous forest between 30 and 7,030 feet (Mills 1991; Jennings and Hayes 1994). This animal usually avoids dense vegetation, preferring 20 to 40 percent bare ground in its habitat. Where it can be found, the coast horned lizard can be locally abundant, with densities near 20 adults per acre. Adults are active from late March to late August; young are active from August to November or December. They are largely dependent upon native harvester ants (*Pogonomyrmex* sp.) for food. Populations along the coast and inland have been severely reduced by loss of habitat.

Although coast horned lizard was not detected, there is moderate potential for this species to occur on-site due to presence of the suitable disturbed southern mixed chaparral and disturbed coastal sage scrub habitats.

Red diamond rattlesnake (*Crotalus ruber*). The red diamond rattlesnake is a CDFW species of special concern. This species occurs from sea level to about 4,000 to 5,000 feet on both sides of the Peninsular Ranges from southern San Bernardino County south through western Riverside and San Diego counties to Baja California, Mexico (Jennings and Hayes 1994). It inhabits coastal sage scrub, chaparral, and pinyon–juniper woodland particularly where there are abundant rock outcrops (Jennings and Hayes 1994; Lemm 2006). This species is active year round with peak activity occurring in April and May, and breeding from February through September (Jennings and Hayes 1994).

Its diet consists principally of small mammals, lizards, birds, and other snakes. Population declines of the red diamond rattlesnake are generally attributable to a reduction of habitat in the snake's restricted range due to urbanization and agriculture.

This species was not detected on-site; however, there is moderate potential for the red diamond rattlesnake to occur due to the presence of suitable disturbed southern mixed chaparral and disturbed coastal sage scrub habitats.

Least Bell's vireo (*Vireo bellii pusillus*). The least Bell's vireo is federally and state listed as endangered, an MSCP-covered species (State of California 2012b; City of San Diego 1997). Its historical breeding range once extended from northwestern Baja California, Mexico, to interior northern California, as far north as Red Bluff in Tehama County, California (Franzreb 1989). Its current distribution is now restricted to eight southern counties, the majority occurring in San Diego County (USFWS 1998). The species is exclusively found in riparian habitats, including cottonwood–willow woodlands and forests, oak woodlands, and mule fat scrub, and requires dense canopy for foraging and a dense understory for nesting (Unitt 2004; USFWS 1998). Least Bell's vireos migrate to San Diego County arriving at the breeding grounds in mid-March and remain until September or October. Populations are concentrated in the coastal lowlands of the County and are scattered within the foothills (Unitt 2004).

Populations of least Bell's vireo have declined drastically due to extensive loss of riparian habitat from urban development, including flood control and damming, introduction of non-native invasive plant species such as giant reed (*Arundo donax*) and tamarix (*Tamarix ramosissima*), and nest parasitism by brown-headed cowbird (*Molothrus ater*) (USFWS 2009). The population has increased as a result of extensive brown-headed cowbird trapping programs (Unitt 2004). Least Bell's vireos respond well to restored riparian woodland, especially if it is adjacent to mature riparian habitat, and also to cowbird trapping.

Although there is 0.09 acre of riparian scrub on-site, it is not expected that least Bell's vireo would occur within the survey area, and none were detected during the non-protocol site surveys. The small amount of riparian scrub on-site is split into two patches and are isolated from one another and from any larger, significant stands of riparian habitat. Additionally, they are surrounded by upland habitat and lack the vegetation structure preferred by least Bell's vireo.

5.5 Jurisdictional Waters/Wetlands

A jurisdictional wetland delineation performed on-site involved data collection from soil sample pits prepared according to ACOE protocol. The samples were taken at various locations along the unnamed ephemeral drainages (unvegetated) that extend across the northern and southern ends of the site to determine the presence or absence and extent

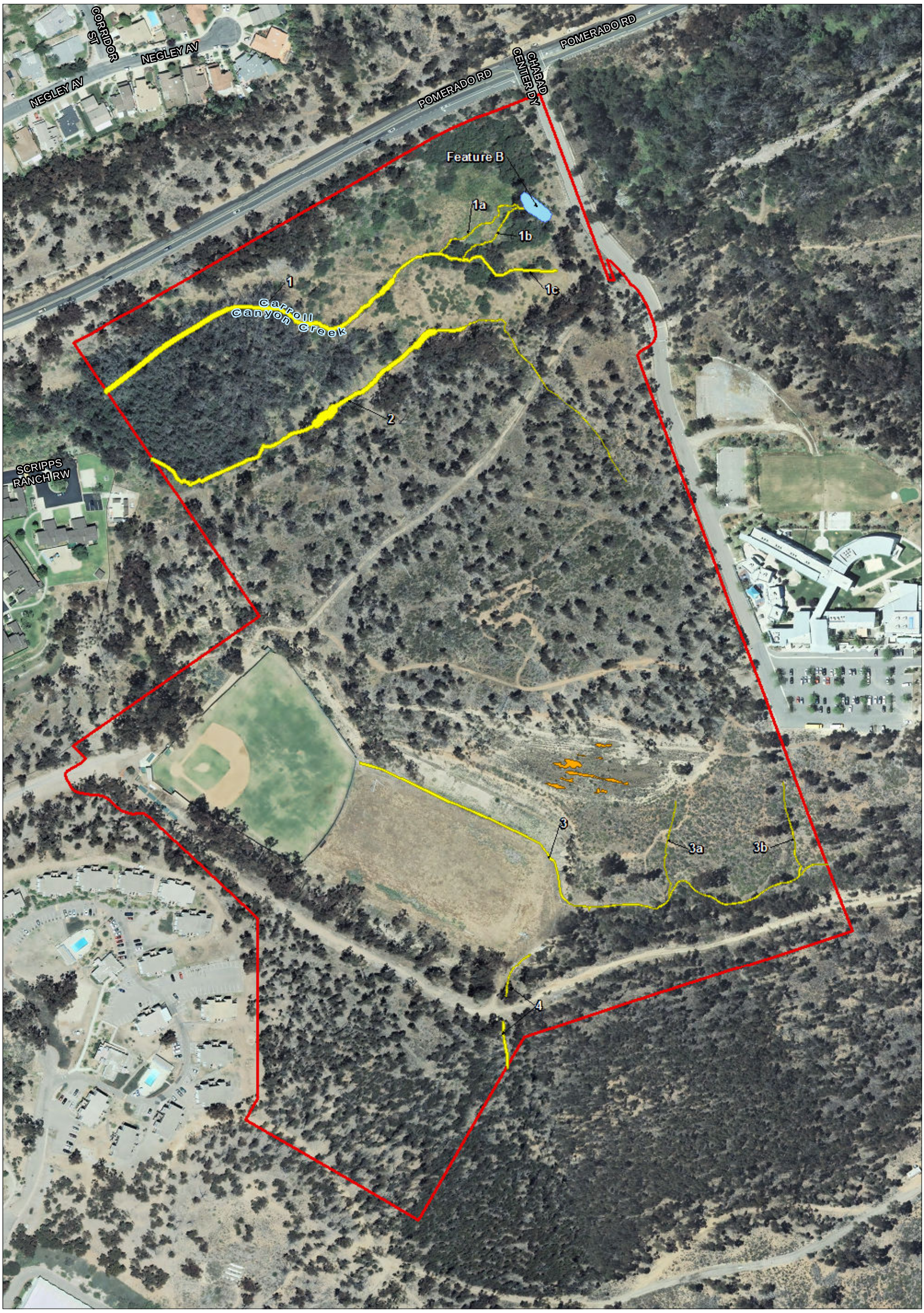
of wetland indicators as defined by the ACOE, CDFW and City of San Diego. A more detailed description of the methods used for the wetland delineation are provided in Attachment 3.

The results of the wetland delineation indicated that the ephemeral drainages (unvegetated) on-site (labeled 1, 1a, 1b, and 1c, 2, and 3, 3a, and 3b) are ACOE jurisdictional waters of the U.S. and CDFW/RWQCB jurisdictional streambed. The City of San Diego does not take jurisdiction over these areas as waters and streambeds are defined by the channel banks and limits of ordinary high water and not by the presence of wetland vegetation, hydrology, or soils. None of the three wetland parameters recognized by the City are present in areas that have been identified as non-wetland water or streambed. Though the ephemeral drainages support seasonal flows, the hydrology is of a low frequency and duration such that only upland species are supported in these areas.

The ACOE takes jurisdiction over only the wetland feature at the northwestern edge of the site (labeled Feature B on Figure 7a) as all three indicators - hydric soils, wetlands and hydrology - were present only at that location. Jurisdictional wetlands as defined by the CDFW/RWQCB, and the City of San Diego are present in two locations (labeled Feature A and Feature B on Figures 7b and 7c) along the northernmost drainage (labeled 1 on Figure 7a and 7b).

Furthermore, it should be noted that the jurisdictional waters mapped as a result of the ACOE protocol delineation may not match the drainage features mapped as part of the drainage study prepared for the proposed project due to a difference in study purposes and, therefore, methodologies. The purpose of the drainage study is to document physical flows on the project area while the jurisdictional delineation is utilized to evaluate the extent to which wetland conditions (hydrophtyic vegetation, wetland hydrology and hydric soils) persist and thus support wetland vegetation in a given location. As a result, while the drainage study may report the presence of swales and sheet flow areas, the wetland delineation reports not only the physical presence of surface flows, but reflects how these relate to the ordinary high water mark and bed/bank of a jurisdictional water.

Image source: SanGIS (flown May 2012)



Project Area

Seasonal Depression

Jurisdictional Waters

ACOE Wetlands

ACOE Non-wetland Waters of the U.S.

2 Drainage Feature

A Wetland Feature

FIGURE 7a

ACOE Jurisdictional Waters within
The Glen at Scripps Ranch Survey Area

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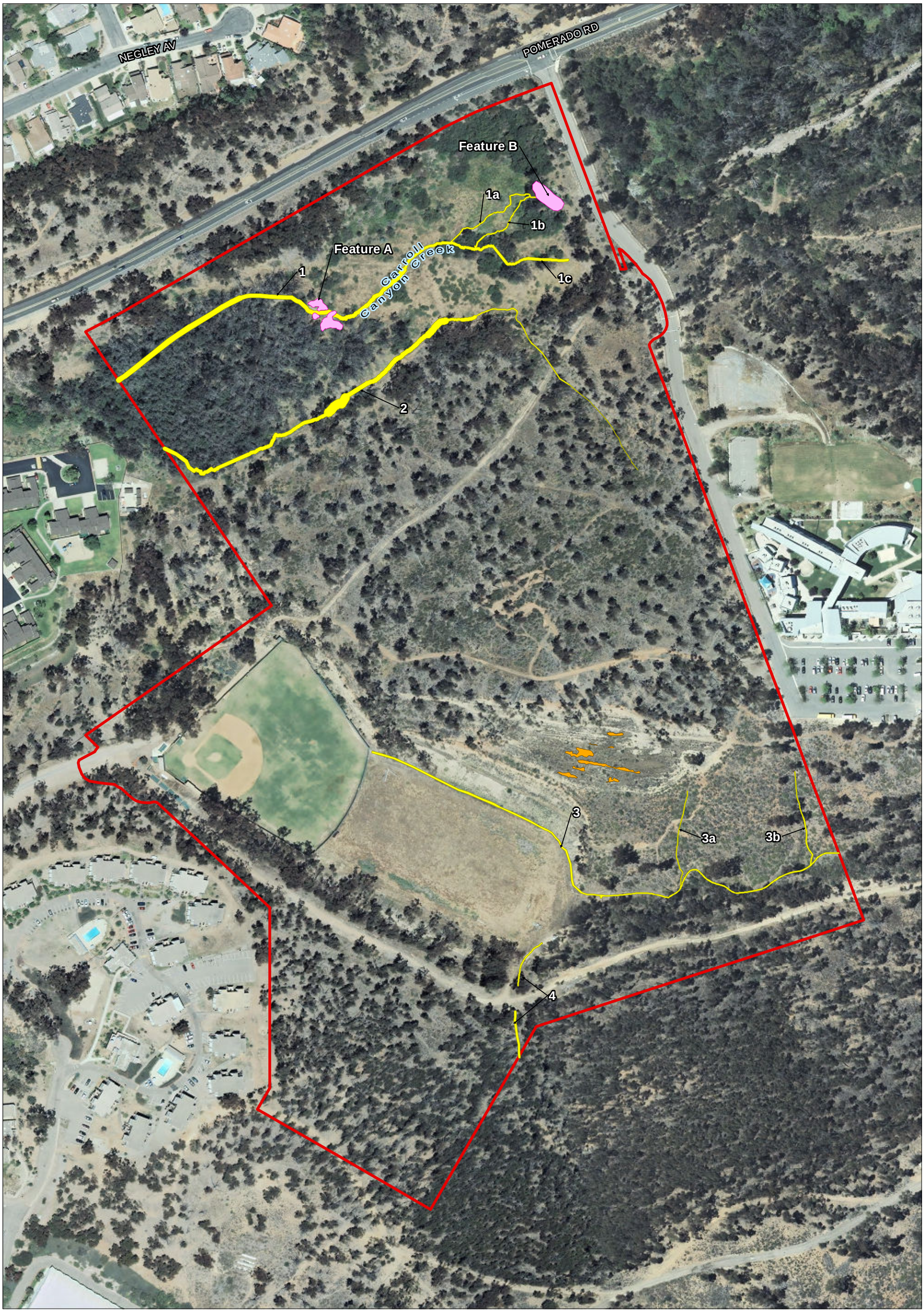
Image source: SanGIS (flown May 2012)



Project Area
Seasonal Depression

Jurisdictional Waters

CDFW/RWQCB Wetlands
CDFW/RWQCB Streambed
2 Drainage Feature
A Wetland Feature

0 Feet 200

FIGURE 7b

CDFW/RWQCB Jurisdictional Waters within
The Glen at Scripps Ranch Survey Area

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Image source: SanGIS (flown May 2012)

Project Area

Seasonal Depression

Jurisdictional Waters

City of San Diego Wetlands

A Wetland Feature

FIGURE 7c

City of San Diego Jurisdictional Wetlands within
The Glen at Scripps Ranch Survey Area

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Also described in Section 4.0, on-site grading has resulted in depressions that hold water seasonally. Representative photographs of these man-made seasonal depressions are provided in Attachment 2. Small populations of wetland plant species are found within some of the depressions. During a meeting with the Wildlife Agencies on May 9, 2013, it was determined that these depressions would not be considered jurisdictional by the City of San Diego and CDFW as they were unintentionally created during past soil disturbances, but may be characterized by ACOE as isolated waters and potentially exempt from ACOE jurisdiction.

Results of the delineation are further discussed in the wetland delineation report prepared for the project (RECON 2015a; Attachment 3). Table 3 summarizes the jurisdictional waters present within the survey area.

TABLE 3
JURISDICTIONAL WETLANDS/WATERS WITHIN THE SURVEY AREA

Agency	Jurisdictional Wetlands/Waters	Acres
ACOE	Wetland (Riparian Scrub)	0.05
	Non-wetland waters of the U.S.	0.62
	Total ACOE	**0.67**
CDFW*/RWQCB	Wetland (Riparian Scrub)	0.09
	Streambed	0.62
	Total CDFW	**0.71**
City of San Diego	Wetland (Riparian Scrub)	**0.09**

*CDFW area of jurisdiction includes all ACOE jurisdictional waters.

5.5.1 ACOE Jurisdiction Waters of the U.S.

According to the ACOE manual (ACOE 1987), wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions.” In accordance with Section 404 of the Clean Water Act, the ACOE regulates the discharge of dredged or fill material into waters of the U.S.

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to the ACOE, positive indicators for all three parameters (hydrophytic vegetation, hydric soils, and wetland hydrology) must be present to qualify as a wetland. The ACOE also requires the delineation of non-wetland jurisdictional waters. These waters must have strong hydrology indicators such as the presence of seasonal flows and an ordinary high water mark.

The ACOE jurisdiction area within the survey area totals 0.67 acre, which includes 0.05 acre of ACOE wetlands made up a patch of willow trees (riparian scrub) and 0.62 acre of ACOE non-wetland waters of the U.S. The 0.05 acre of seasonal depressions may be considered isolated waters under ACOE jurisdiction. Non-wetland

waters within the survey area are located within the ordinary high water mark of the ephemeral drainage channels (see Figure 7a).

5.5.2 CDFW Jurisdiction Waters of the State

Under Sections 1600–1607 of the Fish and Game Code, the CDFW regulates activities that would divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. The CDFW has jurisdiction over riparian habitats (e.g., southern willow scrub) associated with watercourses. Jurisdictional waters are delineated by the outer edge of riparian vegetation or at the top of the bank of streams or lakes, whichever is wider.

All streambeds and associated wetlands are considered sensitive. These areas fall under the jurisdiction of the CDFW (Section 1600 of the California Fish and Game Code). The CDFW jurisdictional areas extend to either the outer edge of riparian vegetation or to the top of the bank of streams or lakes, whichever is wider.

A total of 0.71 acre of CDFW jurisdictional areas occur within the survey area, which includes 0.62 acre of CDFW streambed and 0.09 acre of CDFW wetland (see Figure 7b). The CDFW wetland acreage consists of the willow patch and mule fat patch associated with the northern drainages within the survey area. Within the survey area, CDFW streambed is equal to ACOE non-wetland waters. CDFW riparian includes all riparian habitat within the survey area in addition to ACOE wetlands.

5.5.3 Regional Water Quality Control Board Jurisdiction Resources

The Regional Water Quality Control Board (RWQCB) is the regional agency responsible for protecting water quality in California. The jurisdiction of this agency includes waters of the state and all waters of the United States as mandated by both the federal Clean Water Act Section 401 and the California Porter-Cologne Water Quality Control Act.

A total of 0.71 acre of the survey area is within the RWQCB jurisdiction (see Figure 7b), which includes 0.09 acre of wetlands (riparian scrub) and 0.62 acre of streambed.

5.5.4 City of San Diego Wetlands

According to the City of San Diego's Municipal Code (City of San Diego 2012a), wetlands are areas which are characterized by any of the following conditions: (1) all areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation; (2) areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation; or

(3) areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands; or (4) areas mapped as wetlands on Map No. C-713 as shown in Chapter 13, Article 2, Division 6 (Sensitive Coastal Overlay Zone).

A total of 0.09 acre of City of San Diego wetlands occur on-site and are depicted on Figure 7c. These wetlands consist of the two areas of riparian scrub. The ephemeral drainages (unvegetated) do not meet the criteria to be considered City wetlands, as hydric soils, wetland hydrology, and wetland vegetation are absent. These ephemeral drainages (unvegetated) are largely unvegetated but small sections support upland vegetation (i.e., non-native grasses). The unvegetated portions of the drainages are the result of seasonal flows which have carved through the upland habitat over time. Wetland hydrology, as determined by the presence of at least one primary or two secondary indicators, and hydric soils are not found in these drainages as the seasonal flows drain rapidly and do not occur with a frequency or duration to support these wetland conditions.

5.5.4.1 City Wetland Buffers

In accordance with San Diego Municipal Code Section 143.0141, a buffer that ranges between 250 and 275 feet is being provided as part of the project to protect and maintain the functions and values of the remaining on-site wetland areas (labeled as Features A and B on Figure 6). The buffer is located between the City of San Diego jurisdictional resources and the edge of the development to avoid and minimize any indirect edge effects to these wetlands. The proximity of development to wetlands is displayed in Figure 8. The buffer will include an undulating manufactured 2.2:1 to 1.5:1 slope, approximately 20–30 feet tall, south of the wetland that will be maintained within the proposed limits of disturbance (see Figure 8). This steep slope will be revegetated with native species and also function as a barrier to pedestrians.

Current functions and values of the wetlands along Carroll Canyon Creek would be maintained as the buffer will restrict access to these wetlands through the installation of a fence at the perimeter of the site. This would prohibit any pedestrians to enter into mapped wetlands within the MHPA.

The range of buffer distances will provide vertical and horizontal separation from potential indirect noise and lighting impacts associated with the project. The buffer will minimize any incidental indirect impacts during the grading of the site and any post-construction uses adjacent to the MHPA and wetlands.

5.6 Multi-Habitat Planning Area

One of the primary objectives of the MSCP is to identify and maintain a preserve system, which allows for animals and plants to exist at both the local and regional levels. The MSCP has identified large blocks of native habitat having the ability to support a diversity of plant and animal life known as “core biological resource areas.” “Linkages” between these core areas provide for wildlife movement. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Input from responsible agencies and other interested participants resulted in creation of the City’s MHPA. The MHPA is the area within which the permanent MSCP preserve would be assembled and managed for its biological resources. MHPA lands are considered by the City to be sensitive biological resources.

As shown in Figure 4, a portion (4.31 acres) of the project in the northwest corner is within the MHPA, and the majority of the site is adjacent to MHPA. A boundary line adjustment was processed and recently approved by the City MSCP staff and Wildlife Agencies on October 27, 2014.

MHPA Boundary Line Adjustment. An MHPA boundary line adjustment on the project site was proposed and was recently approved by the Wildlife Agencies in order to avoid direct project impacts to the MHPA. The boundary line adjustment involved an equivalency determination to ensure that mitigation is provided “in-kind” and that there is no net loss of MHPA area. The following section provides a detailed discussion of the boundary line adjustment analysis and equivalency determination.

The equivalency determination showed that with the proposed MHPA boundary line adjustment, 1.87 acres would be removed from the MHPA and 7.46 acres of land would be added as resource-based open space and dedicated to the MHPA via a conservation easement (Table 4, Figure 9). As a result of this on-site land exchange, the total on-site preservation with dedication to the MHPA would total 9.90 acres (see Table 4, Figure 10). Further information is provided within the approved Multi-Habitat Planning Area Boundary Line Adjustment Analysis for The Glen at Scripps Ranch Project (RECON 2015b; Attachment 7).

Image source: SanGIS (flown May 2012)

Project Area
Direct Impacts
Site Plan Lines

Jurisdictional Waters/Wetlands

CDFW/RWQCB Wetlands
ACOE Wetlands
A Wetland Feature

0 Feet 200

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FIGURE 8
Wetland Buffer

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Image source: SanGIS (flown May 2012)

Project Area
Off-Site Grading Improvement Areas
Site Plan Lines
Limits of Disturbance
Ephemeral Drainage
Seasonal Depression

Existing MHPA
MHPA Deletion
MHPA Addition

Vegetation Cover and Habitat Type

Southern Mixed Chaparral
Disturbed Southern Mixed Chaparral
Disturbed Coastal Sage Scrub
Disturbed Non-native Grassland
Eucalyptus Woodland
Riparian Scrub
Disturbed
Developed

0 Feet 200

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FIGURE 9

Approved MHPA Boundary Line Adjustment

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Image source: SanGIS (flown May 2012)

Project Area
Direct Impacts
Potential On-Site Preservation to Dedicate to the MHPA

FIGURE 10

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Proposed On-Site Preservation Area

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TABLE 4
MHPA BOUNDARY LINE ADJUSTMENT SUMMARY WITH ACREAGES OF ON-SITE PRESERVATION TO BE DEDICATED TO THE MHPA (acres)

Vegetation Communities/ Land Cover Types	Existing MHPA	MHPA Deletion	MHPA Addition	Net Change	On-Site Preservation with Dedication to the MHPA
Disturbed Diegan Coastal Sage Scrub	0.10	0.00	2.45	+2.45	2.31
Disturbed Southern Mixed Chaparral	1.80	1.77	0.73	-1.04	0.76
Eucalyptus Woodland	2.23	0.06	3.32	+3.26	5.49
Disturbed Land	0.00	0.00	0.56	+0.56	0.56
Developed Land	0.04	0.04	0.00	-0.04	0.00
Riparian Scrub	0.00	0.00	0.09	+0.09	0.09
Other Features					
Ephemeral Drainage (unvegetated)	0.14	0.00	0.31	+0.31	0.55
TOTAL	**4.31**	**1.87**	**7.46**	**+5.59**	**9.90**

The overall MSCP policy for boundary line adjustments is that a boundary adjustment must result in equal or higher biological values of the preserve to species and habitats. The comparison of biological value is assessed based on the information provided by six biological factors, as discussed below.

1. Effects on Significantly and Sufficiently Conserved Habitats

The amount and distribution of habitats considered significantly and sufficiently conserved within the preserve areas will be functionally equivalent and increased in total area after the boundary adjustment due to an increase in acreage of Diegan coastal sage scrub and eucalyptus woodland. The areas of disturbed Diegan coastal sage scrub and disturbed southern mixed chaparral conserved together on-site within the adjusted MHPA (after the creation of riparian scrub habitat is complete to mitigate for impacts to non-wetland waters) would add approximately 3.07 acres of native habitat in excess of the amount of native habitat deleted, resulting in increases in the area of significantly conserved Tier II habitats within the MSCP subarea. The habitat value would be functionally higher relative to the current MHPA. Thus, the proposed habitat exchange would maintain and slightly improve the conservation, configuration, and area of significantly or sufficiently conserved habitats within this portion of the MHPA.

2. Effects to Covered Species

The proposed land exchange in this portion of the MHPA would maintain the overall conservation of covered species as no covered species occur within the area to be deleted from the MHPA. The addition of Diegan coastal sage scrub and eucalyptus woodland habitats within the lands to be added to the MHPA may increase habitat for covered species that may occur in the vicinity of the project (e.g., coastal California gnatcatcher [*Polioptila californica californica*], Cooper's hawk [*Accipiter cooperii*]).

3. Effects on Habitat Linkages and the Function of Preserve Areas

The project area is part of an existing isolated urban canyon system. Although it is reasonable to assume that wildlife may move locally through this survey area, the site is ultimately restricted by residential development and paved roads to the north, east, and west. Some local wildlife movement may occur to the south, as the site is adjacent to MHPA lands and undeveloped portions of the Marine Corps Air Station at Miramar. In addition, some local east-west wildlife movement is possible along the creek to the south of Pomerado Road. However, in general, the site as a whole does not provide a major movement corridor for wildlife species.

The proposed project would affect the existing local habitat linkages to the south, but the MHPA boundary adjustment would improve the habitat linkage along the creek within the newly added MHPA area. Currently, this habitat linkage is discontinuous to the east of the existing MHPA boundary. The addition of conserved lands to the south of Pomerado Road would improve the local habitat linkage along the creek to the east. Areas of wetland and unvegetated streambed would be conserved in the land to be added to the MHPA.

The effects of the proposed changes to the MHPA boundary would be negligible with respect to the function of the preserve area and habitat linkages. All of the changes proposed are not part of major wildlife corridors would improve the local habitat linkage along the creek, and would affect only a small portion of the MHPA preserve area.

4. Effects on Preserve Configuration and Management

The proposed modifications do not change the proportions or decrease the total area of the MHPA. There are only minor changes in shape or length of edges relative to the current preserve area configuration at this location. The proposed changes to the MHPA boundary would not conflict with any of the previously identified conservation or management needs for the subarea or cause the need for additional measures.

5. Effects on Ecotones or Other Conditions Affecting Species Diversity

The changes proposed to the MHPA boundary at this location would improve the extent of open space and local habitat linkage to the south of Pomerado Road. These modifications to the MHPA would maintain the local topographic and structural diversity of the preserve while slightly improving the habitat interfaces along the creek over the current preserve design at this portion of the MHPA. The impacts to the seasonal depressions are outside of the MHPA boundary line adjustment and do not reduce the benefits made to the open space and local habitat linkages.

6. Effects to Species of Concern Not Covered under the MSCP

The proposed MHPA boundary line adjustment at this location would not significantly increase the likelihood of any uncovered species to be listed under either the federal or state Endangered Species Acts.

Upon the completion and acceptance of the on-site wetland mitigation site, the on-site MHPA shall be conveyed to the City's MSCP preserve through either fee title to the City, or covenant of easement granted in favor of the City and wildlife agencies.

Conveyance of any land in fee to the City shall require approval from the Park and Recreation Department Open Space Division Deputy Director and shall exclude detention basins or other storm water control facilities, brush management areas, landscape/revegetation areas, and graded slopes.

To facilitate MHPA conveyance, any non-fee areas shall have conservation easements placed over them if located in the MHPA, and be maintained in perpetuity by the Owner/Permittee/Applicant unless otherwise agreed to by the City.

5.7 Wildlife Movement Corridor

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

The northern portion of the project site is located within Carroll Canyon, an urban canyon system bounded by residential development, roads, and fencing which ultimately restrict its use by wildlife. Furthermore, the canyon is not designated as a MSCP regional wildlife corridor as it does not provide a throughway for wildlife species by connecting with major areas of off-site habitat. Therefore, the project site would not be considered a significant wildlife movement corridor.

Additionally, the northern portion of the project site would be preserved on-site and dedicated to the MHPA; therefore, the project would not interfere substantially with the movement of any wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP, or impede the use of native wildlife nursery sites.

6.0 Project Impacts

Impacts to biological resources in the project area anticipated from the proposed development are discussed below. Direct and indirect impacts to vegetation/land cover types, sensitive biological resources, and to the MHPA are covered. Of the total 53.38-acre project area, 43.31 acres are proposed for development.

6.1 Direct Impacts

6.1.1 Direct Impacts to Vegetation Communities/Land Cover Types

The impacts to vegetation communities/land cover types from the proposed project and off-site grading improvement areas are listed in Table 5 and shown in Figure 11. Although ephemeral drainages (unvegetated) are not considered vegetation communities, they are included in Table 5 to account for all acreage on-site. Impacts to ephemeral drainages are addressed further in Section 6.4.1. As the 2.01 acres of brush management zone (BMZ) 2 areas are all part of the development footprint and being graded, they are calculated in as impacts to vegetation communities (see Table 5). BMZ 2 areas will be revegetated at a lower plant density with native container plants and native hydroseed. Areas of impact within the limits of disturbance but outside of the development footprint and BMZs are manufactured slopes and have been included in the impact analysis. These areas are not a part of the MHPA, north of the project development.

The proposed project will result in impacts to disturbed Diegan coastal sage scrub (0.53 acre) ESL Tier II vegetation type, southern mixed chaparral (2.97 acres) and disturbed southern mixed chaparral (21.91 acres), both ESL Tier III-B vegetation types, and non-native grassland (3.21 acres), an ESL Tier III-B vegetation type. These impacts are considered significant and would require mitigation (City of San Diego 2011). Impacts to eucalyptus woodland, disturbed land, and developed lands are not considered significant and do not require mitigation.

Impacts Resulting from On-Site Mitigation. Impacts to 0.10 acre of eucalyptus woodland and 0.24 acre of disturbed Diegan coastal sage scrub will result from mitigation for project impacts to 0.17 of ephemeral drainage (unvegetated) (to be discussed in Section 6.4 Jurisdictional Waters/Wetlands Impacts and Section 7.3 Jurisdictional Waters/Wetlands Mitigation). Proposed mitigation involves the creation of 0.34 acre of ephemeral drainage on-site from eucalyptus woodland and disturbed Diegan coastal sage scrub to provide mitigation at a 2:1 ratio for impacts to 0.17 acre of ephemeral drainage.

