A BIOLOGICAL RESOURCES SURVEY REPORT FOR THE BURSZTYN MINOR SUBDIVISION PROJECT TPM 20840RPL^2, ER 04-14-020 APN 508-180-08 & -09 COUNTY OF SAN DIEGO

Prepared for

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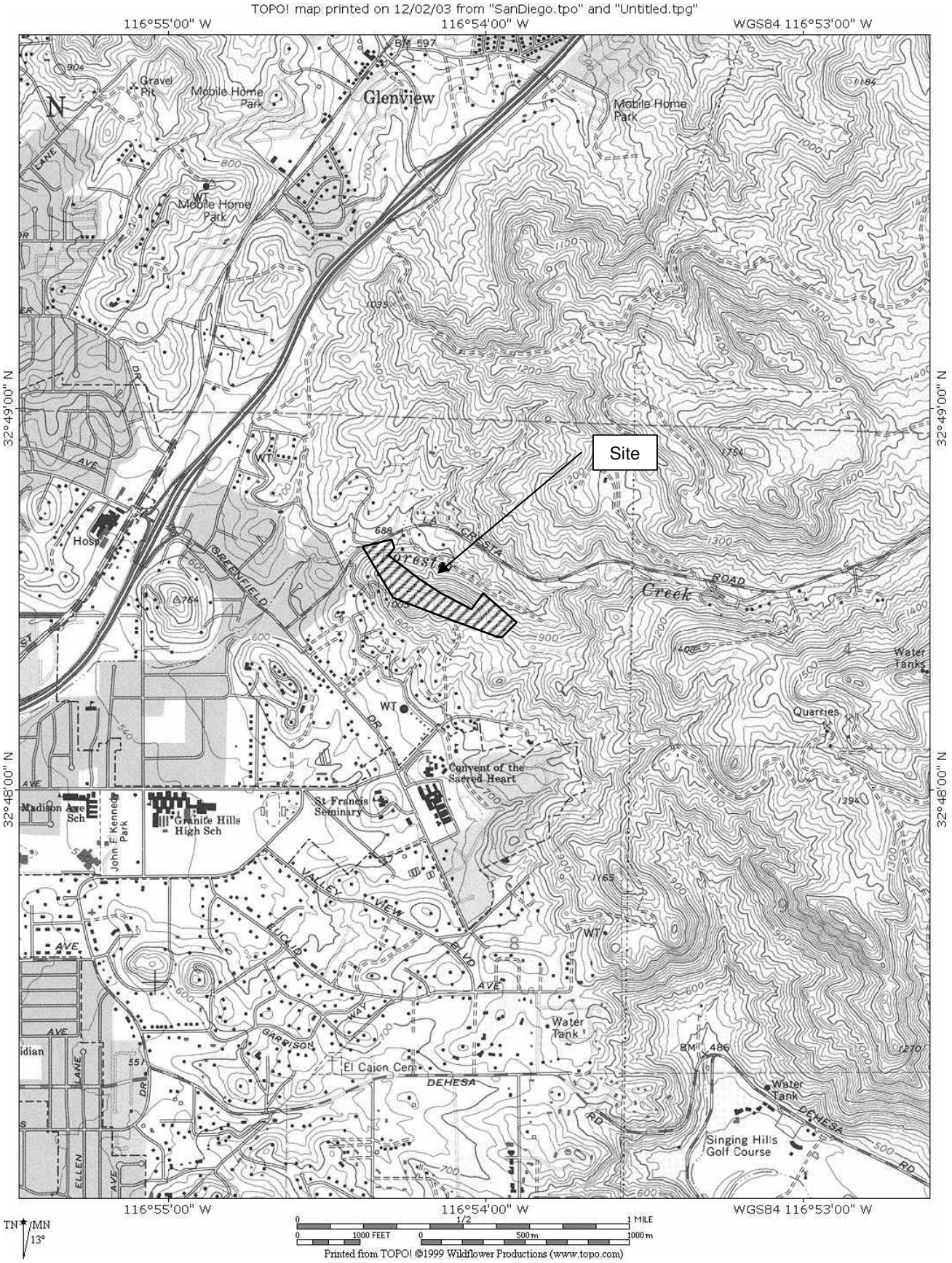
FIGURE 1. REGIONAL LOCATION -
PORTION OF THE U.S.G.S. 7.5' QUADRANGLE



INTRODUCTION

This report addresses biological resources, project impacts, and MSCP/BMO/CEQA compatibility for the proposed Bursztyn Subdivision project. The project involves an approximately 23.3-acre parcel of vacant land located off La Cresta Road east of El Cajon in unincorporated San Diego County, California (Figure 1).

The Bursztyn subdivision property is located in a developing part of San Diego County, with scattered homes in the vicinity. Areas adjoining the property support similar native habitats including sage scrub, riparian areas, and oak woodlands.

PROJECT AND SITE DESCRIPTION

Approval of the Bursztyn subdivision project would result in the creation of four new single-family residential lots. Four dwelling units would be built; one on each new lot. Primary access to the property would be from the east, through an adjoining property on a 40' road easement from La Cresta Road.

The project site is mostly undeveloped, supporting steep slopes and areas of dense brush. Oak woodland habitat is present near the center of the property. Other areas support mostly coastal sage scrub. Elevations onsite range between approximately 670' MSL near the site's western edge, and 1,020' MSL at the site's highest point. This elevational differential suggests the site's overall steepness. The soil-types found onsite consist of Cieneba coarse sandy loam soils (CIG2) on slopes between 30 and 65 percent, Cieneba very rocky coarse sandy loam soils (CmrG) on slopes between 30 and 75 percent, and a small area of Vista rocky coarse sandy loams (VvE) on slopes between 15 and 30 percent. These soil-types are not known to support significant populations of narrow endemics or other very rare plants or animals.

PURPOSE OF STUDY

The purpose of this study was to inventory the property for biological resources, identify and map onsite habitats, and search for signs of rare, endangered, threatened, or otherwise sensitive plants or animals which could occur here. These data were used in an assessment of biological resource values. This analysis allows a determination of project-related direct and indirect impacts, as required by the California Environmental Quality Act (CEQA), and mitigation, if appropriate and necessary. It is expected that the development of the property and associated improvements will result in measurable losses of biological resource values, necessitating mitigation.

METHODS

Field surveys of the Bursztyn property were completed in June, August, and September of 2003. The specific dates, personnel, and weather conditions are presented in Table 1. Investigators included the author (VS) and Shannon M. Allen, Biological Consultant (SA).

Table 1. Field Surveys – The Bursztyn Minor Subdivision Project Site

Date	Hours	Personnel	Conditions
3 September '03	09:00-11:30	SA	overcast skies, temperatures in 65° to 70° no wind
10 September '03	09:30-11:45	SA, VS	mostly clear skies, scattered cumulus clouds temperatures mid 70°s, no wind
26 September '03	07:30-10:00	SA	overcast, foggy, temperatures in the low to mid 60°s, no wind
16 February '05	14:00-16:00	VS, SA	clear, mild, temperatures in the low 70°s, wind 0-2 MPH from west
27 February '05	11:00-14:30	VS	Partly overcast, temperatures in the mid to high 60°s, wind 5-7 MPH from west
8 March '05	13:15-14:30	VS, SA	clear, mild, temperatures in the low 70°s no wind
17 March '05	13:00-14:40	SA	Partly overcast, temperatures in the mid 60°s to low 70°s, wind 3-5 MPH from west
25 March '05	15:00-16:30	VS, SA	Partly overcast, temperatures in the low to mid 60°s, wind 0-2 MPH from west

All plants, animals and habitats encountered during the survey periods were noted in the field. Remote areas or areas supporting very dense brush were surveyed with binoculars. The limits of each habitat-type were mapped in the field utilizing an aerial photograph of the property. All plants and animals identified in association with the property are listed in Table 2 at the end of this report. Plants were identified *in situ*, or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this letter follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as amended).

Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were noted. Animal nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologist's Union (1983, as updated) for birds, and Jones, et. al (1992) for mammals.

Several directed field surveys were conducted in conjunction with the biological study of this property. These included a directed (protocol) California Gnatcatcher survey (Attachment B), a wetland survey, a protocol Quino Checkerspot Butterfly survey (Attachment B), and habitat evaluations for various sensitive species known from the vicinity. Each of the directed surveys followed approved protocols or techniques to maximize detection of the respective biological resources, if present.

RESULTS

Habitats

The Bursztyn Minor Subdivision project site supports three broadly overlapping to relatively discrete plant associations. These are (1) Diegan Coastal Sage Scrub covering most of the property, (2) Southern Coast Live Oak Riparian Forest along Forester Creek, and (3) Coast Live Oak Woodland on the mesic, north-facing slope areas of the site. The approximate configuration of each of the onsite habitats is shown in Figure 2.

<u>Diegan Coastal Sage Scrub</u> (Holland Code 32500) – 20.91 acres
The vast majority of the property supports Diegan Coastal Sage Scrub (CSS) vegetation. Indicators in this habitat include California Sagebrush *(Artemisia californica)*, Flat-top Buckwheat *(Eriogonum fasciculatum)*, Laurel Sumac *(Malosma laurina),* White Sage *(Salvia apiana),* and other native shrubs and subshrubs. This vegetation is well developed and of a high quality, supporting sensitive species such as Palmer's Goldenbush, San Diego County Viguiera, and others.

<u>Southern Coast Live Oak Riparian Forest</u> (Holland Code 61310) – 1.07 acres
Southern Coast Live Oak Riparian Forest is found on the eastern and western end of the subject property within the floodplain of Forester Creek. Indicators in this habitat include Coast Live Oak *(Quercus agrifolia)*, Southwestern and Arroyo Willow *(Salix gooddingii, S. lasiolepis)*, and other riparian species. Understory species detected include Poison Oak *(Toxicodendron diversilobum)*, Douglas Sagewort *(Artemisia douglasiana)*, San Diego Sedge *(Carex spissa)*, and many others.

Coast Live Oak Woodland (Holland Code 71160) – 1.32 acres
Coast Live Oak Woodland vegetation is found in patches through the western-central portion of the site on steep, north-facing slopes. Indicators in this habitat include Coast Live Oak *(Quercus agrifolia)* over an understory of typical CSS species.

Plants

Eighty-nine species of vascular plants were detected on the Bursztyn property. The plant species observed typify the diversity normally found in sage scrub, woodland, riparian, and disturbed areas in the foothill areas of San Diego County. A complete list of the plants detected during the field surveys, listed alphabetically, can be found in Table 2, attached. This list would be expected to represent at least 80 percent of the naturalized plants occurring on this site. Two of the plants observed are considered sensitive in San Diego County. These are Palmer's Goldenbush and San Diego County Viguiera. These are discussed subsequently.

Animals

Forty species of animals were observed using the project site. These are generally common species, abundant in the site's general vicinity. Animals observed onsite are listed in Table 2, attached. Three of the animals observed are considered sensitive in San Diego County. These are Cooper's Hawk, Red-shouldered Hawk, and Turkey Vulture. Each of these is discussed subsequently.

SENSITIVE RESOURCES

Sensitive Vegetation Communities

Vegetation communities (habitats) are generally considered "sensitive" if; *(a)* they are recognized by the County's Biological Mitigation Ordinance (BMO) or Resource Protection Ordinance (RPO) as being generally depleted; *(b)* they are considered rare within the region by local experts, *(c)* they are known to support sensitive animal or plant species; and/or *(d)* they are known to serve as important wildlife corridors. These sensitive habitats are typically depleted throughout their known ranges, or are highly localized and/or fragmented.