Image source: SanGIS (flown May 2012)

Project Area
Site Plan Lines
Off-Site Grading Improvement Areas
Brush Management - Zone 1
Brush Management - Zone 2
Limits of Disturbance
Suggested Location of Restoration/Establishment of Riparian Scrub (0.34 acres)
Approved MHPA After Boundary Line
2 Drainage Feature
A Wetland Feature

Sensitive Plants

Ashy Spike Moss (***Selaginella cinerascens***)
Decumbent Goldenbush (***Isocoma menzi*** var. ***decumbens***)
Golden-rayed Pentachaeta (***Pentachaeta aurea***)
San Diego Goldenstar (***Bloomeria clevelandii***)
Western Dichondra (***Dichondra occidentalis***)

Sensitive Wildlife

Cooper's Hawk (***Accipiter cooperii***)
Coastal California Gnatcatcher (***Polioptila californica californica***)

Ephemeral Drainage
Seasonal Depression
Drainage Flow Direction

Vegetation Cover and Habitat Type

Southern Mixed Chaparral
Disturbed Southern Mixed Chaparral
Disturbed Coastal Sage Scrub
Disturbed Non-native Grassland
Eucalyptus Woodland
Riparian Scrub
Disturbed
Developed

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FIGURE 11

Impacts to Biological Resources

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Impacts to eucalyptus woodland are not significant and do not require mitigation. Impacts to 0.24 acre of disturbed Diegan coastal sage scrub will require mitigation at a 1:1 ratio. Thus, impacts to disturbed Diegan coastal sage scrub from the proposed development (0.53 acre) and from the proposed mitigation area (0.24 acre) total 0.77 acres.

TABLE 5
IMPACTS TO VEGETATION COMMUNITIES/LAND COVER TYPES
(acres)

Vegetation Communities/ Land Cover Types	ESL Tier	Existing Project Area*	On-Site Impacts	Off-Site Impacts	Impacts from On-site Mitigation	BMZ 2 Impacts	Total Project Area Impacts
Disturbed Diegan Coastal Sage Scrub	II	3.08	0.53		0.24		0.77
Southern Mixed Chaparral	III-A	3.15	2.97				2.97
Disturbed Southern Mixed Chaparral*	III-A	22.67	21.49	0.11		0.31	21.91
Disturbed Non-native Grassland	III-B	3.21	3.21				3.21
Disturbed Land	IV	0.56	0.00				0.00
Eucalyptus Woodland	IV	13.70	6.40	0.22	0.10	1.39	8.11
Developed Land	N/A	6.30	5.82	0.05		0.31	6.18
Riparian Scrub	N/A	0.09	0.00				0.00
Other Features							
Ephemeral Drainages (unvegetated)	N/A	0.62	0.17†	0.00		0.00	0.17
TOTAL	-	53.38	40.59	0.38	0.34	2.01	43.32

*Includes 0.05 acre of seasonal depressions.

†Impact acreages for ephemeral drainages (unvegetated) are shown here to account for all acreages, but are formally part of the Proposed Impacts to Jurisdictional Waters as Non-Wetland Waters/Streambed (see Table 7).

6.1.2 Impacts to Wildlife

Sensitive wildlife observed or with a moderate or high potential to occur on-site include the federally threatened and MSCP-covered coastal California gnatcatcher; Cooper's hawk, a CDFW watch list and MSCP-covered species; red diamond rattlesnake, a CDFW species of special concern; and coastal horned lizard and Belding's orange-throated whiptail, both MSCP-covered species.

6.1.2.1 Direct Impacts to Wildlife

CDFW Species of Special Concern and MSCP-Covered Species. Direct impacts are anticipated to occur to the coastal horned lizard and Belding's orange-throated whiptail, if present, during grading activities. Although suitable habitat is present, the site is not expected to support a significant population of these species as they were not observed

during surveys of the site. As they are considered adequately covered, with habitat conserved within the MHPA, and the MSCP Subarea Plan Appendix A conditions of coverage would be incorporated as mitigation, any potential impacts to these species are not expected to reduce these species' overall populations below self-sustaining levels; thus, project impacts would be considered less than significant.

Direct impacts to the red diamond rattlesnake, a CDFW species of special concern, are anticipated from cumulative impacts to the disturbed Diegan coastal sage scrub and disturbed southern mixed chaparral, which are suitable habitat for this species, from vegetation clearing, grubbing, grading, and construction. Because this species is widespread within suitable habitat throughout the City and these impacts would occur to a relatively small amount of habitat compared to the amount of Diegan coastal sage scrub and chaparral habitats in the vicinity, this loss would not impact the regional long-term survival of this species, and would therefore not be significant.

Direct impacts to the CDFW species of special concern and MSCP-covered species, Cooper's hawk, are anticipated due to the removal of eucalyptus trees on-site. These impacts would be considered significant.

Federally Listed and MSCP-Covered Species. Quino checkerspot butterfly and San Diego fairy shrimp were not detected during the protocol surveys; therefore, no impacts are anticipated to occur to these species with the proposed project.

Direct impacts to the coastal California gnatcatcher are not anticipated as suitable habitat within the MHPA is not present within the development footprint.

General Wildlife. Direct impacts are anticipated to occur to small mammals and reptiles with low mobility during grading of the project site. A biological monitor would be required to be present on-site during grading to preclude any avoidable/known impacts. Birds which are not nesting are expected to be able to avoid being impacted. Impacts to general wildlife are, therefore, considered less than significant.

Nesting Birds. Direct impacts would occur to raptors and other nesting birds within the large eucalyptus trees, and scrub and grassland habitats within the project area due to mass grading and vegetation removal. Impacts to migratory or nesting birds are considered significant and require mitigation, including biological monitoring and avoidance of typical nesting periods. Further details are outlined in the Mitigation section (Section 7.0).

Species observed or that have a high-to-moderate potential to occur within the MHPA land located within the development area include Belding's orange-throated whiptail, coast horned whiptail (*Aspidoscelis tigris stejnegeri*), Cooper's hawk, coastal California gnatcatcher, and southern mule deer (*Odocoileus hemionus fuliginata*). Direct impacts are not anticipated to occur to species within the MHPA as this area is outside the

development footprint. Those species that have designated ASMDs are discussed in more detail in the following paragraphs.

The area-specific management directives (ASMDs) for Belding's orange-throated whiptail must address edge effects.

- All of the development footprint is outside of the MHPA and a fence will be installed along the project boundary to prohibit entry into the MHPA; therefore, the proposed project should not increase edge effects in the MHPA.

The ASMDs for coast horned lizard must include specific measures to maintain native ant species, discourage the Argentine ant (*Linepithema humile*), and protect against detrimental edge effects to this species.

- All of the development footprint is outside of the MHPA and a fence will be installed along the project boundary to prohibit entry into the MHPA; therefore, the proposed project should not increase edge effects in the MHPA or introduce Argentine ants into the MHPA. Additionally, all restoration along the brush management zones and the use of herbicide, which may kill native ant species, will be outside of the MHPA.

The ASMDs for Cooper's hawk include a 300-foot impact avoidance area around active nests, and minimization of disturbance in oak woodlands and oak riparian forests.

- Should an active Cooper's hawk, or raptor nest be detected within the MHPA during the pre-grading survey, discussed in Section 7.2.1, appropriate construction setback of 300 feet will be implemented until the fledglings are independent of the nest.

For coastal California gnatcatchers, the ASMDs must include additional measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. No clearing of occupied habitat within the City of San Diego's MHPAs may occur during this species' breeding season between March 1 and August 15.

- All of the development footprint is outside of the MHPA and a fence will be installed along the project boundary to prohibit entry into the MHPA; therefore, the proposed project should not increase edge effects in the MHPA. A buffer of over 200 feet occurs between the development footprint and the MHPA which should help protect from accidental fires spreading into the MHPA from the proposed project. The 200-foot buffer will be made up of a vegetated manufacture slope that will be maintained. As stated in the

MHPA Adjacency Guidelines under Brush Management, vegetation clearing will be done consistent with City of San Diego standards and will avoid/minimize impacts to species such as the coastal California gnatcatcher.

There are no specified ASMDs listed in Appendix A of the MSCP Subarea Plan for southern mule deer except that is it noted that this species requires core and linkage areas.

6.2 Indirect Impacts

The project has the potential to inadvertently indirectly impact sensitive native and non-native habitats that may also be occupied by sensitive species. For this reason, biological monitoring during construction is outlined in the mitigation section.

6.2.1 Indirect Impacts to Nesting Birds

The project site is adjacent to the MHPA. Indirect impacts are anticipated to occur to sensitive nesting birds due to grading, drainage, use of toxins, increase access of the area by humans and their pets, excessive noise and lighting generated by project construction and implementation. Specifically, indirect impacts to the coastal California gnatcatcher are anticipated from construction and implementation of the project outside, within, or adjacent to the MHPA. Indirect impacts to coastal California gnatcatcher are considered significant and mitigation outlined in Section 7 would be required to reduce impacts to below a level of significance.

6.2.2 MHPA Adjacency Guidelines

The project has the potential for indirect impacts to the adjacent MHPA along the western, eastern, and southern boundaries. As stated in the MSCP Section 1.4.3 (1997), land uses adjacent to the MHPA are to be managed to ensure minimal impacts to the MHPA. The MSCP establishes adjacency guidelines to be addressed on a project-by-project basis to minimize direct and indirect impacts and maintain the function of the MHPA. The guidelines listed in Section 1.4.3 of the MSCP (1997) are outlined below with corresponding project action.

Drainage. Drainage should be directed away from the MHPA, or if not possible, must not drain directly into the MHPA. Instead, runoff should flow into sedimentation basins, grassy swales, or mechanical trapping devices prior to draining into the MHPA. This northern bio-retention basin is located at the northeast corner of the project site (see Figure 9).

- The project has been designed so as to not drain directly into the MHPA. All drainage will be treated on-site within the development footprint using detention/water quality basins to dissipate/detain and filter/treat runoff. Drainage/basins on-site would be maintained in perpetuity by The Glen at Scripps Ranch CCRC LLC.

Toxins. Land uses, such as recreation, urban landscaping, and agriculture, that use chemicals or generate by-products, such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by application or drainage of such materials into the MHPA.

- The project would incorporate measures to reduce impacts caused by the application and/or drainage of chemicals or project generated by-products such as pesticides, herbicides, animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) into the MHPA. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owner's Representative or Resident Engineer to ensure there is no impact to the MHPA. The project has been designed to limit post-development storm water runoff discharge rates and velocities to maintain or reduce pre-development erosion and to reduce nutrients, organic compounds, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides by applying BMPs.

  Construction best management practices (BMPs), such as monitoring, flagging, staking or silt/bio fencing around sensitive areas would be used to ensure toxins from construction and project implementation would not impact the MHPA.

Lighting. Per the City of San Diego Municipal Code 142.0740, lighting of all developed areas within and adjacent to the MHPA would be limited to low-level lighting and directed away or shielded to minimize the amount of light entering the MHPA.

- Lighting for the project would be shielded and/or directed away from the MHPA. Lighting for the project will be responsive to the species in the area as well as the overall rural surroundings. Understanding that some species rely on darkness for shelter, feeding patterns, migrating, etc., the areas adjacent to any MHPA will be especially sensitive to light exposure in order to retain native characteristics. Placement and use of lighting associated with the project will accommodate the habits of nocturnal species that prefer to move and forage in darkness.

  Additionally, the MHPA is located at the bottom of a manufactured slope and there would be a 30-foot elevation difference from the project. Any lighting for the

project at the top of the slope would be shielded and directed away from the MHPA such that no direct illumination would occur towards the MHPA.

Noise. Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 – August 15). If construction is proposed during the above breeding season for the species, USFWS protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting till fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.

- There is suitable Diegan coastal sage scrub habitat within the MHPA in the northern portion of the site to support coastal California gnatcatcher. Protocol surveys shall be conducted to determine the presence or absence of this sensitive bird species if construction occurs within its breeding season noted above. If coastal California gnatcatcher is present within the MHPA, construction noise levels at the MHPA boundary shall not exceed 60 dBA. Additionally, development adjacent to the MHPA has been designed to minimize noise impacts to coastal California gnatcatcher. A benefit of the project design is the MHPA is at a lower elevation than the entire project site; therefore, it is not anticipated that the MHPA will be impacted by excessive noise.

Brush Management. All BMZ 1 areas must be included within the development footprint and outside the MHPA. BMZ 2 may be permitted within the MHPA (considered impact neutral), but cannot be used as mitigation. Brush management consists of Zone 1 and Zone 2, which are shown on the Landscape Plans and Figure 11. With the MHPA boundary line adjustment, all BMZ 1 areas will be outside of the MHPA. Vegetation clearing will be done consistent with City of San Diego standards and will avoid/minimize impacts to covered species to the maximum extent possible.

- According to Section 142.0412 of the City of San Diego Biology Guidelines, brush management is required on all premises that are within 100 feet of a structure and contain native or naturalized land. However, in the City Cycle Issue Letter, dated January 31, 2012, City staff have altered this requirement to allow 80 feet to be the maximum width of BMZ 1, should BMZ 2 be reduced to zero (City of San Diego 2012b). This is a deviation from the standard BMZs widths of

35 feet for BMZ 1 and 65 feet for BMZ 2 as stated in Section 142.0412 of the City of San Diego Biology Guidelines and has been approved by the fire marshall.

Brush management is required on all premises that are within 100 feet of a structure and contain native or naturalized vegetation. The standard BMZ widths are 35 feet for BMZ 1 and 65 feet for BMZ 2 as stated in Table 142-04h of the City of San Diego Municipal Code. The brush management zones have been tailored to be consistent with the proposed site design and accommodate for the putt and golf course along the northern perimeter and the paved parking lots along the eastern, southern, and western perimeters, where the BMZ 1 exceeds the standard 35 feet. In these areas, revegetation under the BMZ 2 standards listed in Section 142.0412 (h1-h7) is not possible, but the requirements under Section 142.0412 (b1) for BMZ 1 may be met. Therefore, per Section 142.0412(f), the option to increase BMZ 1 and reduce BMZ 2 has been employed, and BMZ 2 has been reduced at a 1.5:1 ratio for every 1-foot increase in BMZ 1 over the 35-foot minimum resulting in a maximum BMZ 1 width of 80 feet and minimum BMZ 2 width of 0 feet. After the zones have been modified, BMZ 1 will range from 35 feet to 80 feet and BMZ 2 will range from 0 feet to 65 feet. Therefore, some areas of brush management, along the western perimeter, fall short of the full BMZ 1 80-foot width requirement within the project boundary. In this case, the required BMZ 2 for the adjacent Alliant International University property currently overlaps continued BMZ 2 required outside the project's property line. This area of overlap in brush management is currently being maintained by Alliant University and is in compliance with the Landscape Regulations Section 142.0412 as part of the City of Municipal Code.

Invasives. No invasive plant species shall be planted in or adjacent to the MHPA.

- The planting pallet for the project does not include any invasive or non-native plant species adjacent to the MHPA area. Additionally, according to City of San Diego standards for brush management, Zone 2 will include only native plants.

  Native tree species and hydroseed would be installed on the manufactured slope adjacent to the MHPA on the north end of the project (Table 6) and only temporarily irrigated until the plants have become established. It is recommended that they be irrigated using a temporary aboveground irrigation system. The plants should be installed in late winter to early spring, as this is the optimal time for native plant growth and seed germination. A 120-day plant establishment period and a 24-month maintenance and monitoring period are necessary to ensure that the native plants establish successfully. Maintenance activities would involve control of non-native plant species, maintenance and removal of the temporary irrigation system, and replacement planting (if necessary). The site

should be monitored by a biologist quarterly to evaluate site conditions and to recommend remedial actions, if needed.

Existing invasives present on-site that have the potential to invade the MHPA and ESL areas on-site (including pampas grass (*Cortaderia selloana*), fountain grass (*Pennisetum setaceum*), castor bean (*Ricinus communis*), cootamundra wattle (*Acacia baileyana*), and everblooming wattle (*Acacia retinodes*), would be removed from the premises during the construction process.

Grading/Land Development. All manufactured slopes must be included within the development footprint and outside the MHPA.

- The proposed manufactured slopes for the project are within the development footprint and do not encroach into the MHPA. Per City of San Diego Municipal Code Section 142.0133 (d), a full stability analysis was performed by Leighton and Associates, Inc. to confirm both surficial and global stability of the proposed 1.5:1 slope adjacent to the MHPA. This analysis provides verification that this steeper slope will be stable and not endanger the public health, safety, and welfare. This slope will be vegetated with native tree and shrub species, and this planting and hydroseeding palette has been approved by City staff. No changes are required with the brush management as this slope is outside of both brush management zones 1 and 2.

TABLE 6
NATIVE OPEN SPACE HYDROSEED MIX AND CONTAINER PLANTS ADJACENT TO THE MHPA

Scientific Name	Common Name	Pure Live Seed (lbs/acre)	Quantity of Container Stock (15 gal minimum)
Hydroseed Mix			
Ambrosia psilostachya	Western ragweed	0.1	-
Artemisia californica	California sagebrush	1.0	-
Corethrogyne filaginifolia [=(*Lessingia filaginifolia*)]	San Diego sand aster	0.1	
Deinandra [=*Hemizonia*] *fasciculata*	Fascicled tarweed	1.0	-
Encelia californica	California encelia	1.0	-
Isocoma menziesii	Coastal goldenbush	1.0	-
Keckiella cordifolia	Climbing bush penstemon	0.5	-
Lasthenia californica	Goldfields	0.5	-
Acmispon glaber glaber [=*Lotus scoparius scoparius*]	Coastal deerweed	4.0	
Melica imperfecta	Little California melica	2.0	-
Mimulus aurantiacus aurantiacus	Bush monkey-flower	0.2	-
Stipa [=*Nassella*] *pulchra*	Purple needle grass	4.0	-
Poa secunda secunda	One-sided blue grass	4.0	-
Hesperoyucca [=*Yucca*] *whipplei*	Chaparral candle	1.5	-
Container Plants			
Platanus racemosa	western sycamore	-	24
Quercus agrifolia	coast live oak	-	37

Barriers/Access. New developments within or adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. Access to the MHPA, if any, should be directed to minimize impacts and reduce impacts associated with domestic pet predation.

A fence would be installed along the top of the 2.2:1-1.5:1 vegetated slope, around the perimeter of the developed portions of the site that would prohibit human and pet intrusion to the MHPA and sensitive ESL areas. Signage would be installed along the edge of the MHPA to inform pedestrians that there is no public access. Additionally, the project would include a native vegetated slope adjacent to the MHPA boundary. This vegetated steep (2.2:1-1.5:1) slope would also function as a deterrent to pedestrian access into the MHPA.

6.2.3 Applicable Area Specific Management Directives

Measures to protect the MHPA are outlined in the MSCP Subarea Plan and include general and specific guidelines for development within and adjacent to the MHPA, and management and monitoring goals for specific areas, habitat, and species. These guidelines are intended to preclude impacts, particularly those related to urban edge effects which include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species (i.e. parasitism or predation from invasive animal species and habitat degradation from introduction of non-native plant species), predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997). The MSCP, Appendix A (1997), also outlines species specific conditions of coverage for all covered species. These conditions of coverage were outlined in Section 6.1.2.1.

6.3 Project Impacts in the MHPA

Currently, the proposed development footprint overlaps 1.87 acres of existing MHPA (see Figure 11). To avoid impacts to the MHPA, a boundary line adjustment was processed and approved on October 27, 2014 by the Wildlife Agencies. The full analysis is detailed in Section 5.6. As the BLA has been approved, no further direct impacts to the MHPA are proposed and all potential indirect impacts to the MHPA would be mitigated for as outlined below and in the Mitigation section of this report.

6.4 Jurisdictional Waters/Wetland Impacts

ACOE, CDFW, RWQCB, and City of San Diego jurisdictional waters/wetlands are regulated by the federal, state, and local governments under a no-net-loss policy, and all

impacts are considered significant and need to be avoided to the greatest extent possible. The applicant would be required to confer with the resource agencies to acquire the appropriate permits for impacts to jurisdictional waters and to determine necessary mitigation for impacts to these areas. In anticipation of this project, preliminary habitat mitigation based on the City's 2012 Biology Guidelines is proposed for impacts to state and federal jurisdictional waters.

6.4.1 Direct Impacts

No direct impacts to ACOE, CDFW/RWQCB, or City of San Diego wetlands would occur from project development. Table 7 summarizes direct impacts to jurisdictional waters/wetlands and direct impacts to jurisdictional waters are shown in Figures 12a-12c. Feature A is located downstream from the proposed impacts, is outside of the development footprint, and Feature B (also located outside of the development area) is located directly below the outfall of a concreted culvert.

The project would result in direct impacts to 0.17 acre of jurisdictional non-wetland waters (within the ephemeral stream areas) as defined by the ACOE and CDFW/RWQCB. Direct impacts to artificially created seasonal depressions are not considered significant due to their manmade origin and the fact that impacts to the southern mixed chaparral habitat they are found in would be fully mitigated.

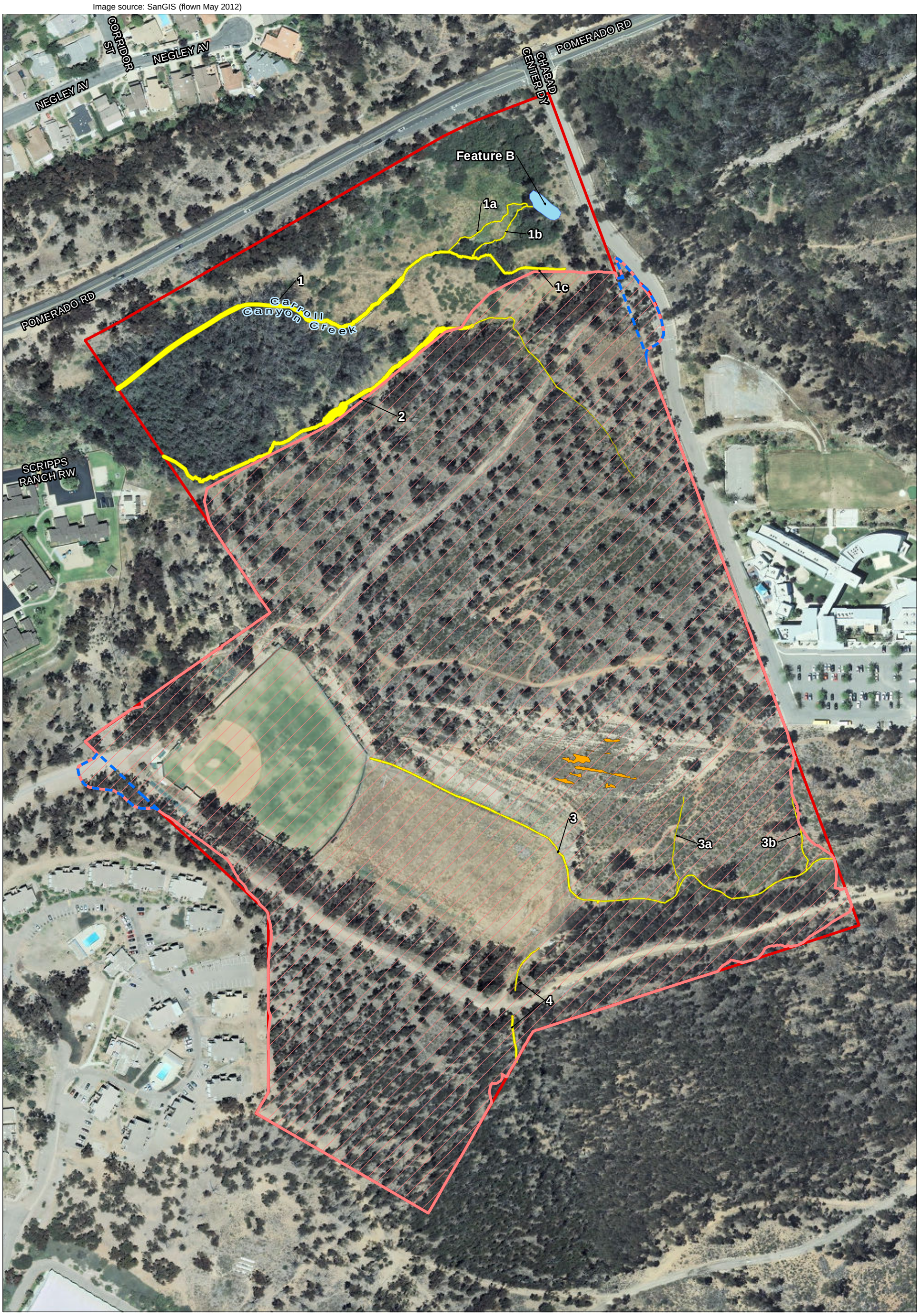
TABLE 7
PROPOSED IMPACTS TO JURISDICTIONAL WATERS
(acres)

Agency	Existing Non-Wetland Waters/Streambed (ephemeral drainages)	Impacts to Non-Wetland Waters/Streambed (ephemeral drainages)	Existing Wetlands (Riparian Scrub)	Impacts to Wetlands (Riparian Scrub)
ACOE	0.62	0.17	0.05	0.00
CDFW/RWQCB	0.62	0.17	0.09	0.00
City of San Diego	0.00	0.00	0.09	0.00

6.4.2 Indirect Impacts

No indirect impacts to the wetlands and wetland functions and values along Carroll Canyon Creek downstream of the proposed development are anticipated as the wetlands will still receive natural flows via the culvert located at the wetland at Feature B and treated storm water runoff from outlets from the detention basin to the upstream of the wetlands at Feature A. The watershed for all of these drainages, which run east to west, will not be reduced. The combined runoff from Carroll Canyon Creek and treated storm water from the detention basin will also be sufficient to support the proposed wetland mitigation area to be located near the wetland at Feature A.

Image source: SanGIS (flown May 2012)



Project Area
Off-Site Grading Improvement Areas
Direct Impacts
Seasonal Depression

Jurisdictional Waters
ACOE Wetlands
ACOE Non-wetland Waters of the U.S.
2 Drainage Feature
A Wetland Feature

0 Feet 200

FIGURE 12a

Impacts to ACOE Jurisdictional Waters within
The Glen at Scripps Ranch Survey Area

RECON

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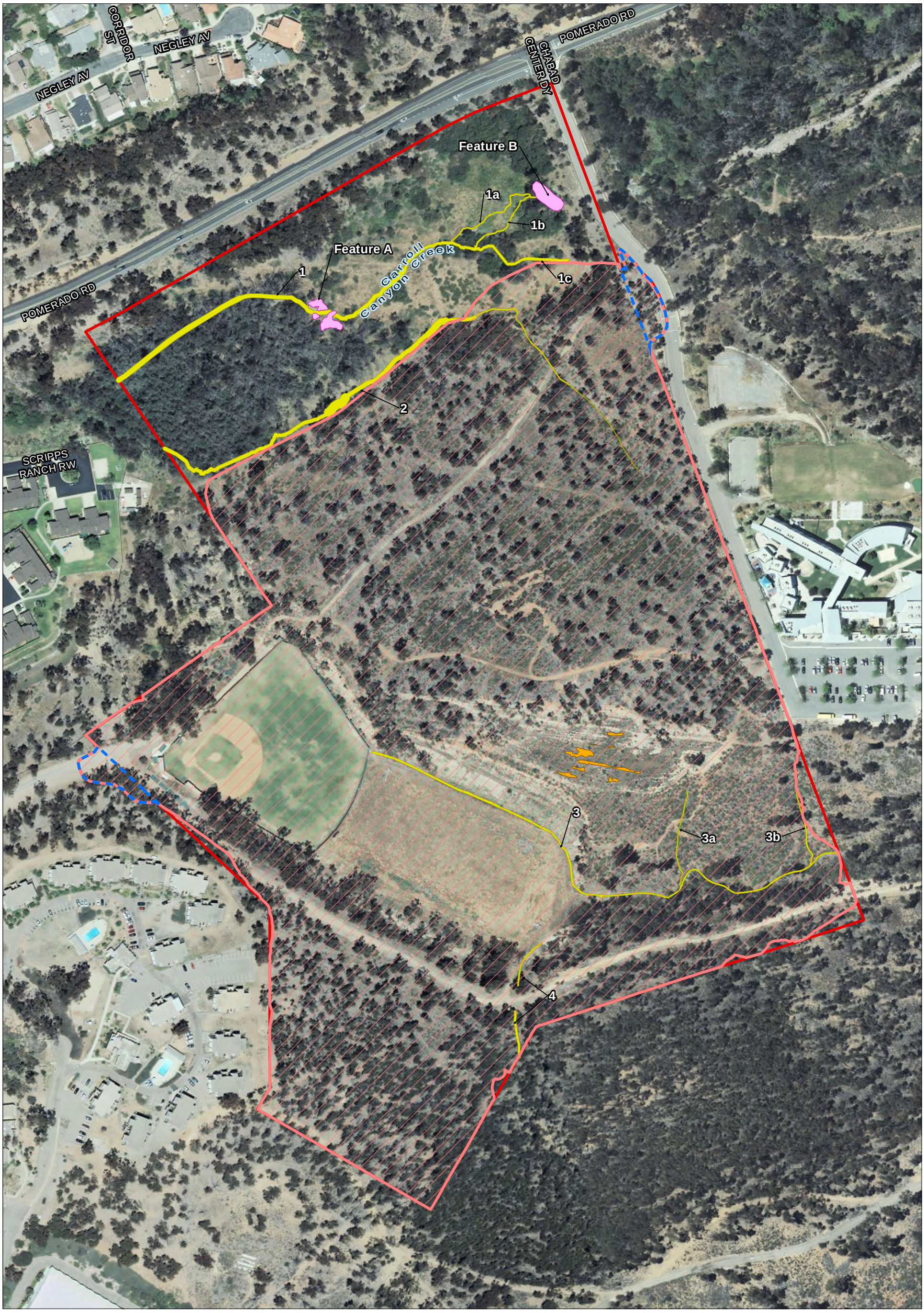
Image source: SanGIS (flown May 2012)



Project Area
Off-Site Grading Improvement Areas
Direct Impacts
Seasonal Depression

Jurisdictional Waters/Wetlands
CDFW/RWQCB Wetlands
CDFW/RWQCB Streambed
2 Drainage Feature
A Wetland Feature

0 Feet 200

FIGURE 12b

Impacts to CDFW/RWQCB Jurisdictional Waters/Wetlands within The Glen at Scripps Ranch Survey Area

RECON

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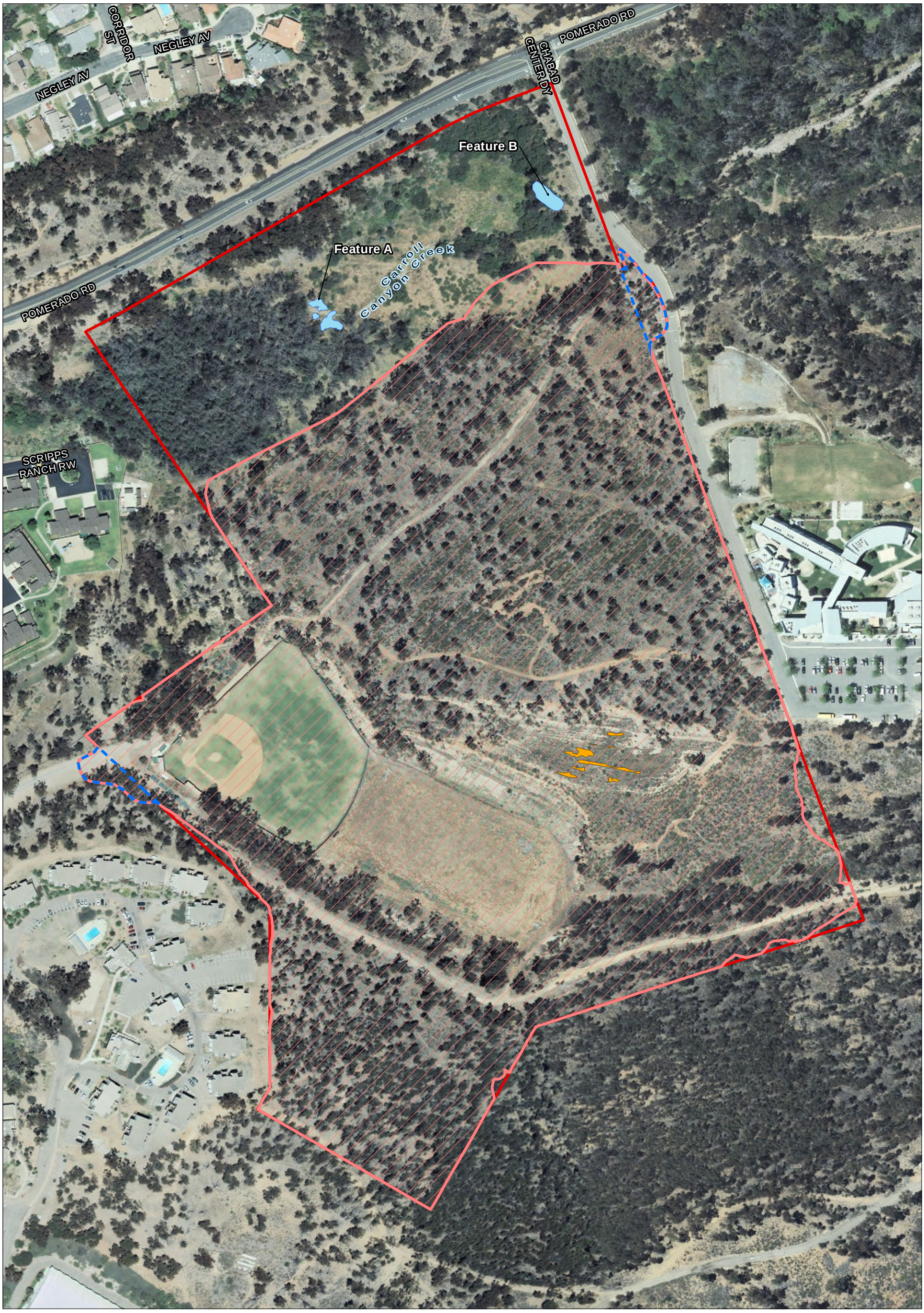
Image source: SanGIS (flown May 2012)



Project Area
Off-Site Grading Improvement Areas
Direct Impacts
Seasonal Depression

Jurisdictional Wetlands
City of San Diego Wetlands
A Wetland Feature

0 Feet 200

RECON

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FIGURE 12c
City Wetlands in Relation to Project Impact Areas

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7.0 Mitigation

Mitigation is required for project impacts that are considered significant under CEQA (City of San Diego 2011), including impacts to sensitive vegetation communities (habitats) or species. All impacts to sensitive biological resources should be avoided to the maximum extent feasible, and minimized prior to proposing mitigation whenever possible. Mitigation measures typically include resource avoidance or dedication/acquisition of habitat, and restoration/creation/enhancement. Mitigation is intended to reduce the impacts to below a level of significant.