All of the native plant communities on the Bursztyn site are considered sensitive insofar as they support sensitive species and are regulated under the BMO. These are:

- Southern Coast Live Oak Riparian Forest
- Coast Live Oak Woodland
- Diegan Coastal Sage Scrub

All of these communities are all also locally depleted, particularly the riparian habitat. Southern Coast Live Oak Riparian Forest is considered the most sensitive of this group, followed by Coast Live Oak Woodland and Diegan Coastal Sage Scrub, in roughly that order.

Wetlands and Waters

"*Waters of the United States*" and "*Waters of the State*" as they are defined by the U.S. Army Corps of Engineers (ACoE), and the California Regional Water Quality Control Board (CRWQCB) and the California Department of Fish and Game (CDFG), respectively, are present in two disjunct areas of the property, both within the floodplain of Forester Creek. These areas also support ACoE-defined (federal), CDFG-defined (state), and County-defined (RPO) wetlands (Figure 2). Wetlands are located in association with the Southern Coast Live Oak Riparian Forest vegetation found on the site's eastern and western ends.

Article II, (16) of the Resource Protection Ordinance defines "Wetlands" as follows.

> *" All lands which are transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or where the land is covered by water. All lands having one or more of the following attributes are "wetlands":*
>
> *a. At least periodically, the land supports predominantly hydrophytes (plants whose habitat is water or very wet places);*
> *b. The substratum is predominantly undrained hydric soil; or*
> *c. The substratum is non soil and is saturated with water or covered by water at some time during the growing season of each year."*

A wetlands survey was completed for this project as a part of the baseline surveying of the property. All drainages and low-lying areas were examined in the field for the presence of wetland indicators, including hydrophytes, hydric soils, or wetlands hydrology. Where all three criteria are met, the area would most likely qualify as a "federal" wetland, as defined by the Army Corps of Engineers and other federal agencies. The State of California (CDFG, others) recognizes "wetlands" based on similar criteria to the County of San Diego. Only one of the three criteria must be present in order to delineate an area as a "state wetland" or County-defined wetland.

Any measurable direct or indirect wetland impacts would be subject to permitting by various state and federal agencies, as well as the County of San Diego. Impacts normally trigger the need for a 1603 Streambed Alteration Agreement with the CDFG and Certification from the CRWQCB pursuant to the Clean Water Act or the Porter-Cologne Act. As designed, the project avoids impacting wetlands entirely.

Sensitive Plants

Two species of sensitive plants were observed on the Bursztyn Minor Subdivision property during the field surveys. These are Palmer's Goldenbush *(Ericameria palmeri* ssp. *palmeri)* and San Diego County Viguiera *(Viguiera laciniata).* These are discussed below. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the MSCP, the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), or other conservation agencies, organizations, or local botanists.

Palmer's Goldenbush
Ericameria palmeri* ssp. *palmeri
CNPS RED code: 2-2-1, List 2
Federal/state status: none
San Diego County: Sensitive Plant List (DPLU, 1994)
MSCP "Narrow Endemic" species (DPLU, 1997)

Palmer's Ericameria is a medium-sized, bright-green shrub with yellow flower heads and tiny, inconspicuous leaves which appear to be highly glossy or shiny. Out of the flowering season, this plant in many ways resembles a large, bright green specimen of California Sagebrush *(Artemisia californica)*, an extremely common sage scrub plant. Palmer's Ericameria normally occurs in rocky areas within Diegan Coastal Sage Scrub vegetation. The distribution patterns of this distinctive plant are poorly known, although it is frequently found on semi-steep south- or west-facing slopes that face broad, open valleys. Palmer's Ericameria is apparently restricted to less than ten sites in the United States, all within San Diego County. The California Native Plant Society has placed *E. p.* ssp. *palmeri* on List 2 ("Plants Rare and Endangered in California but More Common Elsewhere") in the *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 1988). The CNPS RED code assignment of 2-2-1 indicates that the species is of an "occurrence confined to several populations or to one extended population" and "endangered in a portion of its range", although "more or less widespread outside California". Palmer's Ericameria is not protected by state or federal legislation, although it is a MSCP "narrow endemic".