7.1 Mitigation for Biological Resources

Mitigation for general impacts to biological resources would be incorporated via standard measures including general mitigation measures, biological protections during construction, (includes monitoring, preconstruction meetings, and development of a Biological Condition Monitoring Exhibit, etc.) and standard MSCP Land Use adjacency mitigation as described below.

MITIGATION DURING CONSTRUCTION – The following City standard mitigation would be included in the environmental document:

BIOLOGICAL RESOURCE PROTECTION DURING CONSTRUCTION

I. Prior to Construction

A. **Biologist Verification** - The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City of San Diego's Biological Guidelines (2012), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.

B. **Preconstruction Meeting** - The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.

C. **Biological Documents** - The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per City Biology Guidelines, MSCP, ESL Ordinance, project permit

conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.

D. **BCME** -The Qualified Biologist shall present a Biological Construction Mitigation/Monitoring Exhibit (BCME) which includes the biological documents in C above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including general avian nesting and USFWS protocol), timing of surveys, wetland buffers, avian construction avoidance areas/noise buffers/ barriers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City ADD/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.

E. **Avian Protection Requirements** - To avoid any direct impacts to raptors and/or any native/migratory birds, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City DSD for review and approval prior to initiating any construction activities. If nesting birds are detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable State and Federal Law (i.e. appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or RE, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

F. **Resource Delineation** - Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora & fauna species, including

nesting birds) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.

G. **Education** – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

A. **Monitoring** - All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the pre-construction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR shall be e-mailed to MMC on the 1st day of monitoring, the 1st week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.

B. **Subsequent Resource Identification** - The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna onsite (e.g., flag plant specimens for avoidance during access, etc.). If active nests or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

7.2 Mitigation for Impacts to Upland Vegetation/ Land Cover Types

With the approved MHPA boundary line adjustment, all mitigation for impacts to sensitive vegetation communities would occur within the MHPA (Table 8). Impacts to 0.77 acre of disturbed Diegan coastal sage scrub and 24.88 acres of southern mixed chaparral (includes disturbed southern mixed chaparral) require the preservation of 0.77 acre and 12.44 acres of similar or higher quality habitat, respectively.

TABLE 8
MITIGATION REQUIREMENTS FOR IMPACTS TO SENSITIVE UPLAND VEGETATION COMMUNITIES WITH LOCATION OF PRESERVATION INSIDE MHPA
(acres)

Vegetation Community	ESL Tier	Existing	Impact (Outside MHPA)	Mitigation Ratio (inside MHPA)	Mitigation Requirement	On-site Preservation	Mitigation Excess	Total Mitigation Required (off-site)
dCSS	II	3.08	0.77	1:1	0.77	2.31	1.54†	0.00
SMC (includes dSMC)	III-A	25.82	24.88*	0.5:1	12.44	0.76	0.00	10.14‡
dNNG	III-B	3.21	3.21	0.5:1	1.61	0.00	0.00	1.61
TOTAL								**11.75**

dCSS = Disturbed Diegan Coastal Sage Scrub, SMC = Southern Mixed Chaparral, dSMC = disturbed Southern Mixed Chaparral, dNNG = disturbed Non-Native Grassland.
*0.31 acre of BMZ 2 is included in the total impact to this vegetation community.
†After 2.31 acres of on-site preservation is applied, there is a surplus of 1.54 acres of dCSS.
‡After the remaining 1.54 acres of dCSS is applied to the mitigation for SMC/dSMC through up-tiering, there is a balance of 10.14 acres of required mitigation remaining.

On-site mitigation will be provided through the establishment of a covenant of easement dedicated to the MHPA system. The easement will preserve the remaining 2.31 acres of disturbed Diegan coastal sage scrub existing on-site and 0.76 acre of disturbed southern mixed chaparral in a preserve located outside the proposed development, on the northern end of the site. This preserved habitat will serve as a portion of mitigation for 0.77 acres of disturbed Diegan coastal sage scrub as well as 12.44 acres of disturbed southern mixed chaparral.

An additional 10.14 acres of mitigation for impacts to southern mixed chaparral will be satisfied either via a land acquisition and dedication to the MHPA of lands on Alliant University, south of the project; and/or through purchasing off-site lands within the MHPA. The 1.61 acres of grassland mitigation will be satisfied through payment to the City of San Diego's Habitat Acquisition Fund and/or through purchasing off-site lands within the MHPA.

Mitigation for the 0.17 acre of impacts to non-wetland water will be satisfied through on-site establishment/creation of riparian scrub habitat within the northern portion of the parcel, outside of the development footprint, and in accordance with City of San Diego's

wetland mitigation requirements. All off-site lands acquired will be of equal or greater habitat value of those being impacted.

7.3 Mitigation for Impacts to Wildlife Species

Mitigation for general nesting birds is included above in the construction mitigation. Mitigation for coastal California gnatcatcher is included below consistent with the MSCP Land Use Adjacency Mitigation Noise Requirement. For convenience, the required MHPA Land Use Adjacency Guidelines mitigation is also listed in its entirety below.

In order to be consistent with the MSCP SAP Conditions of Coverage, the following site-specific mitigation measures are required of The Glen at Scripps Ranch project:

Belding's orange-throated whiptail Mitigation:

- To address edge effects all of the development footprint shall be located outside of the MHPA and a fence/barrier shall be installed along the project boundary to prohibit entry into the MHPA.

Coast horned lizard Mitigation:

- The project shall include specific measures to maintain native ant species, discourage the Argentine ant (*Linepithema humile*), and protect against detrimental edge effects to this species including inspection by the project biologist (preferably off-site prior to shipment to the site) of native container stock scheduled to be placed on-site MHPA adjacent slopes. The biologist shall inspect all specimens and reject any that show non-native ants or evidence of non-native ants. Additionally, all restoration/revegetation areas within BMZ abutting the MHPA and ESL shall avoid the use of chemicals which would impact or kill native ant species (i.e., herbicides/pesticides).

Raptor/Species Specific Sensitive Bird Avoidance Mitigation

- To address potential impacts to Cooper's hawk and other sensitive raptors/bird species, a pre-grading survey would be conducted within 10 working days prior to grading. If present, a 300-foot impact avoidance area shall be established for Cooper's hawk and other species-specific perimeters shall be established around any active nests consistent with any requirements in the City's MSPC SAP and 2012 Biology Guidelines and Wildlife Agency requirements). Should an active nest be detected, appropriate species-specific construction setbacks shall be implemented until the fledglings are independent of the nest.

MSCP Subarea Plan – Land Use Adjacency Guidelines

1. Prior to issuance of any construction permit or notice to proceed, DSD/LDR, and/or MSCP staff shall verify the Applicant has accurately represented the project's design in or on the Construction Documents (CDs/CDs consist of Construction Plan Sets for Private Projects and Contract Specifications for Public Projects) are in conformance with the associated discretionary permit conditions and Exhibit "A", and also the City's MSCP Land Use Adjacency Guidelines. The applicant shall provide an implementing plan and include references on/in CD's of the following:

   A. **Grading/Land Development/MHPA Boundaries** - MHPA boundaries on-site and adjacent properties shall be delineated on the CDs. DSD Planning and/or MSCP staff shall ensure that all grading is included within the development footprint, specifically manufactured slopes, disturbance, and development within or adjacent to the MHPA. For projects within or adjacent to the MHPA, all manufactured slopes associated with site development shall be included within the development footprint.

   B. **Drainage** - All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials prior to release by incorporating the use of filtration devices, planted swales and/or planted detention/desiltation basins, or other approved permanent methods that are designed to minimize negative impacts, such as excessive water and toxins into the ecosystems of the MHPA.

   C. **Toxics/Project Staging Areas/Equipment Storage** - Projects that use chemicals or generate by-products such as pesticides, herbicides, and animal waste, and other substances that are potentially toxic or impactive to native habitats/flora/fauna (including water) shall incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. No trash, oil, parking, or other construction/development-related material/activities shall be allowed outside any approved construction limits. Where applicable, this requirement shall be incorporated into leases on publicly-owned property when applications for renewal occur. Provide a note in/on the CDs that states: *All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA.*

D. **Lighting** - Lighting within or adjacent to the MHPA shall be directed away/shielded from the MHPA and be subject to City Outdoor Lighting Regulations per LDC Section 142.0740.

E. **Barriers** - New development within or adjacent to the MHPA shall be required to provide barriers (e.g., non-invasive vegetation; rocks/boulders; 6-foot-high, vinyl-coated chain link or equivalent fences/walls; and/or signage) along the MHPA boundaries to direct public access to appropriate locations, reduce domestic animal predation, protect wildlife in the preserve, and provide adequate noise reduction where needed.

F. **Invasives-** No invasive non-native plant species shall be introduced into areas within or adjacent to the MHPA.

G. **Brush Management** –New development adjacent to the MHPA shall be set back from the MHPA to provide required Brush Management Zone 1 area on the building pad outside of the MHPA. Zone 2 may be located within the MHPA provided the Zone 2 management will be the responsibility of an HOA or other private entity except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than currently required by the City's regulations, the amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done and vegetation clearing shall be prohibited within native coastal sage scrub and chaparral habitats from March 1-August 15 except where the City ADD/MMC has documented the thinning would be consist with the City's MSCP Subarea Plan. Existing and approved projects are subject to current requirements of Municipal Code Section 142.0412.

H. **Noise -** Due to the site's location adjacent to or within the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for the following: coastal California Gnatcatcher (March 1 – August 15); If construction is proposed during the breeding season for the species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.

When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures shall be incorporated as follows:

Coastal California Gnatcatcher (Federally Threatened)

2. Prior to the issuance of any grading permit (for public utility projects: prior to the preconstruction meeting), the City Manager (or appointed designee) shall verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

   No clearing, grubbing, grading, or other construction activities shall occur between March 1 and August 15, the breeding season of the coastal California gnatcatcher, until the following requirements have been met to the satisfaction of the City Manager:

   A. A qualified biologist (possessing a valid endangered species act section 10(a)(1)(a) recovery permit) shall survey those habitat areas within the MHPA that would be subject to construction noise levels exceeding 60 decibels [db(a)] hourly average for the presence of the coastal California gnatcatcher. Surveys for the coastal California gnatcatcher shall be conducted pursuant to the protocol survey guidelines established by the USFWS within the breeding season prior to the commencement of any construction. If gnatcatchers are present, then the following conditions must be met:

      I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied gnatcatcher habitat shall be permitted. areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

      II. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 db(a) hourly average at the edge of occupied gnatcatcher habitat. an analysis showing that noise generated by construction activities would not exceed 60 db(a) hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to the commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; or

      III. At least two weeks prior to the commencement of construction activities, under the direction of a qualified acoustician, noise

attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB(A) hourly average at the edge of habitat occupied by the coastal California gnatcatcher. Concurrent with the commencement of construction activities and the construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of the occupied habitat area to ensure that noise levels do not exceed 60 dB(A) hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

*Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB (A) hourly average or to the ambient noise level if it already exceeds 60 dB (A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If coastal California gnatcatchers are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the city manager and applicable resource agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

I. If this evidence indicates the potential is high for coastal California gnatcatcher to be present based on historical records or site conditions, then condition A.III shall be adhered to as specified above.

II. If this evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

7.4 Mitigation for Impacts to Jurisdictional Waters

The City's biology guidelines require that impacts to wetlands be avoided. Unavoidable impacts should be minimized to the maximum extent practicable, and mitigated. Mitigation requirements for the impacts to jurisdictional waters/wetlands are summarized in Table 9.

All mitigation listed below for state and federal waters is subject to the approval of the regulatory agencies. To reduce impacts to jurisdictional resources to less than significant, 2:1 mitigation of 0.34 acre for impacts to 0.17 acre of ACOE and CDFW/RWQCB jurisdictional non-wetland waters/streambed is proposed (City of San Diego 2012a; see Table 9).

ACOE, CDFW, and RWQCB jurisdictional waters are regulated by the federal and state governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. Impacts to ACOE non-wetland waters of the U.S. and CDFW streambed would be mitigated on-site through establishment/creation of riparian scrub habitat within the northern section of the survey area to achieve a 2:1 ratio (i.e., 0.34 acre; see Figure 11). The banks of the new channel would be stabilized with riparian scrub plant species that are tolerant of the drier floodplain conditions. A conceptual mitigation plan is provided which illustrates the chosen location of establishment/creation area, methods involved to implement the mitigation effort, and a maintenance and monitoring program which is required to ensure the success of the mitigation (RECON 2015c; Attachment 8). Mitigation for upland habitat lost (0.24 acre of disturbed coastal sage scrub) with the establishment/creation area is also proposed and is included in Table 9. A grading permit will also be required in order to conduct the non-wetland water establishment/creation.

In addition, notification to the ACOE Section 404 Nationwide Permit Program, a Streambed Alteration Agreement from the CDFW, and a 401 Water Quality Certification from the RWQCB would be required.

TABLE 9
PROPOSED MITIGATION FOR IMPACTS TO JURISDICTIONAL WATERS/WETLANDS
(With Direct Impacts to Non-Wetland Water/Streambed at 2:1 Ratio)

Agency	Jurisdictional Waters/ Wetlands	Existing Jurisdictional Waters/ Wetlands (acres)	Impacts to Jurisdictional Waters/ Wetlands (acres)	Mitigation Ratio	Total Mitigation (acres)
ACOE	Wetlands (Riparian Scrub)	0.05	0.00	2:1	0.00
	Non-wetland waters of the U.S.	0.62	0.17	2:1	0.34
	Total ACOE	**0.67**	**0.17**	**-**	**0.34**
CDFW/ RWQCB	Wetlands (Riparian Scrub)	0.09	0.00	2:1	0.00
	Streambed	0.62	0.17	2:1	0.34
	Total CDFW	**0.71**	**0.17**	-	**0.34**
City of San Diego	Wetland (Riparian Scrub)	0.09	0.00	2:1	0.00
	Total City of San Diego	**0.09**	**0.00**	-	**0.00**

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ATTACHMENTS

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ATTACHMENT 1

Plant Species Observed on The Glen at Scripps Ranch Project Site

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ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
	LYCOPODS		
SELAGINELLACEAE	**SPIKE-MOSS FAMILY**		
Selaginella cinerascens A.A. Eaton	ashy spike-moss	dSMC, SMC	N
	FERNS		
PTERIDACEAE	**BRAKE FAMILY**		
Adiantum jordanii Mull. Hal.	California maiden-hair	EUC	N
Pellaea mucronata (D.C. Eaton) D.C. Eaton	bird's-foot fern	dSMC	N
	ANGIOSPERMS: MONOCOTS		
AGAVACEAE	**AGAVE FAMILY**		
Chlorogalum parviflorum S. Watson	smallflower soap plant	dSMC, SMC	N
Hesperoyucca[=*Yucca*] *whipplei* (Torr.) Trel.	chaparral candle	dSMC	N
ALLIACEAE	**ONION FAMILY**		
Allium praecox Brandegee	common wild onion	SMC, dSMC	N
ARECACEAE	**PALM FAMILY**		
Washingtonia robusta H. Wendl.	Washington fan palm	dCSS	I
CYPERACEAE	**SEDGE FAMILY**		
Cyperus sp.	nutsedge, galingale	dCSS, EUC	N
IRIDACEAE	**IRIS FAMILY**		
Sisyrinchium bellum S. Watson	blue-eyed-grass	dSMC	N
JUNCACEAE	**RUSH FAMILY**		
Juncus bufonius L.	toad rush	dCSS, UMVP	N
Juncus dubius	Mariposa rush	UMVP, NFC	N
Juncus mexicanus Willd.	Mexican rush	NFC	N
LILIACEAE	**LILY FAMILY**		
Calochortus sp.	Mariposa lily, fairy lantern, globe lily	dSMC	N
MELANTHIACEAE	**BUNCH FLOWER OR CAMAS FAMILY**		
Toxicoscordion fremontii (Torr.) Rydb. [=*Zigadenus fremontii*]	star zygadene	dSMC	N
POACEAE (GRAMINEAE)	**GRASS FAMILY**		
Avena barbata Link	slender wild oat	dSMC, dNNG, dCSS, NFC	I
Brachypodium distachyon (L.) P. Beauv.	purple falsebrome	dNNG	I

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
Bromus diandrus Roth	ripgut grass	dNNG, EUC, dCSS, DIS, NFC	I
Bromus hordeaceus L.	soft chess	dNNG, dCSS, dSMC, NFC, UMVP	I
Bromus madritensis L. ssp. *rubens* (L.) Husnot	red brome	dSMC, dNNG, dCSS, EUC, SMC, DIS	I
Cortaderia selloana (Schult. & Schult. f.) Asch. & Graebn.	pampas grass	EUC, DIS	I
Deschampsia danthonioides (Trin.) Munro	annual hairgrass	UMVP	N
Festuca [=*Vulpia*] *myuros* L.	rattail sixweeks grass	dSMC, dNNG, SMC, UMVP	I
Festuca perennis (L.) Columbus & J.P. Sm. [=*Lolium multiflorum* and *Lolium perenne*]	rye grass	EUC, DIS, dCSS, NFC	I
Gastridium ventricosum (Gouan) Schinz & Thell.	nit grass	SMC	I
Lamarckia aurea (L.) Moench	goldentop	dSMC, EUC	I
Paspalum dilatatum Poir.	dallis grass	dCSS, DIS	I
Pennisetum setaceum (Forssk.) Chiov.	fountain grass	dSMC, SMC	I
Piptatherum [=*Oryzopsis*] *miliaceum* (L.) Coss.	smilo grass	EUC, dCSS, DIS	I
Polypogon monspeliensis (L.) Desf.	annual beard grass	dCSS, DIS, NFC	I
Rhynchelytrum repens (Willd.) C.E. Hubb.	natal grass	dSMC, SMC	I
Stipa [=*Nassella*] *lepida* Hitchc.	foothill needlegrass	dSMC, SMC	N
Stipa [=*Nassella*] *pulchra* Hitchc.	purple needlegrass	SMC	N
THEMIDACEAE	**BRODIAEA FAMILY**		
Bloomeria [=*Muilla*] *clevelandii* S. Watson	San Diego goldenstar	dSMC	N
Bloomeria crocea (Torr.) Coville	common goldenstar	dSMC	N
Dichelostemma capitatum (Benth.) A.W. Wood	blue dicks	dSMC	N
	ANGIOSPERMS: DICOTS		
AMARANTHACEAE	**AMARANTH FAMILY**		
Salsola tragus L.	Russian thistle, tumbleweed	DIS, dCSS	I
ANACARDIACEAE	**SUMAC OR CASHEW FAMILY**		
Malosma laurina Nutt. ex Abrams	laurel sumac	dSMC, dCSS	N
Rhus integrifolia (Nutt.) Benth. & Hook. f. ex Rothr.	lemonadeberry	EUC, dSMC, SMC	N
Schinus terebinthifolius Raddi	Brazilian pepper tree	EUC	I

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
APIACEAE (UMBELLIFERAE)	**CARROT FAMILY**		
Apiastrum angustifolium Nutt.	wild-celery	SMC, dSMC	N
Daucus pusillus Michx.	rattlesnake weed	SMC	N
Sanicula arguta J.M. Coult. & Rose	little-jim sanicle	dSMC	N
Sanicula crassicaulis DC.	yellow-flowered snakeroot	dSMC	N
APOCYNACEAE	**DOGBANE FAMILY**		
Asclepias fascicularis Decne.	narrow-leaf milkweed	EUC, dCSS	N
ASTERACEAE	**SUNFLOWER FAMILY**		
Ambrosia psilostachya DC.	western ragweed	dCSS, DIS, NFC	N
Artemisia californica Less.	California sagebrush	dSMC, EUC, dCSS	N
Baccharis pilularis DC.	coyote brush	dCSS	N
Baccharis salicifolia (Ruiz & Pav.) Pers.	mule fat, seep-willow	EUC, dCSS, RS	N
Baccharis sarothroides A. Gray	broom baccharis	dCSS, DIS	N
Carduus pycnocephalus L.	Italian thistle	dSMC, EUC, DIS, dCSS, NFC	I
Centaurea melitensis L.	tecalote, star-thistle	dSMC, DIS	I
Corethrogyne filaginifolia [=*Lessingia filaginifolia* var. *filaginifolia*] (Hook. & Arn.) Nutt.	California-aster	SMC, dCSS	N
Cotula coronopifolia L.	brass-buttons	UMVP	I
Deinandra [=*Hemizonia*] *fasciculata* (DC.) Greene	golden tarplant	dSMC, MHPA, dCSS, dSMC, SMC	N
Dittrichia graveolens (L.) Greuter	stinkwort	DIS, dCSS	I
Eriophyllum confertiflorum (DC.) A. Gray var. *confertiflorum*	golden-yarrow	dSMC, SMC	N
Gnaphalium sp.	cudweed, everlasting	dCSS	N
Gutierrezia sarothrae (Pursh) Britton & Rusby	matchweed	dSMC	N
Hazardia squarrosa (Hook. & Arn.) Greene	saw-toothed goldenbush	dSMC	N
Hedypnois cretica (L.) Dum. Cours.	crete weed	dSMC	I
Helminthotheca [=*Picris*] *echioides* (L.) Holub	bristly ox-tongue	DIS, dCSS	I
Hypochaeris glabra L.	smooth cat's-ear	DIS, dNNG, UMVP	I
Isocoma menziesii (Hook. Arn.) G.L. Nesom var. *decumbens*	decumbent goldenbush	dSMC	N
Isocoma menziesii (Hook. & Arn.) G.L. Nesom var. *menziesii*	coast goldenbush	dCSS	N
Lactuca serriola L.	prickly lettuce	dCSS, DIS	I
Lasthenia californica DC. ex Lindl.	goldfields	SMC	N
Linanthus dianthiflorus (Benth.) Greene	farinose ground pink	dSMC	N
Logfia filaginoides [=*Filago californica*] (Hook. & Arn.) Morefield	California herba impia, fluffweed	dSMC	N

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
Logfia [=*Filago*] *gallica* (L.) Cross. & Germ.	narrow-leaf herba impia	dSMC	I
Osmadenia tenella Nutt.	osmadenia	SMC	N
Pentachaeta aurea Nutt.	golden-rayed pentachaeta	SMC	N
Psilocarphus tenellus Nutt.	slender woolly marbles	SMC, UMVP	N
Stephanomeria sp.	wirelettuce	dSMC, SMC	N
Stylocline gnaphaloides Nutt.	everlasting nest straw	dSMC	N
Xanthium strumarium L.	cocklebur	dCSS	N
BORAGINACEAE	**BORAGE FAMILY**		
Amsinckia menziesii (Lehm.) A. Nelson & J.F. Macbr.	rancher's fireweed	dSMC	N
Cryptantha intermedia (A. Gray) Greene	nievitas cryptantha	dSMC	N
Eriodictyon crassifolium Benth.	felt-leaved yerba santa	dSMC, SMC	N
Pectocarya linearis (Ruiz & Pav.) DC.	comb-bur	dSMC, SMC	N
Phacelia cicutaria Greene var. *hispida* (A. Gray) J.T. Howell	caterpillar phacelia	dSMC, SMC	N
Pholistoma racemosum (Nutt. ex A. Gray) Constance	pholistoma	dSMC	N
Plagiobothrys sp.	popcornflower	dsMC	N
BRASSICACEAE (CRUCIFERAE)	**MUSTARD FAMILY**		
Caulanthus heterophyllus (Nutt.) Payson var. *heterophyllus* [=*C. stenocarpus*]	slender-pod jewel-flower	dSMC, SMC	N
Hirschfeldia incana (L.) Lagr.-Fossat	short-pod mustard	EUC, dCSS, DIS	I
Lepidium sp.	peppergrass	dSMC	N
Raphanus sativus L.	radish	dCSS, DIS	I
Thysanocarpus curvipes Hook.	lacepod, fringepod	dSMC	N
CACTACEAE	**CACTUS FAMILY**		
Opuntia littoralis (Engelm.) Cockerell.	shore cactus	dSMC	N
CAPRIFOLIACEAE	**HONEYSUCKLE FAMILY**		
Lonicera subspicata Hook. & Arn. var. *denudata* Rehder	wild honeysuckle	dSMC	N
CARYOPHYLLACEAE	**PINK FAMILY**		
Silene gallica L.	windmill pink	dSMC	I
Spergularia bocconi (Scheele) Graebn.	sand spurrey	SMC, UMVP	I
Stellaria media (L.) Vill.	common chickweed	dSMC	I

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
CHENOPODIACEAE	**GOOSEFOOT FAMILY**		
Chenopodium californicum (S. Watson) S. Watson	California pigweed	dCSS, DIS	N
CISTACEAE	**ROCK-ROSE FAMILY**		
Cistus incanus [=*creticus*] L.	rock-rose	dSMC	I
Cistus ladanifer L.	common gum cistus	SMC	I
Helianthemum scoparium Nutt.	peak rush-rose	dSMC, SMC	N
CONVOLVULACEAE	**MORNING-GLORY FAMILY**		
Calystegia macrostegia (Greene) Brummitt	chaparral morning-glory	dSMC	N
Dichondra occidentalis House	western dichondra	SMC, dSMC	N
CRASSULACEAE	**STONECROP FAMILY**		
Crassula aquatica (L.) Schönl.	stone-crop	UMVP	N
Crassula connata (Ruiz & Pav.) A. Berger	pygmy-weed	dSMC, SMC	N
Dudleya lanceolata (Nutt.) Britton & Rose	lanceleaf liveforever	EUC, dSMC	N
Dudleya pulverulenta (Nutt.) Britton & Rose	chalk lettuce, chalk dudleya	SMC	N
CUCURBITACEAE	**GOURD FAMILY**		
Marah macrocarpus (Greene) Greene	wild cucumber	dSMC	N
ERICACEAE	**HEATH FAMILY**		
Arctostaphylos glandulosa Eastw. ssp.	Eastwood manzanita	dSMC	N
Xylococcus bicolor Nutt.	mission manzanita	dSMC, EUC, SMC	N
EUPHORBIACEAE	**SPURGE FAMILY**		
Chamaesyce maculata (L.) Small	spotted spurge	dCSS	I
Euphorbia peplus L.	petty spurge	DIS	I
Ricinus communis L.	castor bean	dCSS, RS	I
FABACEAE (LEGUMINOSAE)	**LEGUME FAMILY**		
Acacia baileyana F. Muell.	cootamundra wattle	EUC	I
Acacia retinodes Schltdl.	everblooming wattle	EUC, dCSS	I
Acmispon glaber (Vogel) Brouillet [=*Lotus scoparius*]	deerweed	dSMC, EUC, SMC	N
Acmispon strigosus (Nutt.) Brouillet [=*Lotus strigosus*]	bishop's/strigose lotus	dSMC, EUC, SMC	N
Lathyrus vestitus Nutt. var. alefeldii (T.G. White) Isely	wild sweet pea	dSMC, SMC	N
Lupinus concinnus J. Agardh	bajada lupine	SMC, UMVP	N
Medicago polymorpha L.	California bur clover	dSMC	I
Melilotus albus Medik.	white sweet clover	dCSS, DIS	I
Trifolium hirtum All.	rose clover	dSMC	I
Vicia sp.	vetch	dCSS, DIS	I