A single local population of Palmer's Ericameria occurs on the western end of the Bursztyn Minor Subdivision project site in association with a rocky outcrop. As with most populations of this rare plant, the onsite stand numbers only approximately 8-10 specimens, all located in close proximity to one another. Palmer's Ericameria is considered a significant feature of the Bursztyn property.

San Diego County Viguiera
Viguiera laciniata
CNPS RED code: 1-2-1; List 4
Federal/state status: none
San Diego County; Sensitive Plants List (DPLU, 1994)
BMO "Group D" Plant (DPLU, 1997)

San Diego County Viguiera is a low, stiff, sage and succulent scrub shrub with bright yellow flower-heads and smallish, triangular, sandpapery leaves. This showy species occurs in coastal scrub, maritime scrub, and xeric chaparral, occasionally as a co-dominant from about Mission Valley in central San Diego County south to adjacent areas in northern Baja California along the coast and in foothill areas. Reported localities in San Diego County include Mission Valley, La Mesa, El Cajon, Portrero, Dehesa, Otay, and Tecate. Many populations are threatened by development, although it remains common where it occurs. San Diego County Viguiera is listed on the California Native Plant Society's (CNPS, 1998) "watch-list" (*List 4; Plants of Limited Dis-*

tribution) in its *Inventory of Rare and Endangered Vascular Plants of California.* The CNPS considers this species is "rare, but found in sufficient numbers or is distributed widely enough that the potential for extinction is low at this time", although it is "endangered in a portion of its range" and "rare outside California". San Diego County Viguiera is not protected by state or federal legislation.

This species is moderately abundant onsite within the coastal sage scrub, with some areas supporting it as a co-dominant species. Because of the random distribution of this species within the habitat, mapping of individual populations was not attempted, avoidance is infeasible, and mitigation will be provided pursuant to Article VII A(1)(c) of the BMO. Habitat-based mitigation would provide compensation for the loss of this relatively common species.

A variety of other sensitive plants is known from the general vicinity of the property. These are listed in Table 4. A few of these have a potential to occur onsite. However, none were found during the site surveys, in spite of a directed search. Although the initial surveys were conducted during the fall months, surveys in 2005 were conducted in the spring. Thus, it is unlikely that any significant numbers of sensitive plants were missed. As discussed previously, the soil-types associated with this property do not normally support large numbers of endemic plant species.

Sensitive Animals

Three sensitive animals were detected on the subject property during the field surveys. These are Cooper's Hawk *(Accipiter cooperii)*, Red-shouldered Hawk *(Buteo lineatus)*, and Turkey Vulture *(Cathartes aura)*. Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise noteworthy by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, the County of San Diego, or other conservation agencies, organizations, or local zoologists.

***Accipiter cooperii* / Cooper's Hawk**
"Species of Local Concern" (Tate, 1986)
Fully Protected (CDFG, 1988)
San Diego County; Sensitive Birds List (DPLU, 1994)
"Covered Species" (MSCP)

Cooper's Hawk is a crow-sized raptor with a small head, short wings, a long tail, and barred breast. Nesting in open woodlands this species has declined as a result of shooting, egg collecting, and habitat loss. *A. cooperii* is considered a "species of local concern" by the National Audubon Society (Tate, 1986), although it is not endangered or threatened in the San Diego County area. Like most raptors, Cooper's Hawk is fully protected from "take" by the California Department of Fish and Game. Cooper's Hawk is a "covered species" under auspices of the County's MSCP.

A single Cooper's Hawk was observed roosting on one of the site's oak tree on the slopes near the center of the property. It is likely that Cooper's Hawk is a resident breeding species, although nesting was not specifically observed during the field surveys, and better nesting habitat is present in other areas in larger trees.

***Buteo lineatus* / Red-shouldered Hawk**
"Blue List" (1986)
"Fully Protected" (CDFG, 1993)
Federal status: none

San Diego County; Sensitive Birds List (DPLU, 1994)

Red-shouldered Hawks are attractive, medium-sized raptors which nest and roost in a variety of woodland habitats. The California Department of Fish and Game fully protects Red-shouldered Hawks from harassment or "take". "Blue-list" status is an indication that this species is experiencing non-cyclic population declines throughout its range in the United States, as documented by the National Audubon Society. National survey respondents have indicated that this species is on the decline everywhere it occurs. In San Diego County, Red-shouldered Hawks are typically found in riparian or oak woodlands, in eucalyptus stands, and even in larger parks, such as Balboa Park. Population numbers of this species in Southern California seem to have changed little over the last century, although other areas within the species' range have experienced significant population declines.

Two Red-shouldered Hawks were detected during the most recent surveys, flying above the riparian area at the western end of the site. Red-shouldered Hawk could nest onsite, although no nests utilized by this species were seen.

***Cathartes aura* / Turkey Vulture**

"Blue-list" (Tate, 1986)

"Declining" (Unitt, 1984)

San Diego County; Sensitive Birds List (DPLU, 1994)

Turkey Vultures are unmistakable, large, soaring scavengers, which forage over undeveloped land and agricultural areas. In our area, this species has declined significantly in numbers, principally as a result of urbanization, accidental poisoning, and increased use of pesticides, which has resulted in a decrease in shell thickness, and hence, fecundity. It still can be seen in fair abundance in some areas, although not in near the numbers of a century ago. "Blue-list" status is an indication that the bird species is experiencing non-cyclic population declines throughout its range in the United States, as documented by the National Audubon Society. National survey respondents have indicated that this species is on the decline everywhere it occurs.

A single specimen of this distinctive species was seen flying across the project site during the survey period. The species is not uncommon in the site's vicinity, although foraging habitat here is becoming limited by the encroachment of development. No nesting habitat for this species was seen on property. This species' numbers and distribution is tied to the presence of dead large animals, and it remains very common in southern Baja California, where food is relatively abundant.

Other sensitive animals known from the general vicinity of the property are listed in Table 4. A few of these probably occur onsite, at least on an occasional basis, particularly certain wide-ranging foragers, such as various species of rare bats, various raptors, certain other rare reptiles etc.

<u>California Gnatcatcher Survey</u>

California Gnatcatcher *(Polioptila californica)*, a federally-listed Threatened songbird, is known from habitat similar to that found on this site. Gnatcatchers occur in coastal and interior areas supporting coastal sage and related scrub habitats typically dominated by California Sagebrush, Flat-top Buckwheat, Laurel Sumac, and other soft-woody shrubs. A directed field survey for this species, pursuant to current surveying protocols, was conducted by Shannon M. Allen in September of 2003, pursuant to the requirements of Federal 10(a) Permits # TE 038065. These surveys (see Attachment B) did not reveal the presence of *P. californica.* Therefore, the Diegan Coastal Sage Scrub on this site is considered “unoccupied” by the federally listed Threatened Species.

Quino Checkerspot Butterfly Flight Season Survey

Quino Checkerspot Butterfly *(Euphydryas editha quino)* is a federally listed Endangered Species known to occur in portions of San Diego and Riverside County. This distinctive and colorful, medium-sized butterfly is apparently restricted to open habitats supporting at least one of several larval food-plants, including Plantain *(Plantago erecta)*, Owl's Clover *(Orthocarpus purpurascens)*, Yellow Bush Penstemon *(Keckiella antirrhinoides)*, Chinese Houses *(Collinsia heterophylla)* and/or other plants in the Scrophularaceae family. The best understood Quino indicator is *Plantago erecta*, a very common annual forb associated with numerous open habitats. *P. erecta* is normally associated with sandy, clay, or serpentine soils. This small plant occurs throughout the California Floristic Province (west of the deserts) from Oregon to Baja California, below about 2,300 feet MSL. It can be extremely abundant in Southern California in suitable habitats. Quino Checkerspot Butterfly is also dependent on several specific habitat features, in addition to the presence of appropriate larval food-plants, such as nectaring sites for adult butterflies, specific physiographic features of the site, openings in the vegetation, and possibly cryptogamic crust soils. Our understanding of this poorly known species suggests that Quinos are dependent on these certain site features: In their absence, it is unlikely that Quino is a resident species.