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
FAGACEAE	**OAK FAMILY**		
Quercus berberidifolia Liebm.	scrub oak	dSMC, SMC	N
GERANIACEAE	**GERANIUM FAMILY**		
Erodium botrys (Cav.) Bertol.	long-beak filaree	dSMC,dCSS, DIS EUC	I
Erodium cicutarium (L.) L'Hér. ex Aiton	red stemmed filaree	dCSS	I
Geranium sp.	geranium	dCSS, DIS, NFC	I
LAMIACEAE	**MINT FAMILY**		
Salvia mellifera Greene	black sage	dSMC, SMC, NFC	N
LYTHRACEAE	**LOOSESTRIFE FAMILY**		
Lythrum hyssopifolia L.	grass poly, hyssop loosestrife	UMVP	I
MALVACEAE	**MALLOW FAMILY**		
Malacothamnus fasciculatus (Nutt. ex Torr. & A. Gray) Greene	chaparral mallow	EUC	N
Sidalcea sparsifolia (C.L. Hitchc.) S.R. Hill	checker-bloom	dSMC	N
MONTIACEAE	**MONTIA FAMILY**		
Calandrinia ciliata (Ruiz & Pav.) DC.	red maids	dSMC, SMC	N
Claytonia perfoliata Willd.	miner's lettuce	dSMC	N
MUSACEAE	**BANANA FAMILY**		
Musa sp.	banana	EUC	I
MYRTACEAE	**MYRTLE FAMILY**		
Eucalyptus sp.	gum tree	dSMC, EUC, DIS, NFC	I
Eucalyptus cladocalyx F. Muell.	sugar gum	dSMC, EUC, DIS	I
MYRSINACEAE			
Anagallis arvensis L.	scarlet pimpernel, poor-man's weatherglass	EUC, dCSS	I
Mirabilis laevis [=*californica*] (Benth.) Curran var. *crassifolia* (Choisy) Spellenb.	wishbone bush	dCSS	N
ONAGRACEAE	**EVENING-PRIMROSE FAMILY**		
Camissonia hirtella (Greene) P.H. Raven	field sun cup	dSMC	N
Clarkia purpurea (Curtis) A. Nelson & J.F. Macbr. ssp. *quadrivulnera* (Douglas ex Lindl.) H. Lewis & M. Lewis	four-spot	dSMC	N
OXALIDACEAE	**OXALIS FAMILY**		

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
Oxalis californica (Abrams) R. Knuth [=*Oxalis albicans* ssp. *californica*]	California oxalis	dSMC	N
PAPAVERACEAE	**POPPY FAMILY**		
Eschscholzia californica Cham.	California poppy	dSMC	N
PHRYMACEAE [=SCROPHULARIACEAE]	**HOPSEED FAMILY**		
Mimulus aurantiacus Curtis	low bush monkey-flower	dSMC, dCSS, SMC	N
Mimulus guttatus DC.	common monkey-flower	dSMC	N
PLANTAGINACEAE	**PLANTAIN FAMILY**		
Antirrhinum nuttallianum Benth. ex A. DC.	Nuttall snapdragon	dSMC	N
Collinsia sp.	Chinese houses	SMC	N
Keckiella antirrhinoides (Benth.) Straw var. *antirrhinoides*	yellow bush penstemon		
Nuttallanthus texanus (Scheele) D. A. Sutton [= *Linaria canadensis*]	blue toadflax	dSMC	N
Plantago elongata [=*bigelovii*] Pursh	prairie plantain	UMVP	N
Plantago erecta E. Morris	dot-seed plantain	dSMC	N
Plantago major L.	common plantain	DIS, dCSS	I
POLEMONIACEAE	**PHLOX FAMILY**		
Navarretia hamata Greene	hooked navarretia	SMC, UMVP	N
POLYGONACEAE	**BUCKWHEAT FAMILY**		
Eriogonum fasciculatum Benth. var. *fasciculatum*	coast California buckwheat	dSMC, EUC, dCSS, dNNG, NFC	N
Persicaria hydropiperoides (Michx.) Small	waterpepper	RS	N
Rumex crispus L.	curly dock	DIS, dCSS, NFC	I
PRIMULACEAE	**PRIMROSE FAMILY**		
Dodecatheon clevelandii Greene ssp. *clevelandii*	shooting star, wild cyclamen	dSMC	N
RHAMNACEAE	**BUCKTHORN FAMILY**		
Ceanothus tomentosus Parry	coast blue lilac	dSMC, NFC	N
Rhamnus crocea Nutt.	spiny redberry	dSMC, dCSS, EUC, SMC	N
ROSACEAE	**ROSE FAMILY**		
Adenostoma fasciculatum Hook. & Arn.	chamise	dSMC, EUC, SMC, NFC	N
Cercocarpus minutiflorus Abrams	mountain-mahogany	dSMC, SMC, NFC	N
Heteromeles arbutifolia (Lindl.) M. Roem.	toyon, Christmas berry	dSMC, SMC, EUC	N

ATTACHMENT 1
PLANT SPECIES OBSERVED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Habitat	Origin
RUBIACEAE	**MADDER OR COFFEE FAMILY**		
Galium angustifolium A. Gray ssp. *angustifolium*	narrow-leaf bedstraw	dSMC	N
Galium aparine L.	goose grass, stickywilly	dSMC	N
RUTACEAE	**RUE OR CITRUS FAMILY**		
Cneoridium dumosum (Nutt.) Baill.	bushrue	dSMC, EUC, SMC	N
SALICACEAE	**WILLOW FAMILY**		
Salix laevigata Bebb	red willow	EUC, RS	N
Salix lasiolepis Benth.	arroyo willow	EUC, RS	N
SAXIFRAGACEAE	**SAXIFRAGE FAMILY**		
Jepsonia parryi (Torr.) Small	mesa saxifrage	dSMC, SMC	N
SCROPHULARIACEAE	**FIGWORT FAMILY**		
Castilleja exserta (A.A. Heller) T.I. Chuang & Heckard	purple owl's clover	dSMC	N
SOLANACEAE	**NIGHTSHADE FAMILY**		
Nicotiana glauca Graham	tree tobacco	DIS	I
Solanum parishii A. Heller	Parish's nightshade	dSMC	N
VIOLACEAE	**VIOLET FAMILY**		
Viola pedunculata Torr. & A. Gray	johnny-jump-up	dSMC	N

HABITATS
DEV = Developed
DIS = Disturbed
dCSS= Disturbed coastal sage scrub
EUC= Eucalyptus woodland
dNNG= Disturbed non-native grassland
SMC = Southern mixed chaparral
dSMC= Disturbed southern mixed chaparral
RS = Riparian Scrub
NFC = Natural Flood Channel
UMVP = "Unintentianal Man-made" Vernal Pools

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

ATTACHMENT 2

Information Relating to the Seasonal Depressions

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RAINFALL, HYDROLOGY, AND FAIRY SHRIMP PROTOCOL SURVEYS
12/2012 – 5/2013

Heavy Rain Event #1 - 12/13-12/18/12 - 2.88 inches Ponding check 12/14/12	
Pool #	Hydrology (inches)
1	4.5
2	2.3
3	2.3
4	1-3
5 North	1.75-3.5
5 South	2-3.5
6	2
7	0.5
8	-

Fairy Shrimp Survey #1 - 12/27/12	
Pool #	Hydrology (inches)
1	3.2
2	0.75
3	0.5
4	2
5 North	1.75
5 South	2.5
6	2.25
7	Dry
8	-

Fairy Shrimp Survey #2 - 1/10/13	
Pool #	Hydrology (inches)
1	Dry
2	2
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	-

RAINFALL, HYDROLOGY, AND FAIRY SHRIMP PROTOCOL SURVEYS
12/2012 – 5/2013
(continued)

Fairy Shrimp Survey #3- 1/24/13	
Pool #	Hydrology (inches)
1	Dry
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	-

Heavy Rain Event #2 - 1/25-1/26/13 - 2 days/0.92 inches Ponding check - 1/28/13	
Pool #	Hydrology (inches)
1	5.25
2	3.5
3	2.5-3.5
4	3.5
5	3
6	3
7	Dry
8	1.25

Fairy Shrimp Survey #4 - 2/6/13	
Pool #	Hydrology (inches)
1	Dry
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	Dry

RAINFALL, HYDROLOGY, AND FAIRY SHRIMP PROTOCOL SURVEYS
12/2012 – 5/2013
(continued)

Light Rain Event #1 - 2/20-2/21/13 - 0.43 inches Ponding check - 2/20/13	
Pool #	Hydrology (inches)
1	4.5
2	2.5
3	1.25
4	1-3
5 North	2.0
5 South	1.0
6	2.0
7	Dry
8	2-3.25

Fairy Shrimp Survey #5 - 2/28/13	
Pool #	Hydrology (inches)
1	Dry
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	Dry

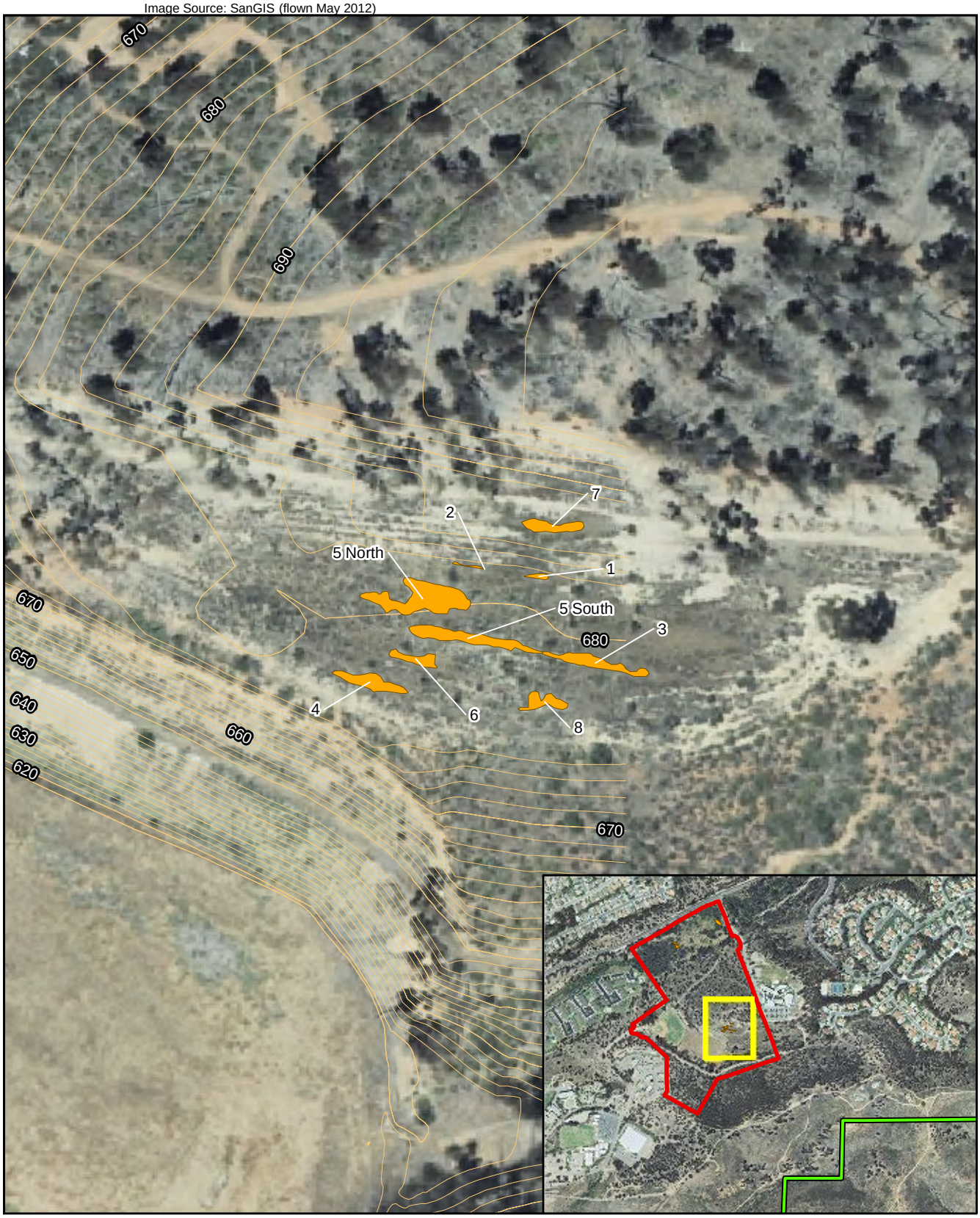
Heavy Rain Event #3 - 3/8-3/9/13 - 2 Day/1.13 inches **Fairy Shrimp Survey #6 - 3/13/13**	
Pool #	Hydrology (inches)
1	3.25
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	2
6	Dry
7	Dry
8	Dry

RAINFALL, HYDROLOGY, AND FAIRY SHRIMP PROTOCOL SURVEYS
12/2012 – 5/2013
(continued)

Ponding check - Rare Plant Survey 3/19/13	
Pool #	Hydrology (inches)
1	Dry
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	Dry

Light Rain Event #3 – 5/7-5/8/13 - 0.39 inches Ponding check - 5/8/13	
Pool #	Hydrology (inches)
1	Dry
2	Dry
3	Dry
4	Dry
5 North	Dry
5 South	Dry
6	Dry
7	Dry
8	Dry

Image Source: SanGIS (flown May 2012)



0 Feet 80

Project Area
MCAS Miramar
Seasonal Depression
2-foot Contours

FIGURE A

Seasonal Depressions
Shown with 2-foot Contours

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SEASONAL DEPRESSION SIZES

Sampled Depression	Depression Size (sq. ft.)
1	31.2
2	12.9
3*	651.6
4	238.2
5†	673.7
6	129.1
7	175.0
8	151.3

*Square footage for depression 3 also includes the square footage for 5 South.
†Represents square footage for 5 North.

ATTACHMENT 2 – PHOTOGRAPH 1
Example of Annual Hairgrass (*Deschampsia danthonioides*)
Shown on Eastern End of Seasonal Depression #7 within
Southern Mixed Chaparral, Facing East, Photo Date: 8/15/13

ATTACHMENT 2 – PHOTOGRAPH 2
View of Seasonal Depression #1 – Dry State, Facing West, Photo Date: 7/13/13

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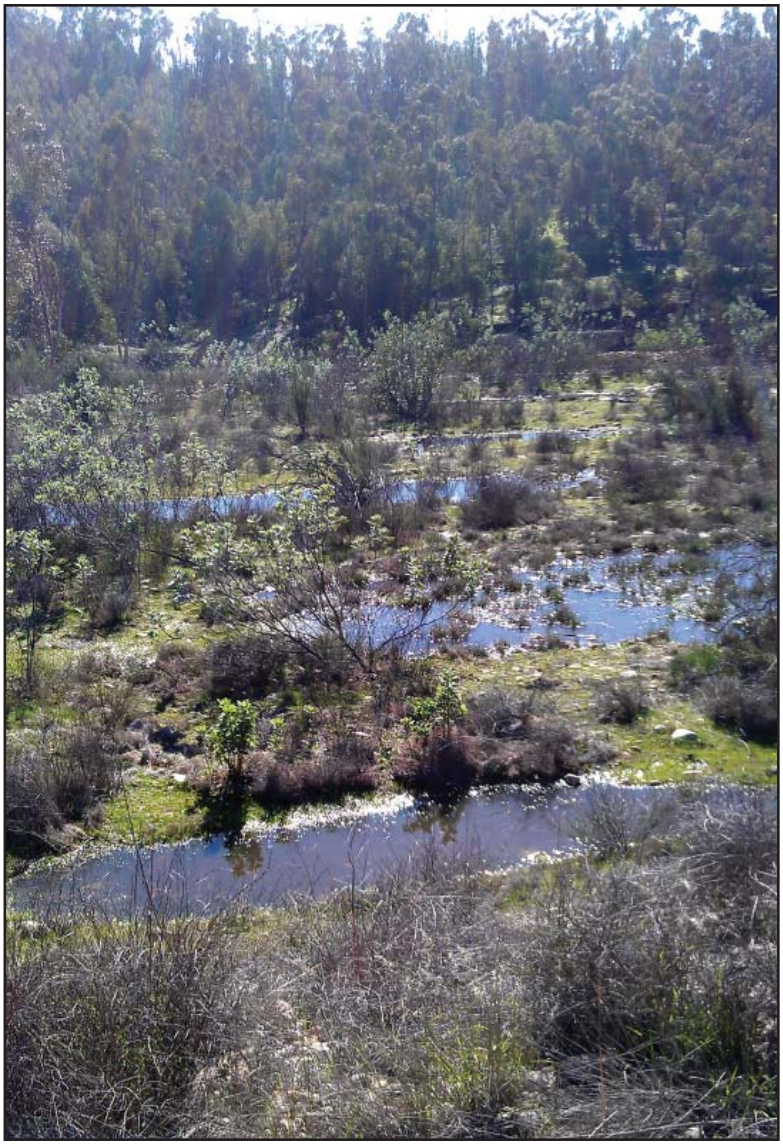
ATTACHMENT 2 – PHOTOGRAPH 3
View of Seasonal Depression #3 –
Dry State, Facing West, Photo Date: 7/13/13

ATTACHMENT 2 – PHOTOGRAPH 4
View of Seasonal Depression #5 North –
Dry State, Facing West, Photo Date: 8/15/12



ATTACHMENT 2 – PHOTOGRAPH 5
View of Seasonal Depressions
after a Heavy Rain Event,
Facing South, Photo Date: 1/28/13

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ATTACHMENT 2 – PHOTOGRAPH 6
View of Seasonal Depression #1 –
Wet State, Facing West, Photo Date: 12/14/12

ATTACHMENT 2 – PHOTOGRAPH 7
View of Seasonal Depression #3 –
Wet State, Facing North, Photo Date: 12/14/12

ATTACHMENT 2 – PHOTOGRAPH 8
View of Seasonal Depression #5 North –
Wet State, Facing West, Photo Date: 12/14/12

ATTACHMENT 3

Jurisdictional Waters/Wetland Delineation Report for The Glen at Scripps Ranch Survey Area

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Jurisdictional Waters/ Wetland Delineation Report for The Glen at Scripps Ranch Project, San Diego, California Project #264823

Prepared for

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ATTACHMENT

1: Wetland Delineation Data Sheets

1.0 Summary of Findings

RECON biologists performed a wetland delineation on an approximate 53.0-acre survey area for The Glen at Scripps Ranch project (project) located within the Scripps Miramar Ranch Community Plan area in the city of San Diego, California. Methods for delineating wetlands followed guidelines set forth by the U.S. Army Corps of Engineers (ACOE; 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* (ACOE 2008).

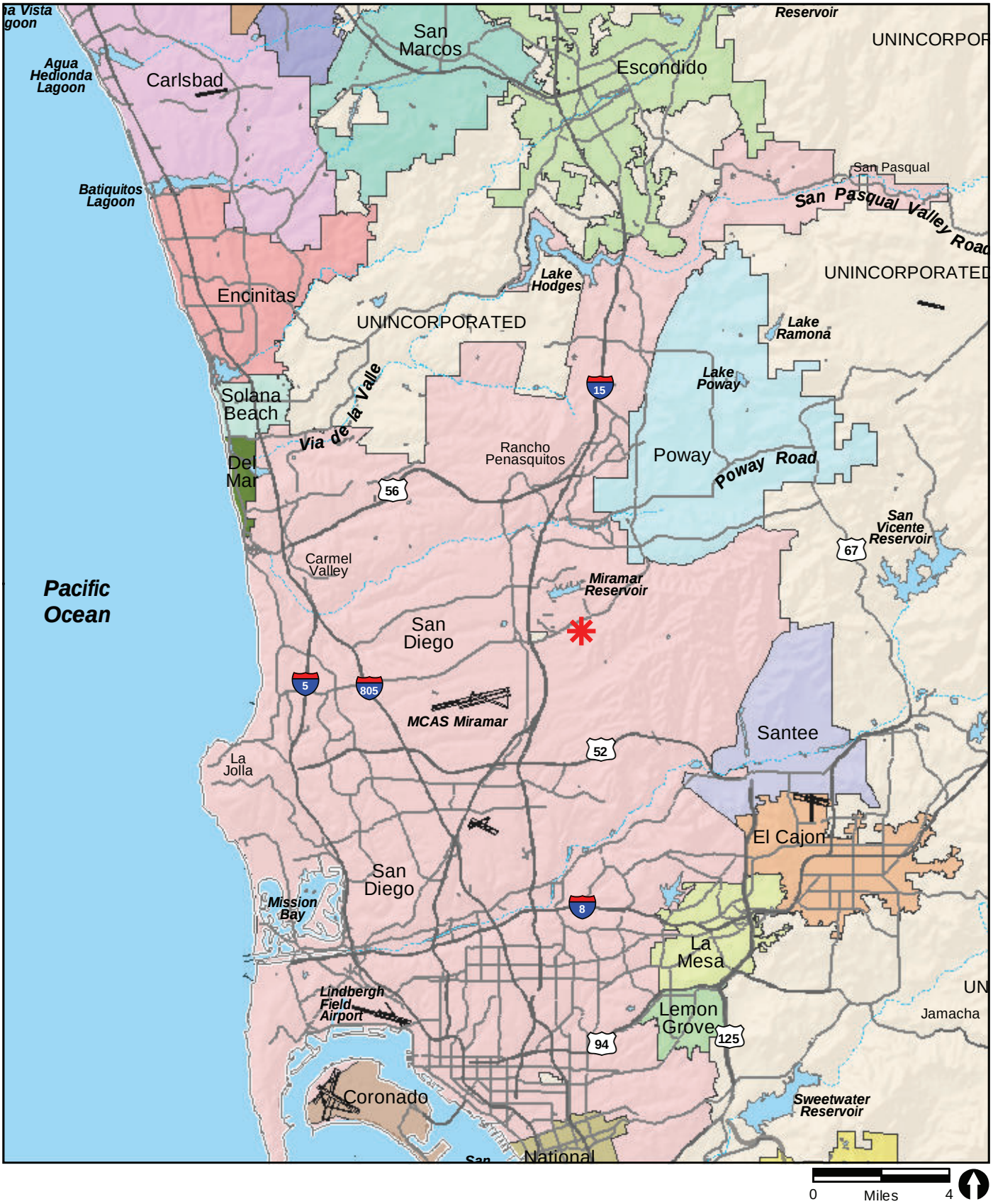
ACOE, California Department of Fish and Wildlife (CDFW), California Regional Water Quality Control Board (RWQCB), and City of San Diego jurisdictional waters were all delineated within the project area. ACOE jurisdictional waters total 0.67 acre on-site, including 0.05 acre of ACOE wetlands and 0.62 acre of ACOE non-wetland waters.

CDFW and RWQCB jurisdictional waters total 0.71 acre on-site, including 0.62 acre of streambed and 0.09 acre of wetlands.

The City of San Diego takes jurisdiction over all naturally occurring wetland vegetation. A total of 0.09 acre of wetland habitat falls within the City of San Diego's jurisdiction. Each of the agencies will verify this delineation during the permitting process. Under a no-net-loss to wetlands policy, the agencies will require that impacts be avoided and minimized to the greatest extent practicable, and that any unavoidable impacts be mitigated.

2.0 Introduction

This report describes the results of a wetland delineation conducted within the approximately 53.38-acre project area, which consists of a 53.0-acre project site owned by Continuing Life Communities and 0.38-acre of off-site grading improvement areas. The project is located in the city of San Diego, east of Interstate 15 and south of Lake Miramar (Figure 1). The project site is found in Section 4, Township 15 South, Range 2 West, of the U.S. Geological Survey (USGS) 7.5-minute topographic map, Poway quadrangle (USGS 1996; Figure 2), and is presented on the City of San Diego 800-foot-scale maps (Figure 3). The proposed project is surrounded by residential and commercial development to the north and west and partially to the east. Undeveloped land borders the site to the south (Figure 4). The proposed project is the construction of a continuing care retirement community on the majority of a 53.0-acre property. This retirement community will consist of 400 assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds.



Project Location

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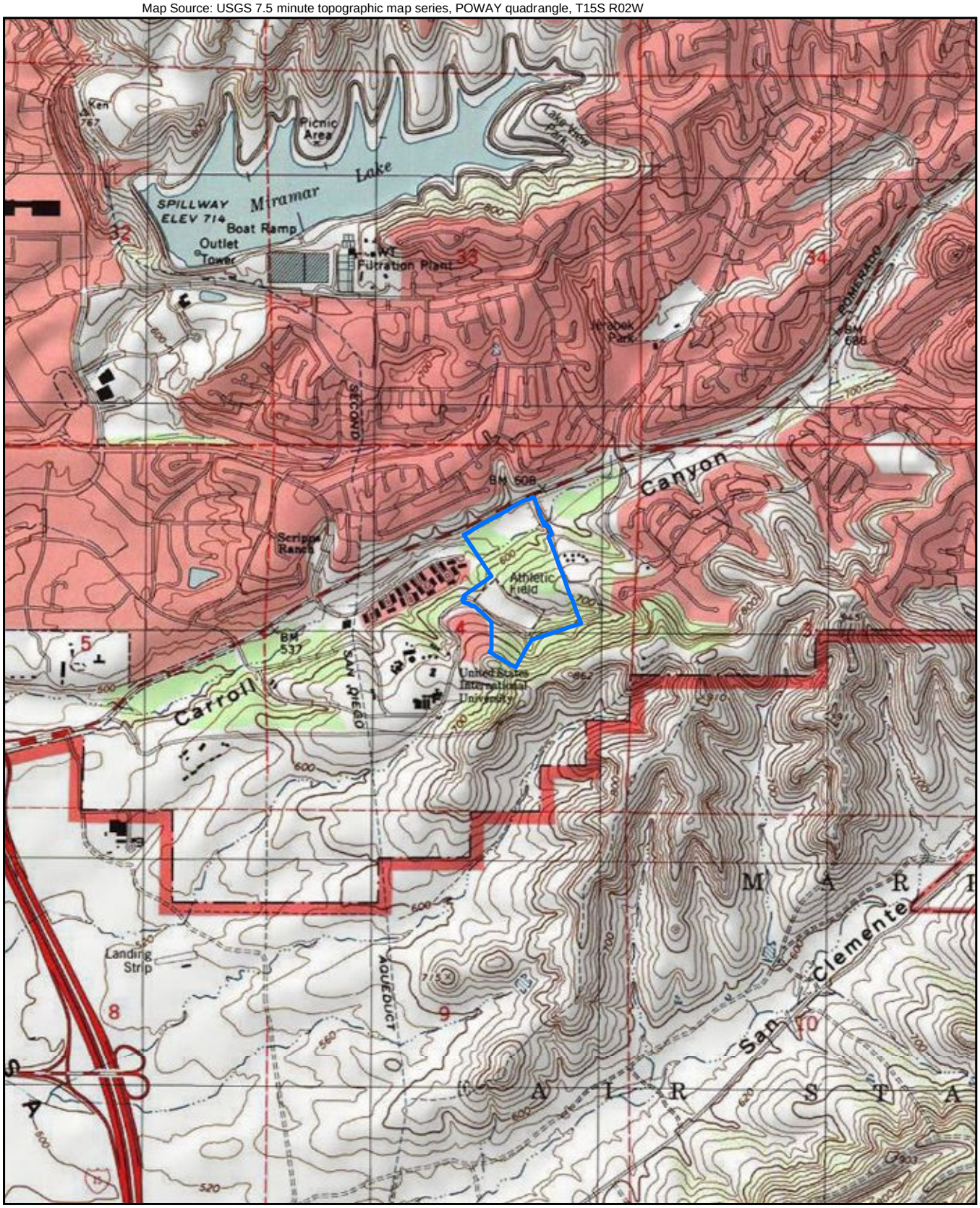
FIGURE 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, POWAY quadrangle, T15S R02W



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Project Area

FIGURE 2

The Glen at Scripps Ranch
Project Location on USGS Map

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Map Source: City of San Diego, Engineering and Development Department, City 800' Maps, Number 258-1737 & 266-1737

0 Feet 800

Project Area

FIGURE 3

Project Location on City 800' Map

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Image source: SanGIS (flown May 2012)

0 Feet 200

Project Area

FIGURE 4

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Aerial Photograph of The Glen at Scripps Ranch Survey Area

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Included in this report is the wetland delineation data necessary for a jurisdictional determination by the ACOE and CDFW. This wetland delineation is also subject to review and approval by the RWQCB and the City of San Diego.

3.0 Methods

RECON biologists Gerry Scheid and Beth Procsal performed a wetland delineation within the project area on August 15, 2012, according to the guidelines set forth by ACOE (1987, 2006). A wetland delineation is used to identify and map the extent of the wetlands and waters of the U.S. and provide information regarding jurisdictional issues. Prior to conducting the delineation, an aerial photograph and the USGS Poway quadrangle were examined to aid in the determination of potential waters of the U.S. on-site. Once on-site, the parcel of land was examined to determine the presence of any indicators of wetlands, including wetland vegetation, hydric soils, and hydrology. Soil test pits were located: (1) within potential wetland areas, and (2) in or adjacent to the spot where the boundary between wetland and upland was inferred (based on changes in the topography, hydrology, and composition of the vegetation). While in the field, the survey area was also examined for potential ACOE non-wetland waters of the U.S. and CDFW jurisdictional waters. In areas where signs of ponding were evident, special attention was paid to ACOE vernal pool indicator species (ACOE 1997).

3.1 ACOE Wetlands

According to the ACOE manual (ACOE 1987), wetlands are defined as “those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances, do support a prevalence of vegetation typically adapted for life in saturated soil conditions.”

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to ACOE, indicators for all three parameters must be present to qualify a wetland. The definition of a wetland includes the phrase “under normal circumstances,” because there are situations in which the vegetation of a wetland has been removed or altered as a result of a recent natural event or human activities (ACOE 1987).

Atypical situations and problem areas may lack one or more of the three criteria and still be considered wetlands. Background information on the previous condition of the area and/or field observations may indicate that the site meets the wetland criteria prior to disturbance. Additional delineation procedures would be employed if normal circumstances did not occur on a site. For the project survey area, atypical situations or problem areas do not occur; normal circumstances are present.

3.1.1 Regulatory Definition

In accordance with Section 404 of the Clean Water Act (CWA), ACOE regulates the discharge of dredged or fill material into waters of the United States. The term “waters of the United States” is defined as:

- All waters currently used, or used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters subject to the ebb and flow of the tide;
- All interstate waters including interstate wetlands;
- All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds; the use, degradation, or destruction of which could affect foreign commerce including any such waters, (1) which could be used by interstate or foreign travelers for recreational or other purposes; or (2) from which fish or shellfish are, or could be, taken and sold in interstate or foreign commerce; or (3) which are used or could be used for industries in interstate commerce.
- All other impoundments of waters otherwise defined as waters of the United States under the definition;
- Tributaries of waters identified above;
- The territorial seas; and
- Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in the paragraphs above (33 Code of Federal Regulations [CFR] Part 328.3(a)).

3.1.2 Vernal Pools

On November 25, 1997, ACOE issued Regional General Condition #1: Vernal Pool Notification, to address discharge of dredged or fill material into any vernal pool. In that special public notice, ACOE defines vernal pools as:

> . . . wetlands that seasonally pond in small depressions as a result of a shallow, relatively impermeable layer that restricts downward percolation of water. The dominant water source for vernal pools is precipitation with pools typically filling after fall and winter rains and evaporating during spring and summer. These seasonal ponds are fragile, easily disturbed ecosystems that provide habitat for indigenous specialized assemblages of flora and fauna,

including several species which are either proposed or already federally listed as threatened or endangered.

The ACOE included a list of vernal pool "indicator species" in the 1997 notice. The presence of any one of the indicators could be used to bypass the normal hydric soil, wetland hydrology, and hydrophytic vegetation requirements to identify a jurisdictional vernal pool.

3.1.3 Wetland Parameters

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to ACOE, indicators for all three parameters must be present to qualify as a wetland.

3.1.3.1 Hydrophytic Vegetation

Hydrophytic vegetation is defined as "the sum total of macrophytic plant life growing in water or on a substrate that is at least periodically deficient in oxygen as a result of excessive water content" (ACOE 1987). The potential wetland areas within the survey area were surveyed by walking through the project site and making observations of those areas exhibiting characteristics of jurisdictional waters or wetlands. Vegetation units with potential wetland areas were examined, and data for each vegetation stratum (i.e., tree, shrub, herb, and vine) were recorded on the datasheet provided in the 2008 *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region* [1](ACOE 2008). The percent absolute cover of each species present was visually estimated and recorded.

The wetland indicator status of each species recorded was determined by using the list of wetland plants for California provided by the U.S. Fish and Wildlife Service (1997). An obligate (OBL) indicator status refers to plants that have a 99 percent probability of occurring in wetlands under natural conditions. A facultative wet (FACW) indicator status refers to plants that occur in wetlands (67–99 percent probability), but are occasionally found in non-wetlands. A facultative (FAC) indicator status refers to plants that are equally likely to occur in wetlands or non-wetlands (estimated probability 34–66 percent). Facultative upland (FACU) species are more often found in upland sites. Upland (UPL) species have a high probability to occur in upland sites. A not indicated (NI) status refers to species that have insufficient data available to determine an indicator status at this time, for the local region.

Plant species nomenclature follows that contained in *The Jepson Manual* (Hickman 1993). Dominant species with an indicator status of NI or not listed in the 1997 list were evaluated

---

[1] Hereafter referred to as *Arid Supplement*

as either wetland or upland indicator species based on local professional knowledge of where the species are most often observed in habitats characteristic of southern California.

There are three indicators or tests to determine hydrophytic vegetation on a site: the dominance test, prevalence index, and morphological adaptations. The 50/20 rule is a repeatable and objective procedure for selecting a dominant plant species and is recommended when data are available for all species in the community (ACOE 2008). Dominant species are those plants that individually or collectively contribute more than 50 percent of the total vegetative cover plus those species that, by themselves, comprise 20 percent or more of the total cover.

If the vegetation at a particular site passes the dominance test (using the 50/20 rule), the hydrophytic vegetation criterion is considered fulfilled. If it fails the dominance test and positive indicators of hydric soils and/or wetland hydrology are present, it is necessary to apply the prevalence index. The prevalence index is a weighted-average wetland indicator status of all plant species at a test site, where each indicator status category is given a numeric code and weighted by percent cover (ACOE 2008). If a prevalence index is 3.0 or less, the hydrophytic vegetation criterion is considered fulfilled.

If a site fails the prevalence index and positive indicators of hydric soils and/or wetland hydrology are present, it is necessary to assess the presence or absence of morphological adaptations. To apply this indicator, morphological features must be observed on more than 50 percent of the individuals of a FACU species living in an area where indicators of hydric soil and wetland hydrology are present (ACOE 2008). Once this indicator is applied, the dominance test and/or the prevalence index are/is recalculated using a FAC indicator status of this species (ACOE 2008).

3.1.3.2 Hydric Soils

A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (ACOE 1987). Hydric soil indicators are formed predominantly by the accumulation or loss of iron, manganese, sulfur, or carbon compounds (ACOE 2008). The hydric soil criterion is considered fulfilled at a location if soils in the area can be inferred to have a high groundwater table, evidence of prolonged soil saturation exists, or any indicators suggesting a long-term reducing environment in the upper 18 inches of the soil profile are present.

A sample point was selected within a potential wetland area where the apparent boundary between wetland and upland was inferred based on changes in the composition of the vegetation and topography. The soil pit was dug to a depth of at least 18 inches or to a depth necessary to determine soil color, evidence of soil saturation, depth to groundwater, and indicators of a reducing soil environment (e.g., mottling, gleying, and sulfidic odor).

Hydric soil indicators are presented in three groups in the *Arid Supplement* (ACOE 2008): "all soils, sandy soils, and loamy and clayey soils." Indicators applicable to all soil textures are indicated as A1 through A10 on the datasheet and include histosols, histic epipedon, stratified layers, and muck, among others. Indicators of sandy soils are noted as S1 through S6 and include sandy gleyed matrix, sandy redox, and stripped matrix. F1 (loamy mucky mineral) through F9 (vernal pools) are indicators of hydric conditions within loamy and clayey soils. A complete description of each of the hydric soil indicators is provided in the 2008 *Arid Supplement* and should be referenced during each delineation.

3.1.3.3 Wetland Hydrology

The presence of wetland hydrology indicators confirm that inundation or saturation has occurred on a site, but may not provide information about the timing, duration, or frequency of the event. Hydrology features are generally the most ephemeral of the three wetland parameters (ACOE 2008).

In the 2008 *Arid Supplement*, wetland hydrology indicators are divided into four groups. Those that are determined based on direct observation are in Group A. These include the presence of surface water, a high-water table, and saturation. Water marks, drift deposits, surface soil cracks, and other indicators of flooding or ponding fall within Group B. Group C consists of indicators that provide indirect evidence that a site was saturated recently, such as the presence of sulfidic odors or oxidized rhizospheres along living roots. Group D consists of vegetation and soil features that indicate recent wet conditions, such as the FAC-neutral test or a shallow aquitard (ACOE 2008). These indicators are further classified as primary or secondary indicators.

Hydrologic information for the site was obtained by reviewing USGS topographic maps and by directly observing hydrology indicators in the field. The wetland hydrology criterion is considered fulfilled at a location if, based upon the conclusions inferred from the field observations, an area has a high probability of being periodically inundated or has soils saturated to the surface at some time during the growing season to develop anaerobic conditions in the surface soil environment, especially the root zone (ACOE 1987). If at least one primary indicator or at least two secondary indicators are found at a sample point, the wetland hydrology criterion is considered fulfilled.

3.1.4 Atypical Situations

The definition of a wetland includes the phrase "under normal circumstances" because there are situations in which the vegetation of a wetland has been removed or altered as a result of recent natural events or human activities (ACOE 1987).

To describe these conditions, ACOE uses definitions for atypical situations and problem areas. They are as follows:

> Atypical situation: . . . refers to areas in which one or more parameters (vegetation, soil, and/or hydrology) have been sufficiently altered by recent human activities or natural events to preclude the presence of wetland indicators of the parameter (ACOE 1987).
>
> Problem areas: . . . wetland types in which wetland indicators of one or more parameters may be periodically lacking due to normal seasonal or annual variations in environmental conditions that result from causes other than human activities or catastrophic natural events. Representative examples of problem areas include seasonal wetlands, wetlands on drumlins, prairie potholes, and vegetated flats (ACOE 1987).

Atypical situations and problem areas may lack one or more of the three criteria and still be considered wetlands if background information on the previous condition of the area and field observations indicate that the missing wetland criteria were present before the disturbance and would occur at the site under normal circumstances. Additional delineation procedures would be employed if normal circumstances did not occur on a site. As potential vernal pools on-site constitute a “problem area,” alternative methods described in the Arid West Supplement (ACOE 2008) and *Regional General Conditions to the Nationwide Permit* (ACOE 1997) were used to delineate wetland areas.

3.2 ACOE Non-wetland Jurisdictional Waters

The ACOE also requires the delineation of non-wetland jurisdictional waters of the U.S. These waters must have strong hydrology indicators such as the presence of seasonal flows and an ordinary high watermark. An ordinary high watermark is defined as:

> . . . that line on the shore established by the fluctuations of water and indicated by physical characteristics such as [a] clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas (33 CFR Part 328.3).

Areas delineated as non-wetland jurisdictional waters may lack wetland vegetation or hydric-soil characteristics. Hydric-soil indicators may be missing because topographic position precludes ponding and subsequent development of hydric soils. Absence of wetland vegetation can result from frequent scouring due to rapid water flow. These types of jurisdictional waters are delineated by the lateral and upstream/downstream extent of the ordinary high watermark of the particular drainage or depression.

3.3 CDFW Jurisdictional Resources

Under Sections 1600–1607 of the Fish and Game Code, CDFW regulates activities that would divert or obstruct the natural flow or substantially change the bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. CDFW has jurisdiction over riparian habitats (e.g., southern willow scrub) associated with watercourses. Jurisdictional waters are delineated by the outer edge of riparian vegetation or at the top of the bank of streams or lakes, whichever is wider.

3.4 RWQCB Jurisdictional Resources

RWQCB is the regional agency responsible for protecting water quality in California. The jurisdiction of this agency includes waters of the state as mandated by both the federal CWA Section 401 and the California Porter-Cologne Water Quality Control Act.

3.5 City of San Diego Wetlands

According to the City of San Diego's Municipal Code (City of San Diego 2012), wetlands are areas which are characterized by any of the following conditions: (1) all areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation; (2) areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation; or (3) areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands, or catastrophic reoccurring natural events that prevent establishment of vegetation; (4) areas mapped as *wetlands* on Map No. C-713 as shown in Chapter 13, Article 2, Division 6 (Sensitive Coastal Overlay Zone) (City of San Diego 2012).

The City of San Diego distinguishes vernal pools from other seasonal depressions by the presence of ACOE vernal pool plant indicator species (ACOE 1997). The vernal pool vegetation requirement seeks to separate vernal pools from road ruts and other seasonal ponding areas (City of San Diego 2012).

4.0 Results of Field Data

A description of the major vegetation units observed, soil types encountered, and a discussion of the local hydrology in the project area are presented below. Copies of the field data forms summarizing information on vegetation, soils, and hydrology observed at each sample site are provided in Attachment 1.

4.1 Vegetation

Seven vegetation/land cover types occur in the survey area: disturbed coastal sage scrub, southern mixed chaparral, disturbed southern mixed chaparral, disturbed non-native grassland, disturbed land, eucalyptus woodland, developed (Figure 5).

The vegetation communities with hydrophytic vegetation are described in Section 4.1.1 of this report.

Areas with and without hydrophytic vegetation were observed on-site. Areas with hydrophytic vegetation, in general, were considered potential jurisdictional areas. Locations on-site without hydrophytic vegetation were considered upland unless evidence suggested that a wetland or other jurisdictional water might occur at the particular location.

Areas dominated by OBL and FAC hydrophytic plant species satisfy the hydrophytic vegetation criteria, one of the three criteria necessary to be identified as an ACOE wetland.

4.1.1 Areas with Hydrophytic Vegetation

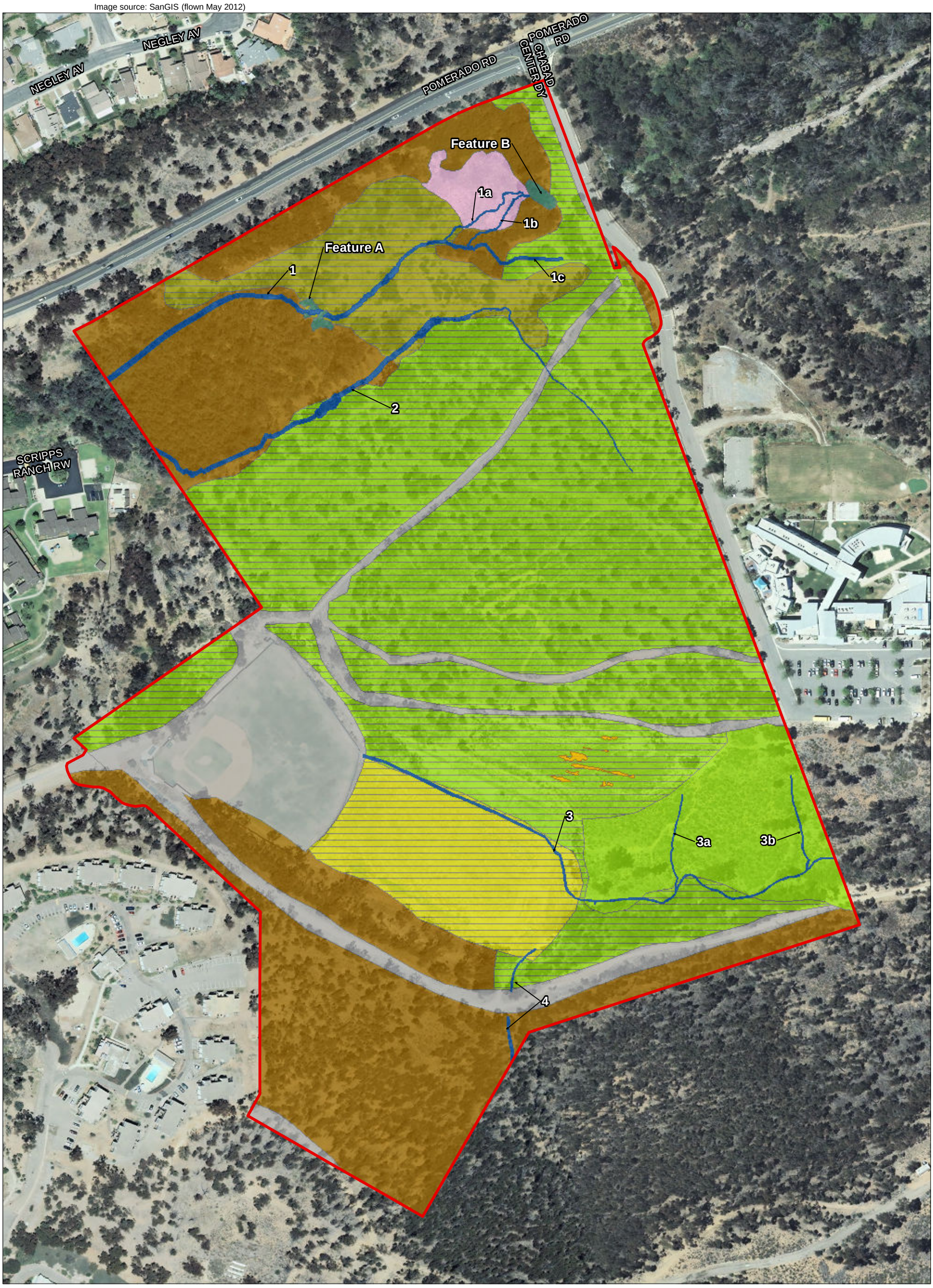
Hydrophytic vegetation, totaling 0.09 acre within the survey area, occurs within the riparian scrub. A patch of mule fat (*Baccharis salicifolia;* FACW-) and other scattered individuals, totaling 0.04 acre and labeled Feature A, occur along the drainages located within the northern portion of the survey area (see Figure 5). In the northeast corner of the site, a few arroyo willow (*Salix lasiolepis;* FACW) and red willow (*S. laevigata;* FACW), totaling 0.05 acre and labeled Feature B, occur surrounding a man-made culvert (see Figure 5).

Eight unintentionally created, man-made seasonal depressions were found on-site. A review of historical aerial photographs showed that these man-made depressions were created in the mid-late 1980's when a hillside was scraped. Three wetland plant species, annual hairgrass (*Deschampsia danthonioides*), stone-crop (*Crassula aquatica*), and prairie plantain (*Plantago elongata* [=*bigelovii*]) were found in some of the depressions (Photographs 1 and 2).

4.1.2 Areas Lacking Hydrophytic Vegetation

Outside of the 0.09 acre of vegetation within the riparian scrub, the remainder of the vegetation communities on-site lack hydrophytic vegetation. The various ephemeral drainages (see drainage features on Figure 5) on-site outside of areas noted above do not support hydrophytic vegetation and in some areas have vegetation dominated by upland species.

Image source: SanGIS (flown May 2012)



0 Feet 200

Project Area
Drainage Feature
Wetland Feature
Ephemeral Drainage
Seasonal Depression

Vegetation Cover and Habitat Type

Southern Mixed Chaparral
Disturbed Southern Mixed Chaparral
Disturbed Coastal Sage Scrub
Disturbed Non-native Grassland
Eucalyptus Woodland
Riparian Scrub
Disturbed
Developed

FIGURE 5

Vegetation Communities/Land Cover Types
at The Glen at Scripps Ranch Survey Area

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PHOTOGRAPH 1
Seasonal Depression #1 within Disturbed
Southern Mixed Chaparral, Facing West

PHOTOGRAPH 2
Annual Hairgrass (*Deschampsia danthonioides*) Shown on Western End of Seasonal Depression #7 within Disturbed Southern Mixed Chaparral, Facing Southwest

4.2 Soils

Four soil types are mapped in the survey area, which include Redding cobbly loam, 9 to 30 percent slopes; Redding cobbly loam, dissected, 15 to 50 percent slopes; Redding gravelly loam, 2 to 9 percent slopes; and Riverwash (U.S. Department of Agriculture [USDA] 1973; Figure 6).

The Redding soil series consists of well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan. These soils formed in a mixed cobbly and gravelly alluvium. The vegetation supported on these soils is primarily chamise (*Adenostoma fasciculatum*), coast California buckwheat (*Eriogonum fasciculatum fasciculatum*), laurel sumac (*Malosma laurina*), scrub oak (*Quercus berberidifolia*), and annual forbes and grasses. The Redding soils account for approximately 75 percent of the soils on-site (USDA 1973).

The Riverwash soil type occurs within intermittent stream channels. The material is typically sandy, gravelly, or cobbly, and is excessively drained and rapidly permeable. The soil type can support vegetation such as western sycamore (*Platanus racemosa*) and coast live oaks (*Quercus agrifolia*). The Riverwash soil type is found on the northern portion of the site within the eucalyptus woodland, disturbed coastal sage scrub, and disturbed vegetation (USDA 1973).

All of the wetland sample areas lacked hydric soil indicators, with the exception of one area located in the drainage near the headwall in the northeast portion of the survey area (labeled at sampling point 1 on Figure 7a). In this case, there were problematic soil conditions present. These problematic conditions appeared to be the result of flows which drain rapidly and have not had time to develop hydric soil indicators. However, the depression created to install the rip-rap energy dissipator downstream of the culvert detains enough water to support hydrophytic vegetation. Strong wetland vegetation and hydrology indicators are present; therefore, hydric soils were assumed at this location.

4.3 Hydrology

Several unnamed ephemeral drainages run through the top and the bottom of the survey area. The drainages receive urban runoff from adjacent residences and developments to the east, as well as runoff from natural rain events.

Sediment deposits and drift deposits, both secondary ACOE wetland hydrology indicators, were observed on-site within the survey area. Sediment deposits and drift deposits were the secondary indicators for hydrology found within the survey area at sample point 1.

5.0 Wetland Delineation

ACOE, CDFW, and RWQCB will verify this wetland delineation during the permit review process to make a final jurisdictional determination with respect to Section 404 of the CWA, Section 1600 of the Fish and Game Code, and the California Porter–Cologne Water Quality Control Act. Table 1 summarizes the acreage of jurisdictional resources delineated according to ACOE, CDFW, and RWQCB jurisdiction. In summary, the areas of riparian scrub are wetlands as defined by ACOE, CDFW/RWQCB, and City of San Diego. The ephemeral drainages are non-wetland waters of the U.S./streambed. The ephemeral drainages are not considered wetlands.

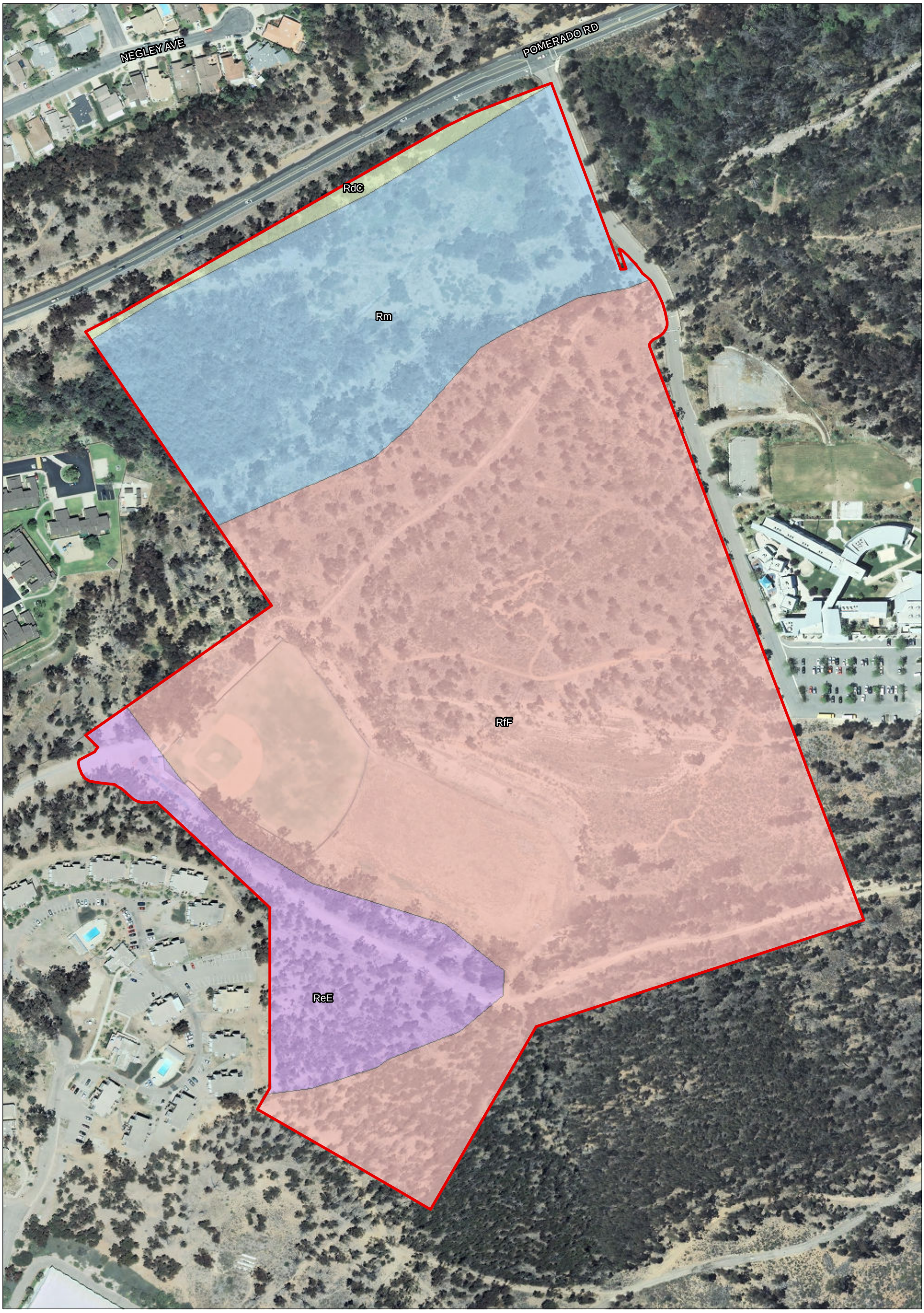
These jurisdictional resources are shown on Figures 7a, 7b, 7c. The jurisdictional resources mapped as a result of this delineation may not match with drainage features mapped as part of the project drainage study due to a difference in methodologies. This delineation report follows guidelines and methodologies issued by the ACOE, while a drainage study does not follow these guidelines or methods. A drainage study may include non-jurisdictional features such as swales or sheet flow areas that do not exhibit an ordinary high water mark or bed and bank. Any proposed impacts outside of the survey area would require an additional wetland delineation.

TABLE 1
EXISTING JURISDICTIONAL RESOURCES

Agency	Jurisdictional Wetlands/Waters	Acres
ACOE	Wetland (Riparian Scrub)	0.05
	Non-wetland waters of the U.S.	0.62
	Total ACOE	**0.67**
CDFW*/RWQCB	Wetland (Riparian Scrub)	0.09
	Streambed	0.62
	Total CDFW	**0.71**
City of San Diego	Wetland (Riparian Scrub)	**0.09**

*CDFW area of jurisdiction includes all ACOE jurisdictional waters.

Image source: SanGIS (flown May 2012)



Project Area

Soil Classification

- RdC - Redding gravelly loam, 2 to 9 percent slopes
- ReE - Redding cobbly loam, 9 to 30 percent slopes
- RfF - Redding cobbly loam, dissected, 15 to 50 percent slopes
- Rm - Riverwash

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FIGURE 6

Soil Types Within The Glen at Scripps Ranch Survey Area

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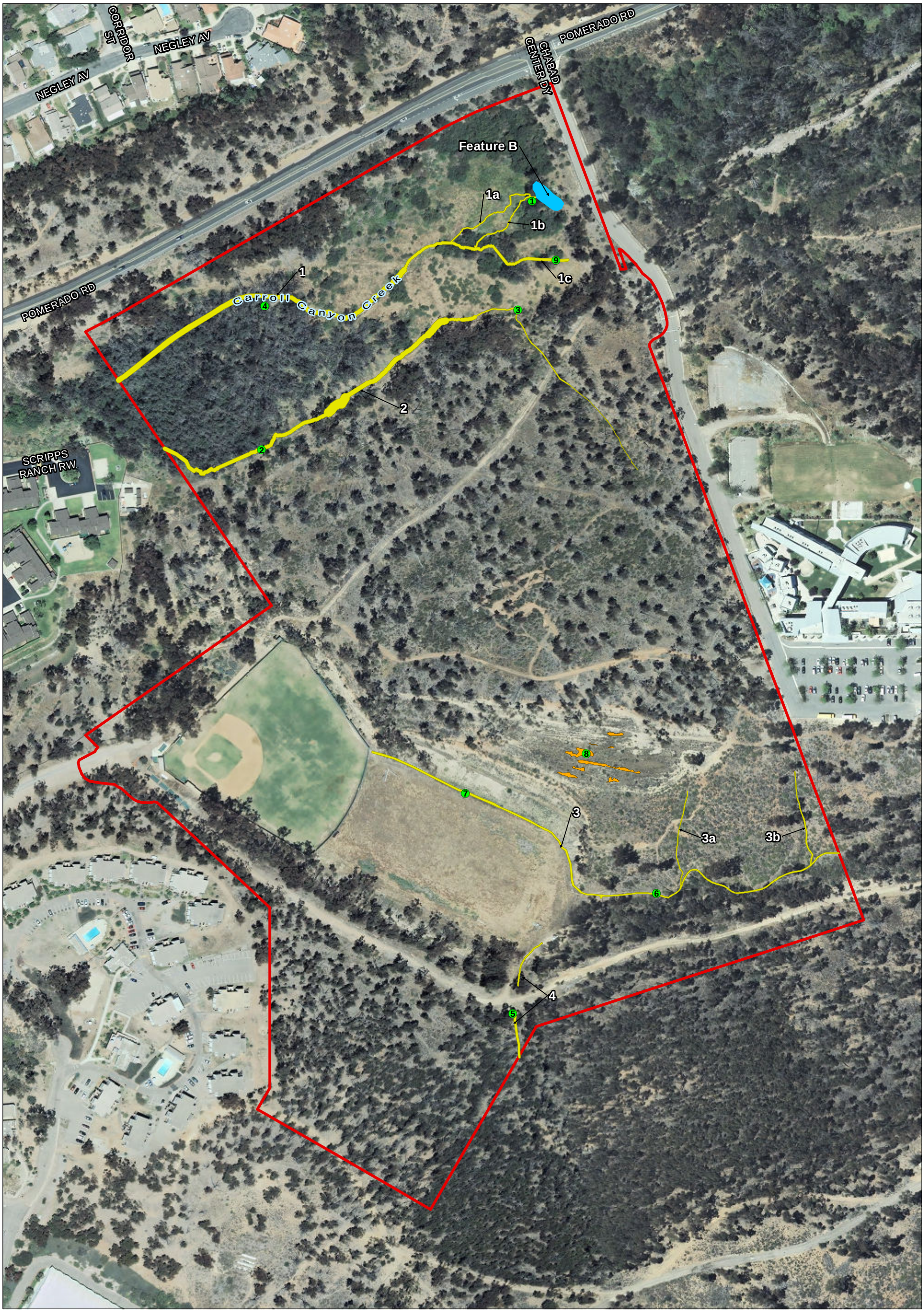
Image source: SanGIS (flown May 2012)



Project Area
Seasonal Depression
Sampling Points

Jurisdictional Waters

ACOE Wetlands
ACOE Non-wetland Waters of the U.S.
2 Drainage Feature
A Wetland Feature

0 Feet 200

FIGURE 7a

ACOE Jurisdictional Waters within
The Glen at Scripps Ranch Survey Area

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Image source: AerialsExpress (flown March 2010)

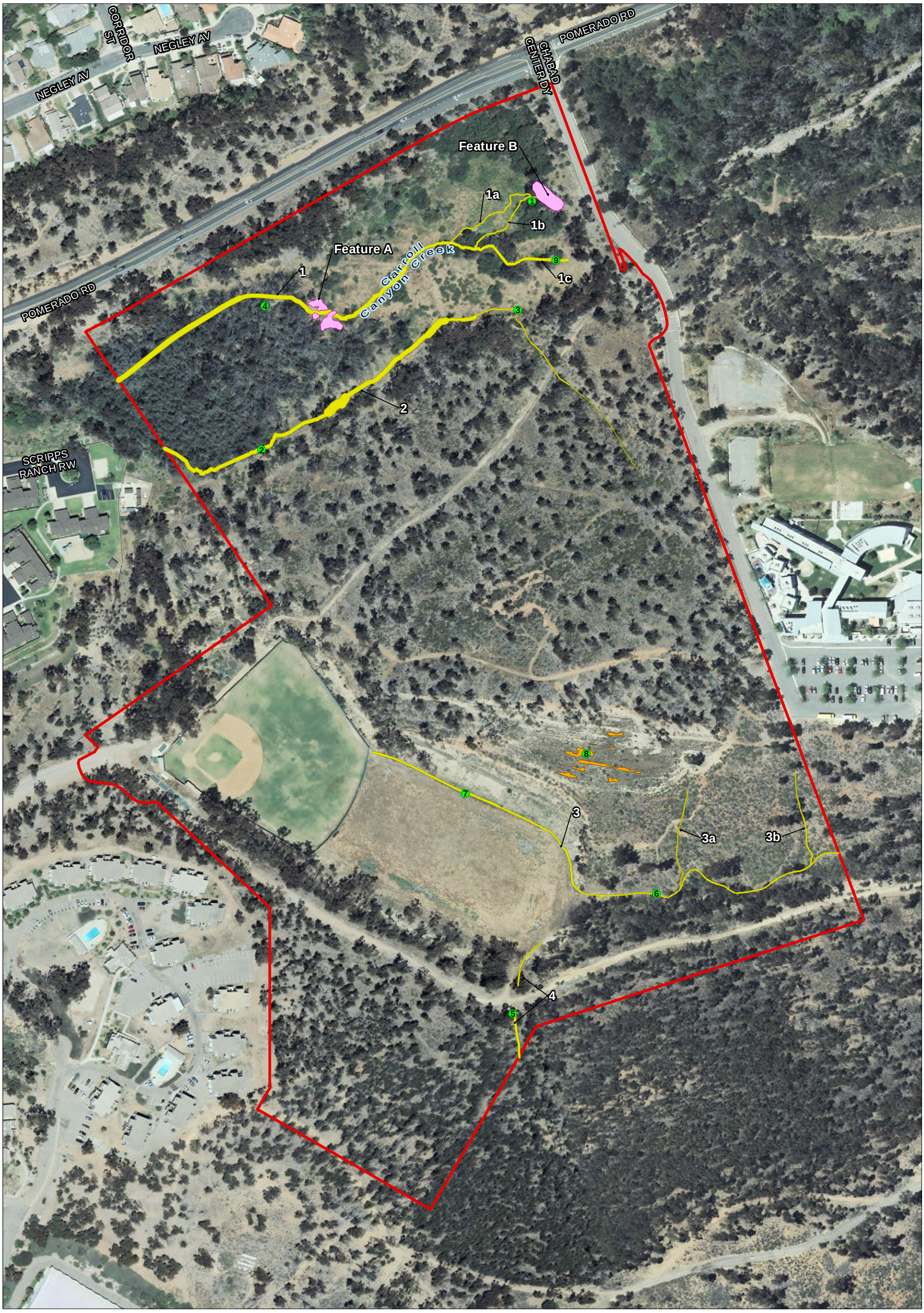

FIGURE 7b

CDFG/RWQCB Jurisdictional Waters within
The Glen at Scripps Ranch Survey Area

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Image source: SanGIS (flown May 2012)

Project Area
Seasonal Depression
Sampling Points

Jurisdictional Waters

City of San Diego Wetlands
2 Drainage Feature
A Wetland Feature

FIGURE 7c

City of San Diego Jurisdictional Wetlands within
The Glen at Scripps Ranch Survey Area

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5.1 ACOE Jurisdictional Resources

ACOE jurisdiction area on-site totals 0.67 acre, and includes 0.05 acre of ACOE wetlands and 0.62 acre of ACOE non-wetland waters of the U.S. A site visit with the U.S. Fish and Wildlife Service, CDFW, and the City of San Diego Multiple Species Conservation Program staff concluded that the depressions found on the site were not natural vernal pools. Thus, the seasonal depressions were considered isolated, artificial, and may be exempt from ACOE jurisdiction. Non-wetland waters within the survey area are composed of the stream channel of the ephemeral drainages that fall within the ordinary high water mark.