A protocol Flight Season Survey for Quino was completed during February and March of 2005. The results of this survey (Attachment B) indicate that the subject site does not support *E. editha quino*. This species almost certainly does not reside on or otherwise utilize this property for reproduction, hilltopping, or nectaring at this time, and there are no indications that it would colonize the site in the future. This conclusion is based on the negative 2005 protocol Flight Season survey results.

PROJECT MSCP AND BMO COMPATIBILITY

The conversion of natural habitats in the unincorporated County of San Diego is currently regulated through its Subarea Planning efforts in compliance with the Natural Communities Conservation Program (NCCP) process. The intent of these efforts is to retain large, connected areas of native vegetation in order to preserve habitat values and reduce the threat of endangerment to "covered" species through the retention of essential biotic variability and long-term population viability.

Because the County has adopted a Subarea Plan in compliance with the NCCP that covers this part of San Diego County, development of the Bursztyn project site is subject to regulation in conformance with the NCCP's Conservation Guidelines and the BMO. This is because approval of the project would result in a significant loss of native vegetation. In order to approve the project, the County, as Lead Agency, must make determinations and

publish certain necessary “Findings” of NCCP and BMO conformance for this project, based primarily on the data presented in this report. These “Findings” include legally-binding statements with respect to the following: (1) The project’s consistency with the “Take Authorization” identified in the County’s Section 10 (a) Recovery Permit and HCP; (2) Statements and quantification regarding the projects contribution to the regional “Take“; (3) Statements with respect to how approval of the project will not preclude connectivity between areas of high biological habitat values; (4) Statements with respect to how approval of the project is consistent with the Subregional NCCP for this area and the County’s Subarea Plan; (5) Statements with respect to how approval of the project will minimize and mitigate to the maximum extent practicable impacts to habitat in accordance with Section 4.3 of the NCCP Guidelines; (6) Statements with respect to how approval of the project will not appreciably reduce the likelihood of the survival and recovery of the California Gnatcatcher or any of the other “covered” species in the wild, and; (7) Statements with respect to how approval of the project and the subsequent removal of habitat is incidental to otherwise lawful activities. The intent of these “Findings” is to ensure that the subject project will comply with the requirements of third-party beneficiary status afforded under the County’s 10 (a) permit.

Because the project supports coastal sage scrub vegetation, the County of San Diego, functioning in a third-party permitting role, must ensure that all of the requisite “Findings” are complete and accurate. The primary concern of the County and the Wildlife Agencies will be to ensure that not only do the minimal mitigation requirements for projects pursuant to the County of San Diego's BMO be adhered to, but that any onsite preserve design be compatible with wildlife corridor function and long-term habitat viability.

IMPACTS

Impacts to biological resources associated with the Bursztyn project are assessed as being either “significant” or “less than significant”, as defined by CEQA. The determination of impact significance is based on one or all of the following criteria:

- have a substantial adverse effect on sensitive habitats, species, or raptor foraging or wildlife movement

--or--

- reduce the ability of the County to implement existing or future conservation programs

--or--

- are out of conformance with applicable ordinances, policies and habitat conservation plans

The project map shows areas proposed by the applicant for conservation in biological open space. Anticipated impacts to habitats were calculated by determining the acreage of each habitat either inside or outside of this conserved area. Impacts would be the result of future site development, including grading, brush clearing for fire protection and septic installation purposes, and home construction, etc. as are expected to take place in the future. These are summarized in Table 3.

Measurable direct impacts would result from development of the Bursztyn project site. Direct impacts result from the actual removal of habitat, plants, and animals from the site through grading and brushing clearing or thinning for fire protection purposes, agriculture, etc. These direct impacts are considered permanent, because they result in a conversion of habitats to landscaped areas, structures, swimming pools, driveways, etc. Indirect impacts also affect habitats, plants, and/or animals residing on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects".