5.2 CDFW Jurisdictional Resources

A total of 0.71 acre of CDFW jurisdictional areas occur within the survey area, which includes 0.62 acre of CDFW streambed and 0.09 acre of CDFW wetland. Within the survey area, CDFW streambed is equal to ACOE non-wetland waters. CDFW wetland includes all riparian scrub habitats within the survey area.

5.3 RWQCB Jurisdictional Resources

The RWQCB takes jurisdiction over all waters of the state and all waters of the U.S. as mandated by both the federal CWA and the California Porter-Cologne Water Quality Control Act. A total of 0.71 acre is within the RWQCB jurisdiction. Impacts to jurisdictional resources would require consultation with the RWQCB.

5.4 City of San Diego Wetlands

The City of San Diego takes jurisdiction over all naturally occurring wetland vegetation. A total of 0.09 acre falls within the City of San Diego's jurisdiction, which includes the two riparian scrub vegetation patches. The ephemeral drainages are not considered City of San Diego wetlands due to a lack of hydrophytic vegetation, hydric soils, and wetland hydrology.

6.0 Regulatory Issues

ACOE, CDFW, RWQCB, and City jurisdictional waters are regulated by federal, state, and local governments under a no-net-loss policy, and all impacts are considered significant and should be avoided to the greatest extent possible. Unavoidable and authorized impacts would require mitigation through habitat creation, enhancement, or preservation as determined by a qualified restoration biologist in consultation with the regulatory agencies during the permitting process. Any impacts to ACOE, CDFW, and RWQCB jurisdictional

waters would require a Section 404 permit authorization from ACOE, a 1600 Streambed Alteration Agreement from CDFW, and a 401 State Water Quality Certification from RWQCB. Mitigation for impacts, if any, to jurisdictional resources will be addressed in a Mitigation Plan to be submitted for approval with the permit application packages.

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1996 Poway Quadrangle 7.5-Minute Topographic Map.

ATTACHMENT 1

Wetland Delineation Data Sheets

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WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 1

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): none Slope (%): ____

Subregion (LRR): LRR-C Lat: 32.90276 Long: -117.08889 Datum: WGS 1984

Soil Map Unit Name: Riverwash (Rm) NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Y Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes X	No ____	

Remarks: Sample taken in the drainage and under the canopy of the williows located within the northeast portion of the survey area. Floodplain has several significant terraces with evidence of high water flows. As a result, hydric soil determination was problematic (see soil remarks below)

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Salix lasiolepis*	80	Y	FACW
2. *Salix laevigata*	10	N	FACW
3.			
4.			
	90	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = ____
FACW species	2	x 2 = 4
FAC species	0	x 3 = ____
FACU species	0	x 4 = ____
UPL species	0	x 5 = ____
Column Totals:	2 (A)	4 (B)

Prevalence Index = B/A = 2

Hydrophytic Vegetation Indicators:

- ____ Dominance Test is >50%
- X Prevalence Index is ≤3.0[1]
- ____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: No dominant understory.

SOIL

Sampling Point: 1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 3/2	100						

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Cobbles

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks: Large amounts of sediment and drift deposits are present within the drainage which are inidicative of a brief high volume flows. The soil within the pit location and surrounding soil strata appear to be the result of recently deposited sandy alluvium, in which case has not had time to develop hydric indicators. As the situation is problematic and strong wetland vegetation and hydrology indicators are present, hydric soil is assumed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
X Sediment Deposits (B2) (**Riverine**)
X Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Although hydrology was not present, due to time of year, strong secondary indictors were observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 2

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): convex Slope (%): ____

Subregion (LRR): LRR-C Lat: 32.901260 Long: -117.090794 Datum: ____

Soil Map Unit Name: Riverwash (Rm) NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes Y No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp.*	60	Y	UPL
2.			
3.			
4.			
	60	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: ____)			
1. *Juncus mexicanus*	2	N	FACW
2. *Polypogon monspeliensis*	2	N	FAC
3. *Ambrosia psilostachya*	5	N	FAC
4. *Avena barbata*	15	Y	UPL
5. *Carduus pycnocephalus*	5	N	UPL
6. *Bromus diandrus*	10	Y	UPL
7.			
8.			
	29	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 1 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	1	x 2 =	2
FAC species	2	x 3 =	6
FACU species	0	x 4 =	0
UPL species	4	x 5 =	20
Column Totals:	7 (A)		28 (B)

Prevalence Index = B/A = 4

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: 2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR3/2							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):
Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No hydric soil indictors observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____
Water Table Present? Yes ___ No X Depth (inches): _____
Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Ephemeral flows assumed. Appears to not be retained long enough to support hydric soils or hydrophytic vegetation.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 3

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%): 15-50

Subregion (LRR): LRR-C Lat: 32.902111 Long: -117.088985 Datum: ____

Soil Map Unit Name: Redding cobbly loam, dissected NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp.*	10	Y	UPL
2.			
3.			
4.			
	10	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *Ceanothus tomentosus*	30	Y	UPL
2.			
3.			
4.			
5.			
	30	= Total Cover	
Herb Stratum (Plot size: ____)			
1. *Carduus pycnocephalus*	5	N	UPL
2. *Bromus diandrus*	25	Y	UPL
3.			
4.			
5.			
6.			
7.			
8.			
	30	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 30 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = ____
FACW species	0	x 2 = ____
FAC species	0	x 3 = ____
FACU species	0	x 4 = ____
UPL species	3	x 5 = 15
Column Totals:	3 (A)	15 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: 3

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR3/2							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No hydric soil indictors observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Ephemeral drainage; flows drain rapidly and do not support hydric soil or hydrophytic vegetation.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 4

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): convex Slope (%): ____

Subregion (LRR): LRR-C Lat: 32.90212 Long: -117.09078 Datum: ____

Soil Map Unit Name: Riverwash (Rm) NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp.*	95	Y	UPL
2.			
3.			
4.			
	95	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 5 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = ____
FACW species	0	x 2 = ____
FAC species	0	x 3 = ____
FACU species	0	x 4 = ____
UPL species	1	x 5 = 5
Column Totals:	1 (A)	5 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: 4

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR3/2							

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Cobbles

Depth (inches): _____

Hydric Soil Present? Yes _____ No X

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
X Sediment Deposits (B2) (**Riverine**)
X Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes _____ No X Depth (inches): _____

Water Table Present? Yes _____ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes _____ No X Depth (inches): _____

Wetland Hydrology Present? Yes _____ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Ephemeral drainage; flows drain rapidly. and do not support hydric soil or hydrophytic vegetation. Secondary indicators for hydrology are due to flash flows and do not support hydric soil or hydrophytic vegetation.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 5

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 15-50

Subregion (LRR): LRR-C Lat: 32.89790 Long: -117.08898 Datum: WGS 1984

Soil Map Unit Name: Redding cobbly loam, dissected NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil X, or Hydrology ____ significantly disturbed? Y Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp*	80	Y	UPL
2.			
3.			
4.			
	80	= Total Cover	

Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	

Herb Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
		= Total Cover	

Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 20 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = ____
FACW species	0	x 2 = ____
FAC species	0	x 3 = ____
FACU species	0	x 4 = ____
UPL species	1	x 5 = 5
Column Totals:	1 (A)	5 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: Under the canopy of Eucalyptus woodland, approx. 15 feet southeast of a culvert

SOIL

Sampling Point: 5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No soil pit dug; assumed non-hydric

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No hydrology indicators observed

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 6

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 15-50

Subregion (LRR): LRR-C Lat: 32.898626 Long: -117.087967 Datum: WGS 1984

Soil Map Unit Name: Redding cobbly loam, dissected NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks: Southern drainage

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp.*	20	Y	UPL
2.			
3.			
4.			
	20	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *Adenostoma fasciculatum*	10	Y	UPL
2. *Cercocarpus betuloides*	10	Y	UPL
3. *Eriogonum fasciculatum fasciculatum*	10	Y	UPL
4. *Salvia mellifera*	10	Y	UPL
5.			
	40	= Total Cover	
Herb Stratum (Plot size: ____)			
1. *Bromus diandrus*	15	Y	UPL
2. *Bromus hordeaceus*	15	Y	UPL
3.			
4.			
5.			
6.			
7.			
8.			
	30	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 10 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	0	x 1 = ____
FACW species	0	x 2 = ____
FAC species	0	x 3 = ____
FACU species	0	x 4 = ____
UPL species	7	x 5 = 30
Column Totals:	7 (A)	30 (B)

Prevalence Index = B/A = 4.3

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: 6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No soil pit dug; assumed non-hydric

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Ephemeral drainage. No hydrology indictors observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 7

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 15-50

Subregion (LRR): LRR-C Lat: 32.899218 Long: -117.089329 Datum: WGS 1984

Soil Map Unit Name: Redding cobbly loam, dissected NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus sp.*	5	Y	UPL
2.			
3.			
4.			
	5	= Total Cover	
Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	
Herb Stratum (Plot size: ____)			
1. *Bromus diandrus*	30	Y	UPL
2. *Bromus hordeaceus*	20	Y	UPL
3. *Polypogon monspeliensis*	5	N	FAC
4. *Rumex crispus*	2	N	FAC
5. *Ambrosia psilostachya*	8	N	FAC
6. *Juncus dubius*	2	N	FACW
7.			
8.			
	65	= Total Cover	
Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 30 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	1	x 2 =	2
FAC species	3	x 3 =	9
FACU species	0	x 4 =	0
UPL species	3	x 5 =	15
Column Totals:	7 (A)		26 (B)

Prevalence Index = B/A = 3.7

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks:

SOIL

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No soil pit dug; assumed non-hydric

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No hydrology indicators observed.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego Sampling Date: 8/15/12

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 8

Investigator(s): Gerry Scheid and Beth Procsal Section, Township, Range: Section 4, Township 15 South, Range 2 West

Landform (hillslope, terrace, etc.): vernal pools Local relief (concave, convex, none): concave Slope (%): 15-50

Subregion (LRR): LRR-C Lat: 32.899458 Long: -117.088474 Datum: WGS 1984

Soil Map Unit Name: Redding cobbly loam, dissected NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No ____

Are Vegetation X, Soil X, or Hydrology X naturally problematic? Y (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** **Yes** X **No** ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks: Sample point represents an area of potential vernal pool which have seasonal vegetation, soils and hydrology that were not observable at time of the delineation site visit.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *n/a*			
2.			
3.			
4.			
		= Total Cover	

Sapling/Shrub Stratum (Plot size: ____)			
1. *n/a*			
2.			
3.			
4.			
5.			
		= Total Cover	

Herb Stratum (Plot size: ____)			
1. *Deschampsia danthonioides*	10	Y	FACW
2. *Juncus dubius*	10	Y	FACW
3. *Lythrum hyssopifolia*	10	Y	FACW
4. *Cotula coronopifolia*	2	N	FACW
5.			
6.			
7.			
8.			
	32	= Total Cover	

Woody Vine Stratum (Plot size: ____)			
1. *n/a*			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 68 % Cover of Biotic Crust ____

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:
OBL species	____	x 1 = ____
FACW species	____	x 2 = ____
FAC species	____	x 3 = ____
FACU species	____	x 4 = ____
UPL species	____	x 5 = ____
Column Totals:	____ (A)	____ (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

X Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

X Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: One vernal pool indicator plant species is present in of the seven pools

SOIL

Sampling Point: 7

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox Features %	Type[1]	Loc[2]	Texture	Remarks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks: No soil pit dug as the seven basins are potential vernal pools. Hydric soils are assumed based on presence of vernal pool indicator plant species.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
X Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes X No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Observations of the seven basins occurred during the dry season. Evidence of ponded water was observed in the basins as surface soil cracks. Hydrology assumed based on presence of this indicator and vernal pool indicator plant species.

WETLAND DETERMINATION DATA FORM – Arid West Region

Project/Site: The Glen at Scripps Ranch City/County: San Diego / San Diego Sampling Date: Sept. 15, 2014

Applicant/Owner: Continuing Life Communities State: CA Sampling Point: 9

Investigator(s): G. Scheid Section, Township, Range: Sect. 4, T15S, R2W

Landform (hillslope, terrace, etc.): valley bottom Local relief (concave, convex, none): none Slope (%): 0-2%

Subregion (LRR): LRR-C Lat: 32.90276 DD Long: -117.08889 DD Datum: NAD83

Soil Map Unit Name: Riverwash NWI classification: ____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks.)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? No Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? No (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?**	**Yes** ____ **No** X
Hydric Soil Present?	Yes ____	No X		
Wetland Hydrology Present?	Yes ____	No X		

Remarks: Sample area is an upland vegetated ephemeral drainage.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Eucalyptus spp.*	40	Yes	UPL
2. *Acacia redolens*	10	No	UPL
3.			
4.			
	50	= Total Cover	

Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
		= Total Cover	

Herb Stratum (Plot size: ____)			
1. *Avena barbata*	25	Yes	UPL
2. *Bromus diandrus*	25	Yes	UPL
3.			
4.			
5.			
6.			
7.			
8.			
	50	= Total Cover	

Woody Vine Stratum (Plot size: ____)			
1.			
2.			
		= Total Cover	

% Bare Ground in Herb Stratum 0 % Cover of Biotic Crust 0

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0 (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species		x 1 =	
FACW species		x 2 =	
FAC species		x 3 =	
FACU species		x 4 =	
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5

Hydrophytic Vegetation Indicators:

____ Dominance Test is >50%

____ Prevalence Index is ≤3.0[1]

____ Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: Vegetation in drainage channel is upland dominated.

SOIL

Sampling Point: 9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix Color (moist)	Matrix %	Redox Features Color (moist)	Redox %	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 3/3	100					Sandy loam	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, RC=Root Channel, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5) (**LRR C**)
___ 1 cm Muck (A9) (**LRR D**)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)
___ Vernal Pools (F9)

Indicators for Problematic Hydric Soils[3]:

___ 1 cm Muck (A9) (**LRR C**)
___ 2 cm Muck (A10) (**LRR B**)
___ Reduced Vertic (F18)
___ Red Parent Material (TF2)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks: No hydric soil indicators observed.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1) (**Nonriverine**)
___ Sediment Deposits (B2) (**Nonriverine**)
___ Drift Deposits (B3) (**Nonriverine**)
___ Surface Soil Cracks (B6)
___ Inundation Visible on Aerial Imagery (B7)
___ Water-Stained Leaves (B9)
___ Salt Crust (B11)
___ Biotic Crust (B12)
___ Aquatic Invertebrates (B13)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres along Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

___ Water Marks (B1) (**Riverine**)
___ Sediment Deposits (B2) (**Riverine**)
___ Drift Deposits (B3) (**Riverine**)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Thin Muck Surface (C7)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Shallow Aquitard (D3)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): _____

Water Table Present? Yes ___ No X Depth (inches): _____

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): _____

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: No wetland hydrology indicators were observed. Water flows are ephemeral and drain rapidly.

ATTACHMENT 4

Wildlife Species Observed/Detected on The Glen at Scripps Ranch Project Site

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ATTACHMENT 4
WILDLIFE SPECIES OBSERVED/DETECTED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Scientific Name	Common Name	Occupied Habitat	On-site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
INVERTEBRATES (Nomenclature from Eriksen and Belk 1999; Milne and Milne 1980; Mattoni 1990; and Opler and Wright 1999)				
PIERIDAE	**WHITES & SULPHURS**			
Pieris rapae	cabbage white	dCSS		O
RIODINIDAE	**METALMARKS**			
Apodemia virgulti	Behr's metalmark	dCSS		O
NYMPHALIDAE	**BRUSH-FOOTED BUTTERFLIES**			
Danaus plexippus	monarch	dCSS		O
Junonia coenia	common buckeye	dCSS		O
REPTILES (Nomenclature from Crother 2001 and Crother et al. 2003)				
IGUANIDAE	**IGUANID LIZARDS**			
Sceloporus occidentalis	western fence lizard	dCSS		O
CROTALIDAE	**RATTLESNAKES**			
Crotalus viridis helleri	southern Pacific rattlesnake	DEV		C
BIRDS (Nomenclature from American Ornithologists' Union 1998 and Unitt 2004)				
ACCIPITRIDAE	**HAWKS, KITES, & EAGLES**			
Accipiter cooperii	Cooper's hawk	EUC	F / Y	O
Buteo jamaicensis	red-tailed hawk	EUC	C / Y	O, V
Buteo lineatus elegans	red-shouldered hawk	EUC	C / Y	V
COLUMBIDAE	**PIGEONS & DOVES**			
Zenaida macroura marginella	mourning dove	dSMC	C / Y	O, V
TROCHILIDAE	**HUMMINGBIRDS**			
Calypte anna	Anna's hummingbird	EUC, dCSS	C / Y	O, V
PICIDAE	**WOODPECKERS & SAPSUCKERS**			
Picoides nuttallii	Nuttall's woodpecker	EUC	C / Y	V

ATTACHMENT 4
WILDLIFE SPECIES OBSERVED/DETECTED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE
(continued)

Scientific Name	Common Name	Occupied Habitat	On-site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
TYRANNIDAE	**TYRANT FLYCATCHERS**			
Empidonax difficilis	Pacific slope flycatcher	EUC	F / S	V
Myiarchus cinerascens cinerascens	ash-throated flycatcher	dSMC	F / S	O, V
Sayornis nigricans semiatra	black phoebe	dSMC	C / Y	O, V
Tyrannus vociferans vociferans	Cassin's kingbird	dSMC	C / Y	O, V
CORVIDAE	**CROWS, JAYS, & MAGPIES**			
Corvus brachyrhynchos hesperis	American crow	EUC	C / Y	O, V
Corvus corax clarionensis	common raven	EUC	C / Y	O, V
AEGITHALIDAE	**BUSHTIT**			
Psaltriparus minimus minimus	bushtit	dSMC	C / Y	V
TROGLODYTIDAE	**WRENS**			
Thryomanes bewickii	Bewick's wren	dSMC	C / Y	V
Troglodytes aedon parkmanii	house wren	EUC	C / Y	V
TIMALIIDAE	**BABBLERS**			
Chamaea fasciata henshawi	wrentit	dCSS	C / Y	V
PARULIDAE	**WOOD WARBLERS**			
Dendroica coronata	yellow-rumped warbler	EUC	C / W	O
Geothlypis trichas	common yellowthroat	RS	C / Y	V
EMBERIZIDAE	**EMBERIZIDS**			
Melospiza melodia	song sparrow	RS, dCSS	C / Y	O, V
Pipilo crissalis	California towhee	dCSS	C / Y	O, V
Pipilo maculatus	spotted towhee	dCSS	C / Y	O, V
FRINGILLIDAE	**FINCHES**			
Carduelis psaltria hesperophilus	lesser goldfinch	dCSS	C / Y	O, V
Carduelis tristis salicamans	American goldfinch	dSMC	F / Y	V
Carpodacus mexicanus frontalis	house finch	dSMC, DIS	C / Y	O, V

ATTACHMENT 4
WILDLIFE SPECIES OBSERVED/DETECTED ON THE GLEN AT SCRIPPS RANCH PROJECT SITE
(continued)

Scientific Name	Common Name	Occupied Habitat	On-site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
MAMMALS (Nomenclature from Baker et al. 2003)				
LEPORIDAE	**RABBITS & HARES**			
Sylvilagus audubonii	desert cottontail	dSMC		O
CANIDAE	**CANIDS**			
Canis latrans	coyote	dSMC		S
PROCYONIDAE	**PROCYONIDS**			
Procyon lotor	northern raccoon	dSMC		T
CERVIDAE	**DEER**			
Odocoileus hemionus fuliginata	southern mule deer	dSMC		S

HABITATS
DEV = Developed
DIS = Disturbed
dCSS = Disturbed coastal sage scrub
EUC = Eucalyptus woodland
NG = Native grasslands
NNG = Non-native grassland
SMC = Southern mixed chaparral
dSMC = Disturbed southern mixed chaparral
RS = Riparian Scrub

EVIDENCE OF OCCURRENCE
C = Carcass/remains
O = Observed
S = Scat
T = Track
V = Vocalization

ABUNDANCE (based on Garrett and Dunn 1981)
C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers
F = Fairly common; usually encountered in proper habitat, generally not in large numbers
U = Uncommon; occurs in small numbers or only locally

SEASONALITY (birds only)
A = Accidental; species not known to occur under normal conditions; may be an off-course migrant
M = Migrant; uses site for brief periods of time, primarily during spring and fall months
S = Spring/summer resident; probable breeder on-site or in vicinity
T = Transient; uses site regularly but unlikely to breed on-site
V = Rare vagrant
W = Winter visitor; does not breed locally
Y = Year-round resident; probable breeder on-site or in vicinity

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ATTACHMENT 5

Sensitive Plant Species Observed or with the Potential for Occurrence on The Glen at Scripps Ranch Project Site

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ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
				LYCOPODS	
SELAGINELLACEAE SPIKE-MOSS FAMILY					
Selaginella cinerascens ashy spike-moss	–/–	4.1	–	Perennial herb; chaparral, clay soils, vernal pools, valley and foothill grasslands; elevation 200–1,000 feet.	This species was **observed** throughout the southern mixed chaparral and disturbed southern mixed chaparral within the survey area.
				FERNS	
OPHIOGLOSSACEAE ADDER'S TONGUE FAMILY					
Ophioglossum californicum California adder's-tongue	–/–	4.2	–	Perennial herb; chaparral, vernal pools, valley and foothill grasslands; blooms Dec.–May; elevation 200–1,000 feet.	California adder's-tongue has low potential to occur within the survey area due to the unintentionally created, man-made vernal pools present on-site. This species was not detected in the rare plant surveys and would have been apparent at the time that these surveys were conducted. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
			ANGIOSPERMS: DICOTS		
APIACEAE **CARROT FAMILY**					
Eryngium aristulatum var. *parishii* San Diego button-celery	CE/FE	1B.1	NE, MSCP	Annual/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet.	This species has a low potential to occur within the survey area due to the disturbed nature of the unintentionally created, man-made vernal pools. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
ASTERACEAE **SUNFLOWER FAMILY**					
Ambrosia pumila San Diego ambrosia	–/FE	1B.1	NE	Perennial herb; chaparral, coastal sage scrub, valley and foothill grassland, creek beds, vernal pools, often in disturbed areas; blooms May–Sept.; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	This species has a low potential to occur within the survey area due to the presence of creek beds and unintentionally created, man-made vernal pools on-site. No individuals were observed within the survey area during the rare plant surveys. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
Baccharis vanessae Encinitas baccharis	CE/FT	1B.1	NE, MSCP	Deciduous shrub; chaparral; maritime, sandstone; blooms Aug.–Nov.; elevation less than 2,500 feet. Known from fewer than 20 occurrences.	This species is not expected to occur as it is out of its known range.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
Deinandra [=*Hemizonia*] *conjugens* Otay tarplant	CE/FT	1B.1	NE, MSCP	Annual herb; coastal sage scrub, valley and foothill grassland, clay soils; blooms May–June, elevation less than 1,000 feet.	This species is not expected to occur due to the absence of clay lens on-site and it is out of its known range.
Isocoma menziesii var. *decumbens* decumbent goldenbush	–/–	1B.2	–	Shrub; chaparral, coastal sage scrub, sandy soils, often in disturbed areas; blooms April–Nov.; elevation less than 500 feet.	Five individuals were **observed** within the southern mixed chaparral near a drainage. The population continued out of the survey area to the east.
Pentachaeta aurea golden-rayed pentachaeta	–/–	4.2	–	Annual herb; cismontane woodland, coastal sage scrub, lower montane coniferous forest, perennial grasslands, blooms March–July; elevation 300–6,100 feet.	This species was **observed** within the southern mixed chaparral within the survey area.
CACTACEAE CACTUS FAMILY					
Cylindropuntia californica [=*Opuntia californica* var. *californica, O. parryi* var. *serpentina*] snake cholla	–/–	1B.1	NE, MSCP	Succulent shrub; chaparral, coastal sage scrub; blooms April–May; elevation 100–500 feet.	This species is not expected to occur as it is out of its known range.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
Ferocactus viridescens San Diego barrel cactus	–/–	2.1	MSCP	Succulent; chaparral, coastal sage scrub, valley and foothill grassland, vernal pools; blooms May–June; elevation less than 1,500 feet.	This species would have been apparent during surveys and was not observed, within the survey areas. This species is has low potential to occur within the survey areas due to the disturbed nature of the suitable habitat. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
CHENOPODIACEAE	**GOOSEFOOT FAMILY**				
Aphanisma blitoides aphanisma	–/–	1B.2	NE, MSCP	Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet.	This species is not expected to occur as it is out of its known range.
CONVOLVULACEAE	**MORNING-GLORY FAMILY**				
Dichondra occidentalis western dichondra	–/–	4.2	–	Perennial herb; chaparral, cismontane woodland, coastal sage scrub, valley and foothill grassland; blooms Mar.–July; elevation less than 1,650 feet.	This species was **observed** in the eastern part of the survey area.
CRASSULACEAE	**STONECROP FAMILY**				
Dudleya brevifolia [=*D. blochmaniae* ssp. *brevifolia*] short-leaved dudleya	CE/–	1B.1	NE, MSCP	Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April; elevation less than 1,000 feet. Known from fewer than five occurrences in the Del Mar and La Jolla areas of San Diego.	This species is not expected to occur, as it is out of its known range.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
Dudleya variegata variegated dudleya	–/–	1B.2	NE, MSCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms May–June; elevation less than 2,000 feet.	This species has a low potential to occur within the survey area due to a lack of extensive clay soils and the disturbed nature of the suitable habitat. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
ERICACEAE HEATH FAMILY					
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar manzanita	–/FE	1B.1	MSCP	Evergreen shrub; southern maritime chaparral; sandy soil; blooms Dec.–April; elevation less than 1,000 feet.	This species has a low potential to occur within the survey area. Due to the conspicuous habit of Del Mar manzanita, individuals would have been observed at the time of surveying. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
FABACEAE LEGUME FAMILY					
Astragalus tener var. *titi* coastal dunes milk-vetch	CE/FE	1B.1	NE, MSCP	Annual herb; coastal bluff scrub, coastal dunes, sandy soils, mesic coastal prairie; blooms March–May; elevation less than 1,000 feet.	This species is not expected to occur as it is out of its known range.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
FAGACEAE **OAK FAMILY**					
Quercus dumosa Nuttall's scrub oak	–/–	1B.1	–	Evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub, sandy and clay loam soils; blooms Feb.–March; elevation less than 1,300 feet.	This species has moderate potential to occur within the disturbed southern mixed chaparral on-site but was only observed outside the southern end of the survey area.
LAMIACEAE **MINT FAMILY**					
Acanthomintha ilicifolia San Diego thornmint	CE/FT	1B.1	NE	Annual herb; chaparral, coastal sage scrub, and grasslands on friable or broken clay soils; blooms April–June; elevation less than 3,100 feet.	This species has a low potential to occur within the survey area due to the lack of friable or broken clay soils onsite. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
Monardella linoides ssp. *viminea* [=*M. viminea*] willowy monardella	CE/FE	1B.1	MSCP	Perennial herb; closed-cone coniferous forest, chaparral, coastal sage scrub, riparian scrub, riparian woodlands, sandy seasonal dry washes; blooms June–Aug; elevation 160–1,300 feet. Known in California from fewer than 15 locations.	This species is not expected to occur within the survey area due to a lack of sandy ephemeral drainages and the highly disturbed nature of the drainages which occur within the survey area. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
Pogogyne abramsii San Diego mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–July; elevation 300–700 feet.	This species has a low potential to occur within the survey area due to a lack of an extensive vernal pool system and clay soils. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
Pogogyne nudiuscula Otay mesa mint	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms May–July; elevation 300–800 feet. Known from six occurrences in Otay Mesa.	This species is not expected to occur as it is out of its known range.
POLEMONIACEAE PHLOX FAMILY					
Navarretia fossalis spreading navarretia	–/FT	1B.1	NE, MSCP	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	This species has a low potential to occur within the survey area due to the presence of creek beds and unintentionally created, man-made vernal pools on-site. No individuals were observed within the survey area.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
POLYGONACEAE **BUCKWHEAT FAMILY**					
Chorizanthe polygonoides var. *longispina* long-spined spineflower	–/–	1B.2	–	Clay soils; openings in chaparral, coastal sage scrub, near vernal pools and montane meadows, April–July.	This species has a low potential to occur within the survey area due to a lack of extensive clay soils or clay lenses. No individuals were observed within the survey area. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
PORTULACACEAE **PURSELANE FAMILY**					
Calandrinia breweri Brewer's calandrinia	–/–	4.2	–	Annual herb; chaparral and coastal sage scrub, sandy or loamy soils, disturbed sites and burns; blooms March–June; elevation less than 4,000 feet.	This species has a low potential to occur within the survey area due to the limited area of high quality chaparral. No individuals were observed within the survey area. This species would be difficult to observe as it typically comes up in the years following fires. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
RHAMNACEAE **BUCKTHORN FAMILY**					
Adolphia californica California adolphia	–/–	2.1	–	Deciduous shrub; Diegan coastal sage scrub and chaparral; clay soils; blooms Dec.–May; elevation 100–1,000 feet.	This species would have been apparent during surveys and was not observed, within the survey area. This species is has low potential to occur within the survey areas due to the disturbed nature of the suitable habitat. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
ANGIOSPERMS: MONOCOTS					
LILIACEAE **LILY FAMILY**					
Agave shawii Shaw's agave	–/–	2.1	NE, MSCP	Succulent shrub; coastal bluff scrub, coastal sage scrub, maritime succulent scrub; blooms Sept.–May; elevation less than 250 feet.	This species is not expected to occur as it is out of its known range.
POACEAE **GRASS FAMILY**					
Orcuttia californica California Orcutt grass	CE/FE	1B.1	NE, MSCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.	This species has moderate low potential to occur due to the presence of unintentionally created, man-made vernal pools on-site.

ATTACHMENT 5
SENSITIVE PLANT SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	State/ Federal Status	CNPS List	City of San Diego	Habitat/Blooming Period	Comments
THEMIDACEAE					
Brodiaea orcuttii Orcutt's brodiaea	–/–	1B.1	MSCP	Perennial herb (bulbiferous); closed cone coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, vernal pools, mesic, clay soil; blooms May–July; elevation less than 5,300 feet.	This species has a low potential to occur within the survey area due to the presence of unintentionally created, man-made vernal pools. No individuals were observed within the survey area. However, this species would be difficult to observe due to its short blooming period. This species has been known to occur within a two-mile buffer of the survey area (State of California 2012b).
Bloomeria [=*Muilla*] *clevelandii* S. Watson San Diego goldenstar	–/–	1B.1	MSCP	Perennial herb (bulbiferous); chaparral, coastal sage scrub, valley and foothill grassland, vernal pools, clay soils; blooms May; elevation 170–1,500 feet.	This species was **observed** within the disturbed southern mixed chaparral within the survey area.

FEDERAL CANDIDATES AND LISTED PLANTS
FE = Federally listed endangered
FT = Federally listed threatened
FC = Federal candidate for listing as endangered or threatened

STATE LISTED PLANTS
CE = State listed endangered
CR = State listed rare
CT = State listed threatened

CALIFORNIA NATIVE PLANT SOCIETY LISTS
1A = Species presumed extinct.
1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
2 = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
.1 = Seriously threatened in California
.2 = Fairly threatened in California
.3 = Not very threatened in California

CITY OF SAN DIEGO
NE = Narrow endemic
MSCP = Multiple Species Conservation Program covered species

ATTACHMENT 6

Sensitive Wildlife Species Observed or with the Potential for Occurrence on The Glen at Scripps Ranch Project Site

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ATTACHMENT 6
SENSITIVE WILDLIFE SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	Status	Habitat	Occurrence/Comments
INVERTEBRATES (Nomenclature from Eriksen and Belk 1999; Mattoni 1990; and Opler and Wright 1999)			
ANOSTRACA FAIRY SHRIMP			
San Diego fairy shrimp *Branchinecta sandiegonensis*	FE, MSCP, *	Vernal pools.	This species was not observed; however, there is moderate potential for this species to occur within the disturbed southern mixed chaparral due to the presence of vernal pools. This species has been known to occur within a one-mile buffer of the survey area (State of California 2011b).
Riverside fairy shrimp *Streptocephalus woottoni*	FE, MSCP, *	Vernal pools.	This species was not observed and is not expected on site due to the absence of suitable vernal pool habitat. Deep pools that could remain ponded for longer periods of time are required for this species to get through its life cycle. This species has been known to occur within a two-mile buffer of the survey area (State of California 2011b).
NYMPHALIDAE BRUSH-FOOTED BUTTERFLIES			
Quino checkerspot *Euphydryas editha quino*	FE	Open, dry areas in foothills, mesas, lake margins. Larval host plant *Plantago erecta.* Adult emergence mid-January through April.	This species was not observed; however, there is moderate potential for this species to occur within the disturbed southern mixed chaparral due to the presence of its host plant, dot-see plantain.
AMPHIBIANS (Nomenclature from Crother 2001 and Crother et al. 2003)			
PELOBATIDAE SPADEFOOT TOADS			
Western spadefoot *Spea hammondii*	CSC	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	This species was not observed; however, there is moderate potential for this species to occur within the disturbed southern mixed chaparral due to the presence of vernal pools. This species has been known to occur within a one-mile buffer of the survey area (State of California 2011a).

ATTACHMENT 6
SENSITIVE WILDLIFE SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	Status	Habitat	Occurrence/Comments
REPTILES (Nomenclature from Crother 2001 and Crother et al. 2003)			
EMYDIDAE **BOX & WATER TURTLES**			
IGUANIDAE **IGUANID LIZARDS**			
Coast horned lizard *Phrynosoma coronatum* (San Diego/*blainvillii* pop.)	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	This species was not observed; however, there is moderate potential for this species to occur due to the presence of disturbed coastal sage scrub habitat. This species has been known to occur within a two-mile buffer of the survey area (State of California 2011a).
TEIIDAE **WHIPTAIL LIZARDS**			
Belding's orange-throated whiptail *Aspidoscelis hyperythra beldingi*	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	This species was not observed; however, there is moderate potential for this species to occur due to the presence of disturbed coastal sage scrub habitat.
COLUBRIDAE **COLUBRID SNAKES**			
Two-striped gartersnake *Thamnophis hammondii*	CSC, *	Permanent freshwater streams with rocky bottoms. Mesic areas.	This species was not observed and not expected to occur due to the absence of permanent freshwater streams. This species has been known to occur within a one-mile buffer of the survey area (State of California 2011a).
CROTALIDAE **RATTLESNAKES**			
Red diamond rattlesnake *Crotalus ruber*	CSC	Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields.	This species was not observed; however, there is moderate potential for this species to occur due to the presence of suitable habitats.

ATTACHMENT 6
SENSITIVE WILDLIFE SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	Status	Habitat	Occurrence/Comments
BIRDS (Nomenclature from American Ornithologists' Union 2013 and Unitt 2004)			
ACCIPITRIDAE HAWKS, KITES, & EAGLES			
Cooper's hawk (nesting) *Accipiter cooperii*	CSC, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor.	This species was **observed** within the Eucalyptus woodland.
TYRANNIDAE TYRANT FLYCATCHERS			
Southwestern willow flycatcher *Empidonax traillii extimus*	FE, SE, MSCP	Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding.	This species was not observed and not expected to occur due to the absence of suitable riparian habitat.
VIREONIDAE VIREOS			
Least Bell's vireo (nesting) *Vireo bellii pusillus*	FE, SE, MSCP	Willow riparian woodlands. Summer resident.	This species was not observed and not expected to occur due to the absence of suitable riparian habitat.
SYLVIIDAE GNATCATCHERS			
Coastal California gnatcatcher *Polioptila californica californica*	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	This species was not observed; however, there is a moderate potential for this species to occur within the disturbed coastal sage scrub within the MHPA on-site. This species has been known to occur within a one-mile buffer of the survey area (State of California 2011b).

ATTACHMENT 6
SENSITIVE WILDLIFE SPECIES OBSERVED OR WITH THE POTENTIAL FOR OCCURRENCE ON THE GLEN AT SCRIPPS RANCH PROJECT SITE

Species	Status	Habitat	Occurrence/Comments
MAMMALS (Nomenclature from Jones et al. 1997 and Hall 1981)			
CERVIDAE **DEER**			
Southern mule deer *Odocoileus hemionus fuliginata*	MSCP	Many habitats.	This species was **detected** by scat within the disturbed southern mixed chaparral.

STATUS CODES

Listed/Proposed
FE = Listed as endangered by the federal government
FPE = Federally proposed endangered
FPT = Federally proposed threatened
FT = Listed as threatened by the federal government
SE = Listed as endangered by the state of California
ST = Listed as threatened by the state of California

Other
BEPA = Bald and Golden Eagle Protection Act
CFP = California fully protected species
CSC = California Department of Fish and Game species of special concern
FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)
MSCP = Multiple Species Conservation Program covered species
PSE = Proposed as endangered by the state of California
* = Taxa listed with an asterisk fall into one or more of the following categories:
- Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
- Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
- Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California
- Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)

ATTACHMENT 7

Boundary Line Adjustment Analysis for The Glen at Scripps Ranch

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Multi-Habitat Planning Area Boundary Line Adjustment Analysis for The Glen at Scripps Ranch Project, San Diego, California Project #264823

Prepared for

Mr. Dave Harbour
The Glen at Scripps Ranch CCRC LLC
9903 Businesspark Avenue, Suite 104
San Diego, CA 92131

Prepared by

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101-2358
P 619.308.9333 F 619.308.9334
RECON Number 6054
March 16, 2015

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ATTACHMENT

1: Approval from the Wildlife Agencies

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1.0 Introduction

This report provides the necessary information and analysis for a proposed minor boundary line adjustment for The Glen at Scripps Ranch project. The project site is located in the city of San Diego, east of Interstate 15 and south of Lake Miramar (Figure 1). The project site is found in Section 4, Township 15 South, Range 2 West, of the U.S. Geological Survey 7.5-minute topographic map, Poway quadrangle (Figure 2; U.S. Geological Survey 1996). The project site is surrounded by residential and commercial development to the north and west, and partially to the east. Undeveloped land borders the site to the south.

The proposed project would construct a continuing care retirement community consisting of 400 assisted living units, 50 acute assisted living units (16 of which are memory care units), and 60 skilled nursing beds on a 53.0-acre site located at 10455 Pomerado Road within the Scripps Miramar Ranch Community Plan area in the city of San Diego, California. Off-site grading improvements, totaling 0.38 acre, will be required to provide a private road connection to Chabad Center Driveway and emergency fire access via Alliant International University property at the end of the cul-de-sac at the northwest corner of the project site. The 400 assisted living units would include 64 villa units, 48 garden terrace units, and 288 apartment-style units. The 50 acute assisted living units and 60 skilled nursing beds would be located within the adjacent health center. The proposed project would also include a facilities building and a common building consisting of learning centers, a lecture hall, a library, an auditorium, fine dining, fine arts facilities, a tennis court, gardens, a fitness center, and a pool. Additionally, bioretention basins are being introduced as part of the project that will serve as detention basins during storm events.

Approximately 4.31 acres of multi-habitat planning area (MHPA) preserve area occur within the boundary of the site (Figure 3). A minor boundary adjustment to the MHPA was approved on October 27, 2014 and focused on the northwest corner of the site, where the MHPA occurred. The approval from the Wildlife Agencies is shown in Attachment 1. Modifications will remove a portion of the MHPA for the construction of the project in exchange for additions made to the MHPA through the dedication of land on the site as outlined in this report.

2.0 MHPA Boundary Line Adjustment Analysis

The boundary adjustment analysis is first presented as an overall summary of changes. Following this, an evaluation under the six criteria for boundary adjustments per the Multiple Species Conservation Program (MSCP) plan is presented.

2.1 Summary of Changes to MHPA Area and Habitats

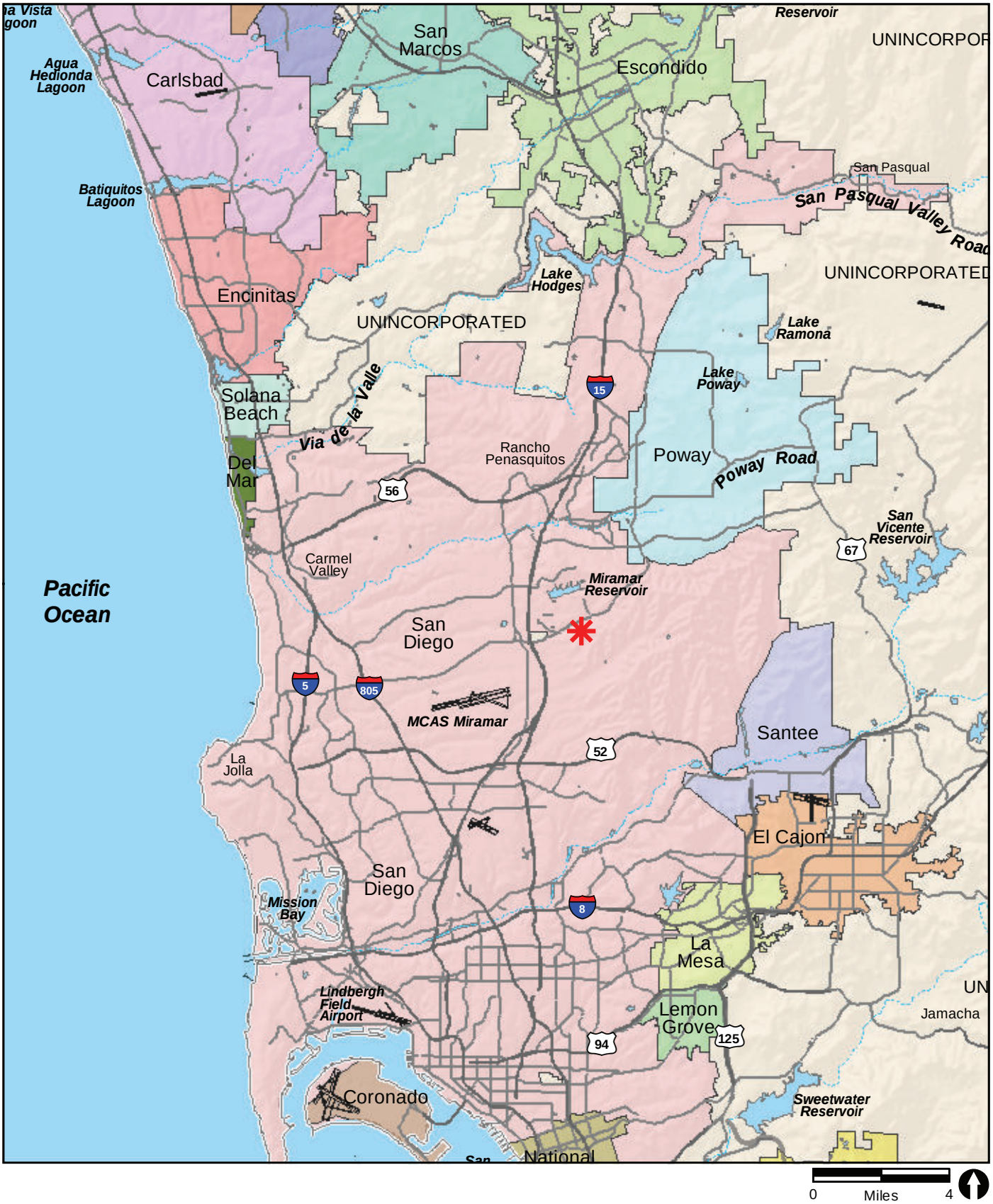
The recently approved MHPA boundary line adjustment will remove a 1.87-acre encroachment area that would result from the development of the project. Approximately 7.46 acres of land will be preserved as resource-based open space and dedicated to the MHPA via a conservation easement to offset the loss of acreage. As a result of this land exchange, the revised MHPA land on-site would total 9.90 acres over the existing condition (Table 1).

TABLE 1
MHPA BOUNDARY LINE ADJUSTMENT SUMMARY
(acres)

Vegetation Communities/ Land Cover Types	Existing MHPA	MHPA Deletion	MHPA Addition	Net Change
Disturbed Diegan Coastal Sage Scrub	0.10	0	2.45	+2.41
Disturbed Southern Mixed Chaparral	1.80	1.77	0.73	-1.04
Eucalyptus Woodland	2.23	0.06	3.32	+3.26
Disturbed Land	0	0	0.56	+0.56
Developed Land	0.04	0.04	0	-0.04
Riparian Scrub	0.0	0.0	0.09	+0.09
Other Features				
Ephemeral Drainage	0.14	0.03	0.31	+0.31
TOTAL	4.31	1.87	7.46	+5.59

The predominant habitat type affected by the proposed boundary line adjustment is disturbed southern mixed chaparral (Figure 4). This vegetation community is considered disturbed due to the presence of eucalyptus trees and past fires. The shrub composition in the area to be removed from the MHPA is dominated by coast blue lilac (*Ceanothus tomentosus*) with scattered individuals of mountain mahogany (*Cercocarpus minutiflorus*), felt-leaved yerba santa (*Eriodictyon crassifolium*), and chamise (*Adenostoma fascicultum*). Eucalyptus trees are scattered throughout, and in some areas form a partial canopy. There is some herb and grass cover in more open areas where non-native grass species such as rattail fescue (*Vulpia myuros myuros*) and purple falsebrome (*Brachypodium distachyon*) dominate, with scattered individuals of native subshrubs that include deerweed (*Lotus scoparius*) and golden yarrow (*Eriophyllum confertiflorum confertiflorum*). The area burned in the past, as dead and charred trees were observed.

Removal of habitat from the MHPA by the approved boundary line adjustment will result in the deletion of 1.77 acres of Tier IIIA habitat (disturbed southern mixed chaparral) and 0.16 acre of Tier IV habitats (eucalyptus woodland, developed areas). Additions to the MHPA would include 2.45 acres of Tier II coastal sage scrub (disturbed), 0.73 acre of disturbed southern mixed chaparral, and 3.88 acres of Tier IV habitats (eucalyptus woodland, disturbed land). The net changes would result in an increase of acreage in



Project Location

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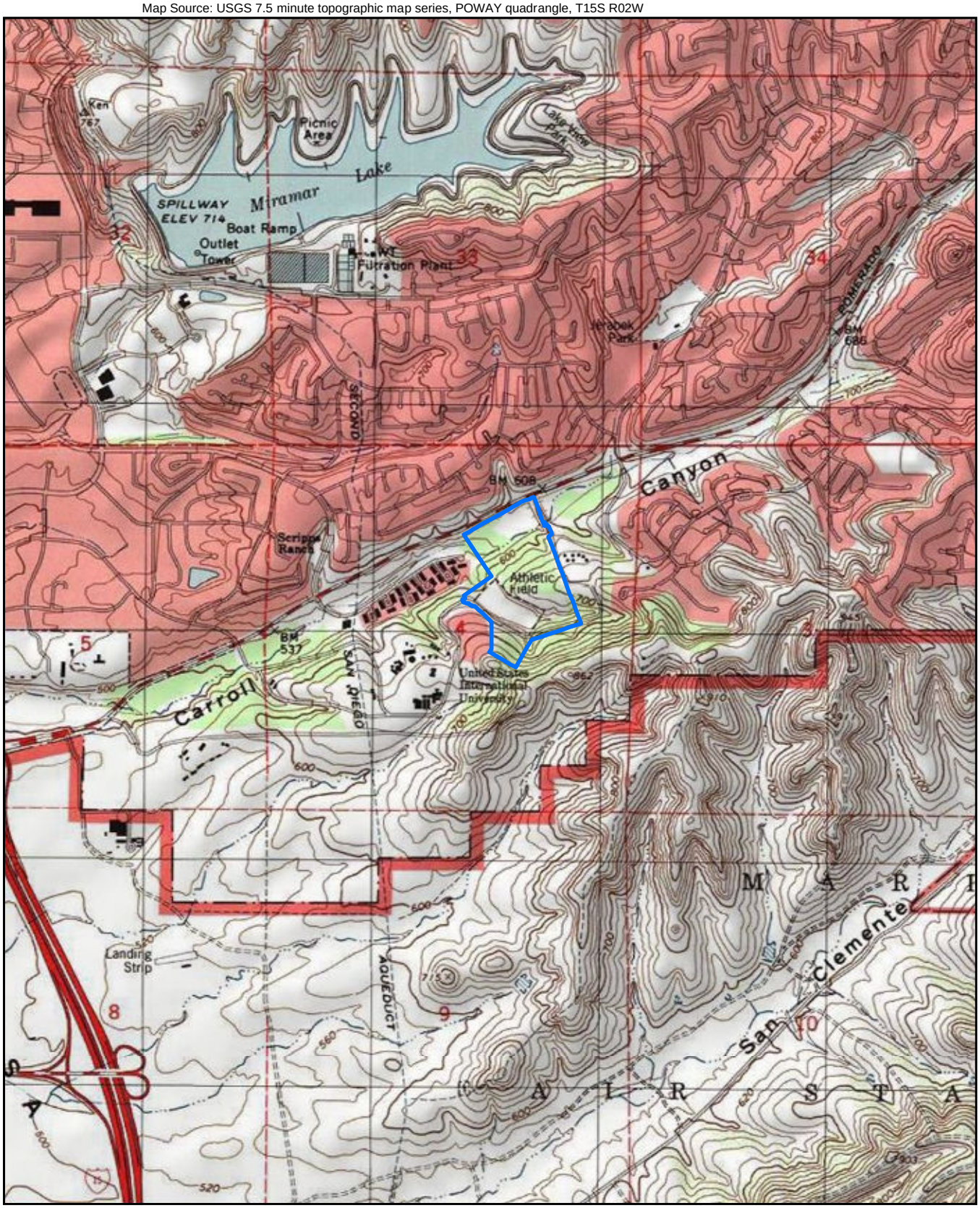
FIGURE 1

Regional Location

Map Source: USGS 7.5 minute topographic map series, POWAY quadrangle, T15S R02W



0 Feet 2,000

Project Area

FIGURE 2

The Glen at Scripps Ranch
Project Location on USGS Map

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Image source: SanGIS (flown May 2012)

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Project Area

MHPA San Diego

FIGURE 3

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Project in Relation to MSCP Preserve Area

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Image source: SanGIS (flown May 2012)

Project Area
Off-Site Grading Improvement Areas
Site Plan Lines
Limits of Disturbance
Ephemeral Drainage
Seasonal Depression

Existing MHPA
MHPA Deletion
MHPA Addition

Vegetation Cover and Habitat Type

Southern Mixed Chaparral
Disturbed Southern Mixed Chaparral
Disturbed Coastal Sage Scrub
Disturbed Non-native Grassland
Eucalyptus Woodland
Riparian Scrub
Disturbed
Developed

0 Feet 200

RECON

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FIGURE 4

Approved MHPA Boundary Line Adjustment

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Tier II coastal sage scrub habitats relative to the previous MHPA configuration. Additionally, there is an increase of 0.09 acre of riparian scrub (wetland) and 0.31 acre of ephemeral drainage (non-wetland waters of the U.S). These approved changes in the MHPA will provide an overall increase in habitat value and an increase in MHPA preservation area. This is consistent with planning guidelines for the MHPA that requires an equal or higher habitat value to be provided if adjustments are made to the MHPA boundaries.

2.2 Boundary Adjustment Criteria

The overall MSCP policy for boundary line adjustments is that a boundary line adjustment must result in equal or higher biological values of the preserve to species and habitats. The comparison of biological value is assessed based on the information provided by six biological factors, as discussed below.

2.2.1 Effects on Significantly and Sufficiently Conserved Habitats

The amount and distribution of habitats considered significantly and sufficiently conserved within the preserve areas will be functionally equivalent and increased in total area after the boundary line adjustment due to an increase in acreage of coastal sage scrub and eucalyptus woodland. The areas of disturbed coastal sage scrub and disturbed southern mixed chaparral conserved together on-site within the adjusted MHPA will add approximately 1.41 acres of native habitat in excess of the amount of native habitat deleted, resulting in increases in the area of significantly conserved Tier II habitats within the MSCP subarea. The habitat value would be functionally higher relative to the current MHPA. Thus, the proposed habitat exchange would maintain and slightly improve the conservation, configuration, and area of significantly or sufficiently conserved habitats within this portion of the MHPA.

2.2.2 Effects to Covered Species

The approved land exchange in this portion of the MHPA will maintain the overall conservation of covered species as no covered species occur within the area to be deleted from the MHPA. The addition of disturbed coastal sage scrub and eucalyptus woodland habitats within the lands to be added to the MHPA may increase habitat for covered species that may occur in the vicinity of the project (e.g., coastal California gnatcatcher [*Polioptila californica californica*], Cooper's hawk [*Accipiter cooperii*]).

2.2.3 Effects on Habitat Linkages and the Function of Preserve Areas

The project area is part of an existing isolated urban canyon system. Although it is reasonable to assume that wildlife may move locally through this survey area, the site is

ultimately restricted by residential development and paved roads to the north, east, and west. Some local wildlife movement may occur to the south, as the site is adjacent to MHPA lands and undeveloped portions of the Marine Corps Air Station at Miramar. In addition, some local east-west wildlife movement is possible along the creek to the south of Pomerado Road. However, in general, the site as a whole does not provide a major movement corridor for wildlife species.

The proposed project would affect the existing local habitat linkages to the south, but the MHPA boundary adjustment will improve the habitat linkage along the creek within the newly added MHPA area. Currently, this habitat linkage is discontinuous to the east of the existing MHPA boundary. The addition of conserved lands to the south of Pomerado Road will improve the local habitat linkage along the creek to the east. Areas of wetland (riparian scrub) and non-wetland waters of the U.S (ephemeral drainage) would be conserved in the land to be added to the MHPA.

The effects of the approved changes to the MHPA boundary would be negligible with respect to the function of the preserve area and habitat linkages. All of the changes approved are not part of a major wildlife corridor that will improve the local habitat linkage along the creek, and will affect only a small portion of the MHPA preserve area.

2.2.4 Effects on Preserve Configuration and Management

The proposed modifications do not change the proportions or decrease the total area of the MHPA. There are only minor changes in shape or length of edges relative to the current preserve area configuration at this location. The approved changes to the MHPA boundary will not conflict with any of the previously identified conservation or management needs for the subarea or cause the need for additional measures.

2.2.5 Effects on Ecotones or Other Conditions Affecting Species Diversity

The changes approved to the MHPA boundary at this location will improve the extent of open space and local habitat linkage to the south of Pomerado Road. These modifications to the MHPA will maintain the local topographic and structural diversity of the preserve while slightly improving the habitat interfaces along the creek over the current preserve design at this portion of the MHPA. The impacts to the seasonal depressions are outside of the MHPA boundary line adjustment and do not reduce the benefits made to the open space and local habitat linkages.

2.2.6 Effects to Species of Concern Not Covered under the MSCP

The proposed MHPA boundary line adjustment at this location would not significantly increase the likelihood of any uncovered species to be listed under either the federal or state Endangered Species Acts.

3.0 Conclusion

The approved MHPA boundary line adjustment will be beneficial to the overall MHPA preserve at this location due to an increase in Tier II habitat, jurisdictional habitats, and acreage of preserved land. The loss of southern mixed chaparral and eucalyptus woodland habitats from the current MHPA will be offset by additions of disturbed coastal sage scrub and eucalyptus woodland habitats into the MHPA within the project area. This proposed land exchange complies with the overall MSCP policy for boundary line adjustments, as the approved boundary line adjustment will result in equal or higher biological values of the preserve to species and habitats. This conclusion is based on the comparison of biological value provided by the evaluation of the six biological factors required by the MSCP for a MHPA boundary line adjustment.

4.0 References Cited

U.S. Geological Survey (USGS)
1996 Poway Quadrangle 7.5-Minute Topographic Map.

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ATTACHMENT 1

Approval from the Wildlife Agencies

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From:	Dutro, Kyle@Wildlife
To:	Schlitt, Paul@Wildlife; Gerry Scheid; Smit-Kicklighter, Holly; patrick_gower@fws.gov; dharbour@theglensr.com; Beth Procsal
Subject:	RE: Glen at Scripps Ranch - MHPA BLA Supplemental Information
Date:	Monday, October 27, 2014 1:23:17 PM

Thanks Gerry. Please ensure that this additional information/measures make their way into the CEQA document for the proposed project. At this point the Department is comfortable approving the proposed MHPA BLA.
Thanks
Kyle Dutro
Environmental Scientist
California Department of Fish and Wildlife
3883 Ruffin Road, San Diego, CA 92123
Phone: (858) 467-4267 **Fax**: (858) 467-4235
Kyle.Dutro@wildlife.ca.gov

From: Schlitt, Paul@Wildlife
Sent: Monday, October 27, 2014 11:26 AM
To: Dutro, Kyle@Wildlife
Subject: FW: Glen at Scripps Ranch - MHPA BLA Supplemental Information
Paul Schlitt
Senior Environmental Scientist (Specialist)
California Department of Fish and Wildlife
South Coast Region, Habitat Conservation Planning
3883 Ruffin Road
San Diego, CA 92123
Phone (858) 637-5510
Fax (858) 467-4299
Paul.Schlitt@wildlife.ca.gov

From: Gerry Scheid [mailto:gscheid@reconenvironmental.com]
Sent: Friday, October 24, 2014 1:54 PM
To: Smit-Kicklighter, Holly <HSmit@sandiego.gov> (HSmit@sandiego.gov); Schlitt, Paul@Wildlife; patrick_gower@fws.gov; Mayer, David@Wildlife
Cc: David Harbour (dharbour@theglensr.com); Beth Procsal
Subject: Glen at Scripps Ranch - MHPA BLA Supplemental Information
All,
Attached is the supplemental information requested for the Glen at Scripps Ranch MHPA BLA at the meeting on October 17, 2014. Let us know if you need anything else to approve the MHPA BLA for this project.
Regards,
Gerry Scheid
Senior Biologist

RECON Environmental, Inc.
1927 Fifth Avenue
San Diego, CA 92101
tel 619-308-9333
fax 619-308-9334

October 24, 2014

The Glen at Scripps Ranch MHPA BLA – Supplemental Information

Responses to Wildlife Agencies Request for Information

1. The MHPA boundary line adjustment area was corrected in the northeast corner to remove the overlap with Chabad Center Driveway. Please see the attached figure. Note that all Figures in the Biology Report that show the MHPA BLA will be updated with this correction.

2. Below is the perimeter hydroseed mix that will be applied to the slope adjacent to the MHPA on the north end of the development footprint.

Native Open Space Hydroseed Mix -Pure Live Seed LBS/acre.

- Western ragweed (*Ambrosia psilostachya*) - 0.1 LBS/acre
- California sagebrush (*Artemisia californica*) - 0.1 LBS/acre
- San Diego sand aster (*Corethrogyne filaginifolia*) [=(*Lessingia filaginifolia*)] – 0.1 LBS/acre
- Fascicled tarweed (*Deinandra* [=*Hemizonia*] *fasciculata*) – 1.0 LBS/acre
- California encelia (*Encelia californica*) – 1.0 LBS/acre
- Coastal goldenbush (*Isocoma menziesii*) - 1.0 LBS/acre
- Climbing bush penstemon (*Keckiella cordifolia*) – 0.5 LBS/acre
- Goldfields (*Lasthenia californica*) – 0.5 LBS/acre
- Coastal deerweed (*Acmispon glaber glaber* [=*Lotus scoparius scoparius*]) – 4.0 LBS/acre
- Little California melica (*Melica imperfecta*) – 2.0 LBS/acre
- Bush monkey-flower (*Mimulus aurantiacus aurantiacus*) – 0.2 LBS/acre
- Purple needle grass (*Stipa* [=*Nassella*] *pulchra*) – 4.0 LBS/acre
- One-sided blue grass (*Poa secunda* J. Presl ssp. *secunda*) – 4.0 LBS/acre
- Chaparral candle (*Hesperoyucca* [=*Yucca*] *whipplei*) – 1.5 LBS/acre

Trees to be planted in addition to the above hydroseed mix on the manufactured slope adjacent to the MHPA on the north end of the development footprint include a mixture of 24” to 36” box specimens of western sycamore (*Platanus racemosa*) and coast live oak (*Quercus agrifolia*).

3. Estimates of population sizes of sensitive plant species detected on-site will be revised in the bio technical report. The following revised excerpt will be incorporated into the biology report:

Page 30:

“Five non-listed, sensitive plants species were observed on-site and are discussed below.

San Diego goldenstar, a MSCP-covered species and CNPS list 1B.1 species, was observed outside of the MHPA within the disturbed southern mixed chaparral. This species was detected in three small patches totaling approximately 100-200 individuals. It is difficult to estimate individuals within patches of ashy spike-moss, a CNPS list 4.1 species, however, sixteen individual patches of this moss scattered across the site were detected within the disturbed southern mixed chaparral. One individual of decumbent goldenbush, a CNPS list 1B.2 species, was observed in the southeastern corner of the parcel within southern mixed chaparral. Three patches of western dichondra, a CNPS list 4.2 species, totaling approximately 200 individuals were within the disturbed southern mixed chaparral. Two patches of golden-rayed pentachaeta, another CNPS list 4.2 species, totalling approximately 100 individuals were observed within the survey area, outside of the MHPA (see Figure 6). All plant species known to occur in the project vicinity (within two miles of the survey area) that are federally listed threatened or endangered, considered City of San Diego narrow endemic, or that have potential to occur based on species range are addressed in Attachment 3."

4. Additional language for MHPA Adjacency Guidelines

- **Response to Lighting:** Lighting for the project will be responsive to the species in the area as well as the overall rural surroundings. Understanding that some species rely on darkness for shelter, feeding patterns, migrating, etc., the areas adjacent to any MHPA will be especially sensitive to light exposure in order to retain native characteristics. There will be no overnight work that would require lighting. Additionally, the MHPA is located at the bottom of a 2:1 manufactured slope and there will be a 30 foot elevation difference from the project. Any lighting for the project at the top of the slope will be shielded and directed away from the MHPA such that no direct illumination will occur towards the MHPA.
- **Response to Barriers:** A fence will be installed around the perimeter of the site that would prohibit any pedestrians to enter into any MHPA native areas. Signage will be installed along the edge of the MHPA to inform pedestrians that there is no public access. Additionally, the project maintains a vegetated 2:1 slope adjacent to the MHPA boundary. This vegetated steep slope will also function as a deterrent to pedestrian access into the MHPA.

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Image source: SanGIS (flown May 2012)

Project Area
Off-Site Grading Improvement Areas
Site Plan Lines
Limits of Disturbance
Ephemeral Drainage
Seasonal Depression

Existing MHPA
MHPA Deletion
MHPA Addition

Vegetation Cover and Habitat Type

Southern Mixed Chaparral
Disturbed Southern Mixed Chaparral
Disturbed Coastal Sage Scrub
Disturbed Non-native Grassland
Eucalyptus Woodland
Riparian Scrub
Disturbed
Developed

0 Feet 200

RECON

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FIGURE 4

Approved MHPA Boundary Line Adjustment

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ATTACHMENT 8

Non-Wetland Waters Mitigation Plan for The Glen at Scripps Ranch Project

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Non-wetland Waters Mitigation Plan for The Glen at Scripps Ranch Project, San Diego, California Project #264823

Prepared for

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1.0 Introduction

1.1 Background—Purpose

The establishment of 0.34 acre of non-wetland ephemeral waters containing riparian scrub vegetation on The Glen at Scripps Ranch project site would serve to mitigate impacts to federal and state jurisdictional waters. Direct project impacts to non-wetland jurisdictional waters would occur during the construction of the proposed project. Mitigation is required to meet the “no net loss” of federal and state jurisdictional waters and replace functions and values. This restoration plan proposes a 2:1 mitigation ratio for impacts to a upland vegetated non-wetland ephemeral drainage courses. This mitigation plan, prepared in accordance with the City of San Diego’s Biology Guidelines (City of San Diego 2012), provides an implementation strategy, performance standards, and a five-year maintenance, monitoring, and reporting program.

1.2 Project Location and Size

The proposed establishment of non-wetland jurisdictional waters detailed in this conceptual mitigation plan would occur adjacent to Carroll Canyon Creek on The Glen at Scripps Ranch project site (Figures 1 and 2). The mitigation project would expand the creek bed to achieve a total increase in area of ephemeral drainage of 0.34 acre.

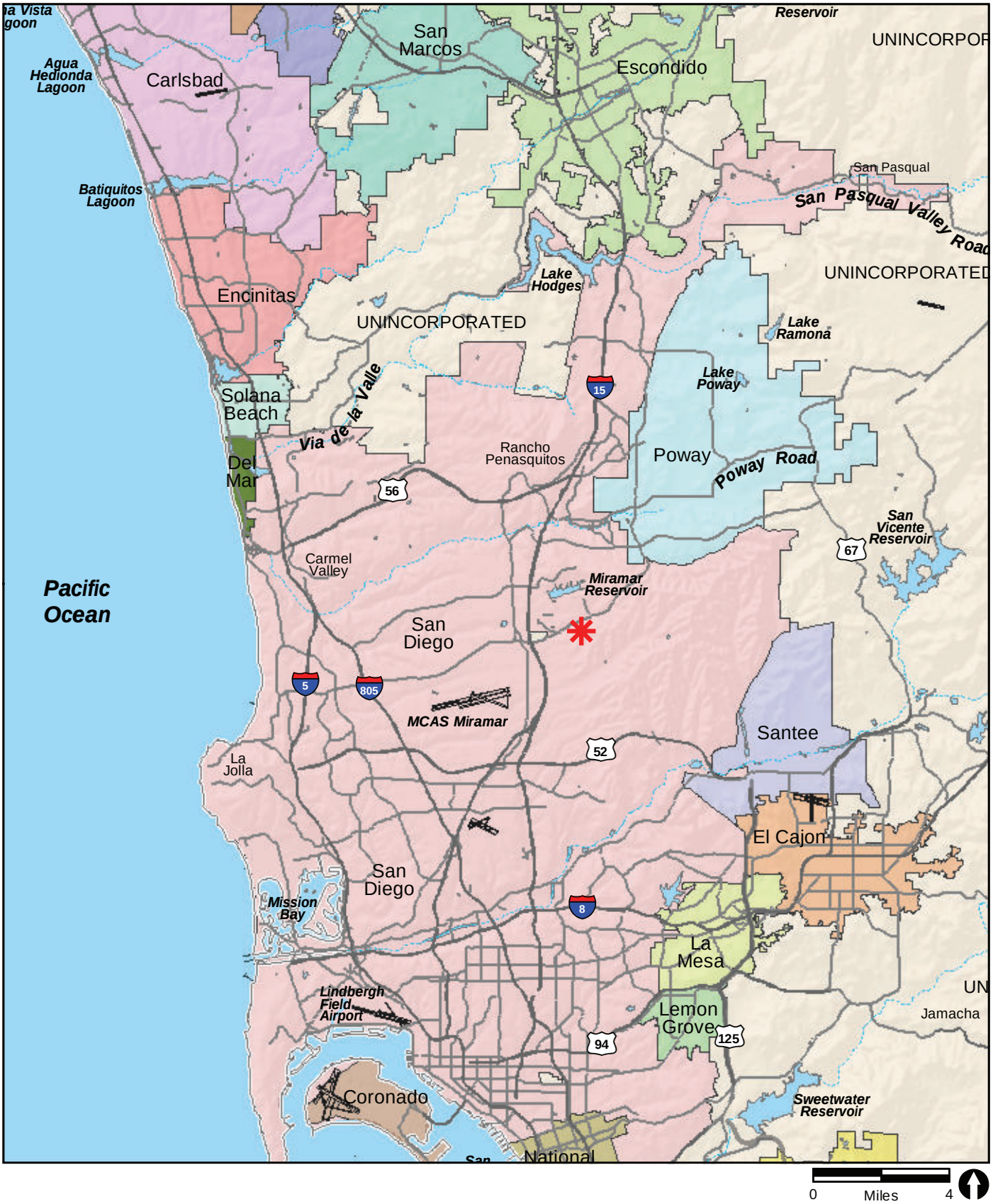
1.3 Mitigation Goals and Objectives

The purpose of this mitigation project is to establish habitat functions and values of an ephemeral drainage. At the completion of mitigation activities, the created area will be able to sustain itself in perpetuity with minimal human involvement.

This plan provides a description of existing conditions, responsibilities of project participants, methods of site preparation, and a site maintenance and monitoring schedule. This plan also establishes performance standards for evaluating project success and addresses remedial and contingency measures, if they become necessary.

2.0 Existing Conditions

This section provides the information on the environmental setting, topography and soils, and target plant community for the mitigation effort.



Project Location

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FIGURE 1

Regional Location

Image Source: SanGIS (flown May 2012)

0 Feet 300

Project Boundary

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FIGURE 2

Project Location on Aerial Photograph

2.1 Environmental Setting of Impacted and Revegetation Areas

The non-wetland waters/streambeds to be impacted by the project are upland vegetated ephemeral drainage courses. These drainages are narrow and drain either towards Carroll Canyon Creek to the north or to off-site areas to the south. Direct impacts to jurisdictional wetlands were avoided on the project site. Carroll Canyon Creek supports two small patches of wetland vegetation, but is mostly a non-wetland water throughout the project site.

The on-site mitigation area would be created within the open space area on the north portion of the project site adjacent to Carroll Canyon Creek (Figure 3). The creek bank on the south side of the channel would be recontoured to expand the creek bed and create terraces for the establishment of riparian scrub vegetation.

2.2 Topography and Soils

Elevations in the project area range from 560 feet above mean sea level (AMSL) to 792 feet above AMSL. Four soil types are mapped on the project site, which include Redding cobbly loam, 9 to 30 percent slopes; Redding cobbly loam, dissected, 15 to 50 percent slopes; Redding gravelly loam, 2 to 9 percent slopes; and Riverwash (U.S. Department of Agriculture [USDA] 1973).

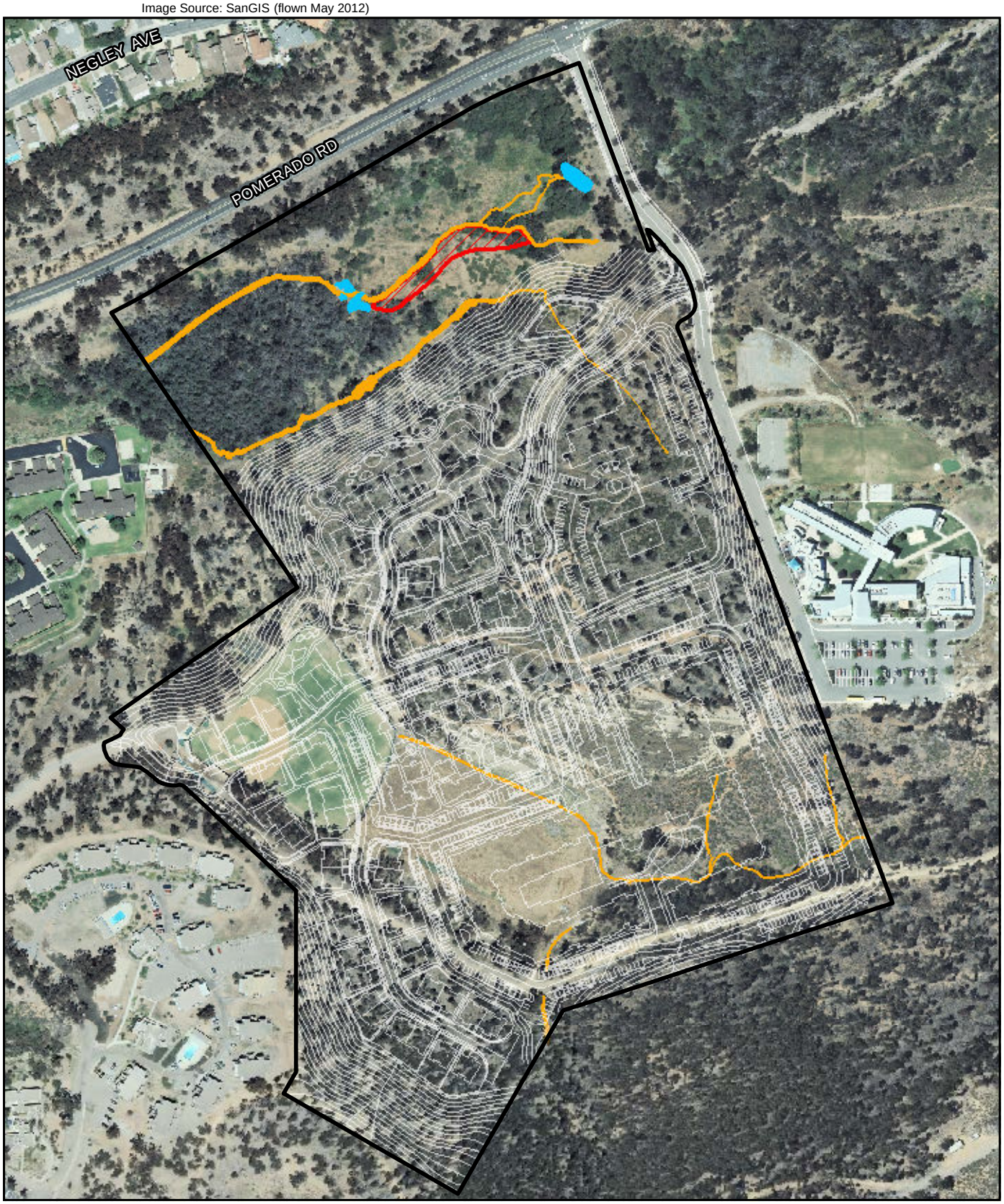
The Redding soil series consists of well-drained, undulating to steep gravelly loams that have a gravelly clay subsoil and a hardpan. These soils formed in a mixed cobbly and gravelly alluvium. The Redding soils account for approximately 75 percent of the soils on-site (USDA 1973).

The Riverwash soil type occurs within intermittent stream channels. The material is typically sandy, gravelly, or cobbly and is excessively drained and rapidly permeable (USDA 1973). The Riverwash soil type is found on the northern portion of the site in the floodplain of Carroll Canyon Creek.

2.3 Target Plant Communities to be Restored

The mitigation area will be replanted with native riparian plants to establish riparian scrub vegetation to stabilize the new expanded creek bed. Mule fat scrub is the target riparian vegetation to be established. This riparian scrub plant community will replace the upland vegetation impacted and establish riparian vegetation that will have functions and values equal to or higher than the pre-construction upland vegetated ephemeral waters impacted.

Image Source: SanGIS (flown May 2012)



Project Boundary
Site Plan Lines
Mitigation Site

Jurisdictional Waters
Riparian Scrub (Wetland)
Non-wetland Waters/Streambed

0 Feet 300

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FIGURE 3

Location of Non-wetland Waters Mitigaiton Site

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3.0 Mitigation Roles and Responsible Parties

The project proponent is responsible for the implementation of the habitat restoration described in this document.

Project Proponent: The Glen at Scripps Ranch CCRC LLC
9903 Businesspark Avenue, Suite 104
San Diego, CA 92131

3.1 Project Proponent

Continuing Life Communities is the project proponent and shall be responsible for funding all aspects of the mitigation effort including site preparation, seeding and planting, maintenance and monitoring, and any required remedial actions. The project proponent will coordinate the activities of the various contractors with the restoration specialist. The project proponent is responsible for providing and managing any financial assurances and contingency funds that may be required to ensure success of this mitigation effort.

The project proponent shall manage project activities in the best interest of restoration goals and will be solely responsible for administration of project contracts. Decisions to stop work are the responsibility of the project proponent. The project proponent shall have sole authority in decisions to suspend payment or terminate contracts, including all phases of project installation, long-term maintenance, and biological monitoring. The project proponent may, in its sole discretion at any time, replace any of these parties, if necessary.

3.2 Restoration Specialist

The restoration specialist shall be an individual or team with a minimum of five years' experience in native habitat restoration. The restoration specialist shall be required to attend pre-restoration meetings, site preparation, seeding and planting, plant establishment, and project maintenance, and will monitor and report on project activities in accordance with the specifications of this plan. The restoration specialist shall consult with the project proponent on any activities that may be disruptive to the mitigation. The restoration specialist shall direct qualified sub-contractors in execution of aspects of this plan, implement required long-term maintenance of the mitigation, and perform the required monitoring and reporting in accordance with the procedures established in this plan.

The restoration specialist shall be responsible for monitoring during site preparation, exotic and ornamental species removal, seeding and planting, and the maintenance period. The restoration specialist shall also conduct quantitative monitoring during each year of the long-term maintenance and monitoring period, according to the specifications of this plan. The

restoration specialist shall prepare an as-built letter report and annual reports during the maintenance period.

Other responsibilities discussed below may be performed by the restoration specialist or by qualified subcontractors.

3.3 Irrigation Contractor

The irrigation contractor shall work under the direction of the restoration specialist. The irrigation contractor should be experienced in providing water to remote locations and working within and around native habitat. The irrigation system installed shall be used to water plants in a way that minimizes erosion and runoff from the site while providing the plants with adequate water during the plant establishment period.

3.4 Plant Supplier

The native plant materials shall originate from a qualified native plant nursery. The plant supplier must have at least three years' experience propagating native plants and be able to produce properly aged plants in containers ready for outplanting. All container plants will be grown in native soil containing mycorrhizal fungi.

3.5 Maintenance Crew

The maintenance crew shall represent a qualified company with at least three years of experience in implementing native plant restoration projects. The maintenance crew shall be responsible for completion of site preparation activities under the direction of the restoration specialist. The maintenance crew shall include a state-licensed qualified applicator that will direct herbicide applications. All crew members applying herbicide should receive pesticide safety training before applying herbicides.

4.0 Project Implementation

Implementation shall include three phases: site preparation, planting, and irrigation. All implementation work shall be conducted under the direction of the restoration specialist. The restoration project shall be implemented in compliance with sensitive biological resource requirements.

4.1 Site Preparation

Site preparation shall include the minor grading needed to expand the existing creek channel with a minimum area of 0.34 acre. The earth work may be accomplished with a

small excavator. Excavated soils will be disposed of in a manner that will not impact sensitive biological resources within the open space area.

Herbicide applications may be necessary after the site has been graded to ensure that problem weeds or unwanted vegetation are effectively treated prior to the installation of the native plant materials. The application of a pre-emergent treatment is recommended to limit the establishment of any residual weed seed bank remaining in the soils. The timing of project implementation and specific weeds present at that time will determine the best method for weed control/removal. This determination shall be made by the restoration specialist.

4.1.1 Site Protection

Silt fencing shall be installed around the mitigation site where potential erosion could create sedimentation until the native plant materials have become established. Additional site protection is not needed, as access to this area will be restricted due to its natural setting.

4.1.2 Weed Eradication and Clearing of Existing Vegetation

The mitigation site occurs within an area of the Carroll Canyon Creek floodplain that supports disturbed upland vegetation that will have to be cleared. Some weeds may invade the site, depending on the time between when the site preparation is complete and the area is planted. Any weeds that occur in the mitigation area to be planted must be removed prior to plant installation.

4.2 Container Stock Plants

The species recommended for container stock to be planted in the newly expanded creek channel are shown in Table 1. These species are all represented naturally on the project site. The quantities of container stock of each species reflect the general abundance of plants in the nearby natural areas. The planting density recommended for the riparian scrub in the newly created creek channel will be based on a density of approximately 1,000 plants per acre.

TABLE 1
RECOMMENDED PLANTING DENSITIES

Common Name	Scientific Name	Number Per Acre	Container Size
Drainage Channel			
Mule fat	*Baccharis salicifolia*	750	1 gallon
San Diego marsh elder	*Iva haysiana*	250	1 gallon

The final plantings will depend on the availability of appropriately aged plants; the plant supplier should be provided with at least six months advance notice to grow the plants listed. Additional plants may be installed during the second growing season, if adequate supplies are not available at the time of initial planting.

The restoration specialist shall oversee the container plant layout in the field prior to planting. The restoration specialist shall use best professional judgment to determine appropriate spacing, neighboring species, and topographic location. Planting holes will be dug approximately 50 percent larger than the container when installed.

4.3 Planting Specifications

Planting specifications include the production and planting of nursery-grown container plants. Container plants shall be acquired from a nursery that must specialize in producing high-quality native plant species for habitat restoration projects. Native soil shall be used in the plant containers. The native soil provides mycorrhizae (fungi) and other microorganisms that enhance native plant growth. Planting of native plant materials should be done during November through March.

4.4 Irrigation

Supplemental irrigation shall be provided by a temporary irrigation system. Supplemental irrigation shall be provided at the direction of the restoration specialist, based on an evaluation of predicted seasonal rainfall patterns. All watering shall be carefully applied to minimize runoff and erosion within the site. Irrigation is intended to provide supplemental water during the plant establishment period (PEP) and for up to two years following planting. The restoration specialist shall discontinue irrigation once the plants have become established. A watering schedule shall be provided by the restoration specialist and updated when necessary as weather conditions change.

The irrigation system shall be controlled by its own valves so that the restoration site may be watered independently and according to its own watering schedule. The irrigation system will be temporary and shall be dismantled and removed from the restoration area once the plants have become established. Prior to removing the irrigation system, the watering schedule shall be tapered off to harden plants to normal weather conditions.

5.0 Maintenance Program

Maintenance is needed to maintain conditions favorable to establishment and growth of native plants. The maintenance program ensures that plant establishment, weed control, replanting, reseeding, and erosion control are performed adequately. Maintenance measures shall be conducted throughout the restoration area and shall be coordinated by

the restoration specialist. Maintenance consists of two phases: the PEP and long-term maintenance.

All maintenance work shall be conducted under the direction of the restoration specialist. The maintenance activities shall be conducted in compliance with sensitive biological resource requirements.

5.1 Plant Establishment Period

A 120-day PEP shall commence upon planting of the native plant materials. During this period, relatively intensive maintenance activities shall be conducted to aid in the establishment of planted and seeded native plants under the direction of and on a schedule determined by the restoration specialist. The maintenance crew shall control emerging weed seedlings, replace dead plants, repair erosion, and remove any trash from the restoration site. The maintenance contractor shall also be responsible for maintaining the perimeter fencing.

If excessive damage from browsing of wildlife or domestic animals is detected, individual plants may be protected by temporary installation of a chicken wire fence around each plant. However, since browsing is a natural process, fencing will only be installed if browsing is expected to result in significant plant mortality.

5.2 Long-term Maintenance

Long-term maintenance shall be conducted in efforts to achieve the final success criteria. Weed control shall be the primary ongoing activity, with reseeding, replanting, and erosion control performed as needed under the direction of the restoration specialist. The recommended schedule for long-term maintenance is shown in Table 2.

TABLE 2
APPROXIMATE MAINTENANCE SCHEDULE

Type/Task	Year 1	Year 2	Year 3	Year 4	Year 5
Fence maintenance	Monthly	Quarterly	Quarterly	Quarterly	Quarterly
Weed control	As needed	As needed	Quarterly	Semi-annually	Semi-annually
Replanting/seeding	Winter	Winter	As needed	As needed	As needed
Irrigation	As needed	As needed	Remove	-	-
Irrigation Maintenance	As needed	As needed	-	-	-

5.2.1 Weed Control

Weed control will be an integral part of the maintenance program. Weeds shall be controlled through manual or chemical means. A glyphosate-based herbicide shall be applied in most cases, but selective herbicides may also be applied to control specific types of weeds.

Weeding shall be performed by maintenance workers trained to distinguish weeds from native species to keep weed species from producing seeds and to control weed competition during establishment of the restoration plantings.

Weed control will be timed to prevent seed set by non-native species. During the first year after the PEP, weeding shall be performed a minimum of three times. During the maintenance period, weeding shall be done in late spring to control cool-season weeds and in late summer to control warm-season weeds. More frequent weeding visits shall be conducted at the recommendation of the restoration specialist.

5.2.2 Remedial Planting

If the interim or final performance standards are not achieved for the respective monitoring year, replanting will be conducted when soil moisture is optimal as determined by the restoration specialist. Planting methods shall be as described for the PEP.

5.2.3 Remedial Seeding

Any area with less than 30 percent native cover at the end of the first maintenance year shall be replanted. The restoration specialist shall use the original plant palette or modify it to address specific needs. All remedial planting shall be completed during the late fall or winter growing season.

5.2.4 Erosion Control

Erosion control and site repair shall be part of the continued routine maintenance of the restoration project. Common erosion problems anticipated include formation of gullies and rills, and sheet erosion of bare soil areas. Repair typically includes redirection and dissipation of the water source, and recontouring of the soil. Repaired areas shall be hand seeded. Maintenance or replacement of surrounding silt shall take place when needed. These tasks can be handled by the maintenance crew.

5.2.5 Trash and Debris Removal

Trash and debris will be removed from the site as needed. Trash consists of all man-made materials, equipment, or debris left within the restoration areas that do not serve a function related to habitat restoration.

5.2.6 Irrigation Maintenance

The client shall be responsible for and demonstrate capabilities to repair, correct, or modify the temporary irrigation system to fit the needs of the restoration project.

6.0 Monitoring Program

Monitoring is needed to identify and correct problems that may arise during the restoration project and to document project success. Monitoring for this project shall consist of four phases: site preparation, implementation, plant establishment, and long-term monitoring. Monitoring reports that discuss the progress of the restoration effort shall be provided to the client and appropriate agencies.

6.1 Site Preparation Monitoring

During the site preparation phase, the restoration specialist or qualified monitor shall be present (not necessarily continuously). The monitor need not be present on-site during weed control, but shall evaluate the effectiveness of the weed control efforts approximately one week after completion of each control effort. The monitor shall determine whether and how many repeat control efforts are needed to eradicate noxious weeds from the site.

The monitor shall record dates of all site preparation activities, problems encountered, alternative approaches used, and other information necessary to provide a complete and accurate account of this phase of the project.

6.2 Implementation Monitoring

The monitor shall be present during planting activities to verify that the native plants installed are what was specified in this plan. The monitor shall oversee the container plant layout prior to planting to ensure that container plants are arranged in a natural manner. The monitor shall be available on-site during restoration implementation to assist in making necessary plan modifications.

The monitor shall record the planting dates, problems encountered, alternative approaches used, and other information necessary to provide a complete and accurate account of this phase of the project.

6.3 Plant Establishment Monitoring

The monitor shall visit the site every two weeks during the 120-day PEP. During these qualitative monitoring visits, the monitor shall note container plant survival and growth, weeds present, erosion features, and other conditions affecting the ability of planted species to become established on the site.

The monitor shall record these observations and communicate them to the maintenance crew, and shall direct the crew to take appropriate actions to optimize site conditions. The monitor shall observe and record the effectiveness of these actions. At the end of the PEP,

the monitor shall make preliminary recommendations for replanting the site, if required, and communicate these recommendations to the plant supplier.

The monitor shall submit a written report describing site preparation, project implementation, and the PEP to the City of San Diego, the project proponent, and the pertinent resource agencies within 45 days of the completion of the PEP. The as-built report will include site preparation dates, the species and quantities of container plants installed, survival of container plants after 90 days, photo-documentation of site conditions after 90 days, discussions of other aspects of site preparation, project implementation, plant establishment, and recommendations for remedial actions, if needed.

6.4 Monitoring Methods

6.4.1 Qualitative Monitoring

Evaluation of plant health and identifying and correcting problems as they arise are necessary for ensuring successful vegetation establishment. At a minimum, qualitative monitoring shall be conducted once monthly for the first year, once quarterly in Years 2 and 3, and semi-annually in Years 4 and 5. Qualitative monitoring shall involve the restoration specialist reviewing the mitigation area to examine plan vigor and exotic plant encroachment and control.

6.4.2 Quantitative Monitoring

Quantitative monitoring will be performed to measure development of vegetation at the mitigation site and to document that the area achieves the success criteria as defined by the performance standards. Quantitative monitoring will begin the second spring following implementation of restoration activities in order to allow time for the new vegetation within the restoration areas to become established. Annual quantitative monitoring shall be conducted in late spring in Years 2 through 5.

Quantitative sampling shall be carried out during the late spring or early summer to ensure the best representation of species diversity. Quantitative monitoring should follow the California Native Plant Society (CNPS) Relevé Protocol. This method is a simple quantitative sampling technique applicable to many vegetation types in California. Investigators use an ocular estimation technique called *relevé* to classify and map large areas in a limited amount of time (CNPS 2004). One *relevé* sampling point will be established to encompass the site.

During quantitative sampling, counts of planted container stock survival shall be made to determine survival. Three permanent photo-points shall also be established to document year-to-year changes on-site.

6.4.3 Schedule

The monitoring period shall begin with implementation of the mitigation work and will last for 5 years or until the established vegetation has met the final performance standards, whichever happens first. A monitoring schedule is presented in Table 3. The monitoring program shall be conducted by the project biologist, as outlined below.

TABLE 3
APPROXIMATE MONITORING SCHEDULE

Type/Task	PEP (3 Months)	Year 1	Years 2	Year 3	Year 4	Year 5
Qualitative Monitoring	Semi-weekly	Monthly	Quarterly	Quarterly	Semi-annually	Semi-annually
Quantitative Spring/fall vegetation sampling	--	–	Annually	Annually	Annually	Annually
Reports	As-built	Annually	Annually	Annually	Annually	Annually

6.5 Monitoring Reports

The monitor shall review the project area to assess survival, and growth of the planted material, levels of weed competition, and erosion. The monitor shall also make visual assessments of percent cover by weeds and by native plants. The monitor shall record and report findings and make recommendations for remedial actions, if needed, to the maintenance crew after each monitoring event. If site conditions are such that additional remedial actions are required beyond those envisioned in this plan, the monitor shall communicate recommendations for remediation to the project proponent.

General site conditions shall be photo-documented during the spring monitoring visit each year. This photo-documentation will provide an overview of the site and will assist in documenting the development of the mitigation area throughout the course of the maintenance and monitoring period.

The monitor shall prepare annual reports describing qualitative and quantitative monitoring results for Years 1 through 5. These reports shall summarize maintenance activities, discuss general site conditions and trends, include photo-documentation of site conditions, compare quantitative measures with success performance criteria, and make recommendations for remedial actions, if needed. The annual reports shall be submitted to the City of San Diego, appropriate resource agencies, and the project proponent.

7.0 Performance Standards

The mitigation effort shall be considered successful when the final performance standards have been met, which may occur before the fifth year of maintenance and monitoring.

Interim and final performance standards for achieving relative percent native plant cover, relative percent non-native plant cover, and survivorship are shown in Table 4.

TABLE 4
PERFORMANCE STANDARDS

Year	Container Plant Survival*	Total Native Plant Cover	Non-native Cover (annual species)
1	80%	-	-
2	N/A	35	5%
3	N/A	50	5%
4	N/A	60	5%
5	N/A	70	5%

*Survival based on initial planting quantities.
N/A = not applicable

8.0 Remedial and Contingency Measures

If the restoration site does not meet interim performance standards, the monitor shall propose remedial measures in the annual report. Minor remedial measures, such as replanting, reseeding, increased weeding frequency, or minor modifications to the sampling protocol, shall be implemented unless the project proponent, the City of San Diego, or resource agencies object within 30 days of receipt of the annual report.

If unforeseen circumstances require more extensive or costly measures to achieve project success, the restoration specialist shall consult with the project proponent, the City of San Diego, and resource agencies to develop contingency measures. Contingency measures shall be funded by the project proponent and would require approval by the City of San Diego and pertinent resource agencies. After contingency measures have been implemented, maintenance and monitoring shall continue according to the steps in this plan, until the mitigation site meets the performance standards.

9.0 Notification of Completion

When the restoration specialist determines that the performance standards have been met, the restoration specialist shall submit a final report summarizing the mitigation project and providing documentation of success. The report shall be submitted and reviewed by the City of San Diego and appropriate resource agencies. The restoration specialist shall organize a site visit with the City of San Diego and appropriate resource agencies. Following the site visit, the City of San Diego will provide a written determination of project success to the restoration specialist and the project proponent. If the project is determined to be unsuccessful, contingency measures shall be implemented and any financial assurances

provided by the project proponent shall not be released until the project is deemed successful.

9.1 Confirmation

A site review shall be scheduled for all parties to review the restored area within two months of the notification. The City of San Diego will provide written confirmation of acceptance that the site has met the performance standards within one month following the site visit. Upon confirmation of habitat restoration success, the project proponent shall be released from all mitigation maintenance and monitoring obligations.

10.0 References Cited

California Native Plant Society (CNPS) Vegetation Committee

2004 California Native Plant Society Relevé Protocol. October 20, 2000. Revised April 2.

San Diego, City of

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