Direct Impacts

Future development of the Burstyn project site, as presently proposed, could result in the direct impacts that follow. The numbers below were derived by calculating the acreage of each habitat-type onsite and outside of the proposed open space area:

(1) Up to 0.22 acres of Southern Coast Live Oak Riparian Forest, a Tier I habitat-type, could be impacted as a result of site development. The loss of riparian forest vegetation is considered **significant**, as defined by CEQA. Mitigation for this loss would be required under CEQA and the BMO. The current project design avoids most of this habitat, with approximately 79 percent (0.85 acres) to be placed in biological open space.

(2) Up to to 8.54 acres of Diegan Coastal Sage Scrub, a Tier II habitat-type could be impacted as a result of site development. This impact is considered **significant**, as defined by CEQA. Mitigation for this loss is required under CEQA and the BMO. Conserved in open space would be 12.37 acres, or 59 percent of the habitat. Although septic fields for proposed parcel 4 are located in this habitat, these are considered temporary impacts, with single-time construction effects. All tile field trenching shall be done by hand, with no grading or heavy machinery in use. Following construction, these areas will be allowed to regrow with CSS.

(3) Any measurable impacts to Palmer's Goldenbush, a "narrow endemic" would be considered **significant.** However, the current project design avoids impacts to this rare plant entirely, with the entire onsite population to be placed in biological open space.

(4) Development could result in the direct loss of occupied foraging habitat for several other sensitive species, including San Diego County Viguiera, Cooper's Hawk, Red-shouldered Hawk, and Turkey Vulture. Also lost will be habitat possibly supporting various other sensitive species. The loss of sensitive species habitat, *per se,* is considered **significant**, as defined by CEQA. However, habitat-based mitigation will be provided for this impact (indirectly) through protection of native vegetation that theoretically supports these species.

An impact analysis associated with the various onsite habitats is presented in tabular format in Table 3.

Indirect Impacts

Indirect impacts resulting from changes in land use are anticipated. These are primarily edge effects impacting natural areas and adjoining offsite areas. The uses of trails through and along open space areas are one type of edge effect. Other edge effects include lighting, noise, human encroachment, domestic pets, landscaping, etc. that affect natural areas. These indirect, cumulative impacts are considered **less than significant.** This is because existing homes effectively surround the property, so that the onsite habitat is already degraded to a degree by offsite development.

MITIGATION

Development of the Bursztyn property will result in a direct loss of sensitive habitat, as defined by CEQA and the MSCP. Mitigation is thus required to ensure that there is no loss of sensitive habitat values or degradation of significant natural areas as a result of future site improvement. To that end, it is recommended that a portion of the property be placed into perpetual protection within a **Dedicated Biological Open Space Easement** intended to preclude the removal or addition of any thing, including structures and vegetation (Figure 2). This easement should be fenced and/or otherwise clearly marked with high visibility markers (at 100-foot intervals) along its entire length to discourage entry into the natural area. A second easement, which provides up to a 100-foot fire clearing structural setback from the edge of the biology open space easement, should be incorporated into the project design. This easement should prohibit the construction of structures that could require additional fire clearing, etc. The structural setback easement will preclude fire clearing which otherwise might encroach into the biology open space.

In order to reduce project-related impacts to **Less than Significant**, and achieve adequate habitat-based mitigation, pursuant to the requirements of the MSCP, it is recommended that the project applicants provide mitigation for the loss of 8.54 acres of Diegan Coastal Sage Scrub (CSS), a Tier II habitat,-type and 0.22 acres of Southern Coast Live Oak Riparian Forest (SCLORF), a Tier I habitat, as specified by the BMO. The appropriate mitigation ratios are 1½:1 for the CSS and 2:1 for the SCLORF. Onsite credit can be obtained for all areas proposed for biological open space, currently totaling 14.54 acres. Assuming that “out of kind” mitigation would be provided for some of the CSS impacts (utilizing excesses of SCLORF and CLOW, pursuant to provisions of the BMO); no offsite mitigation is required

The direct impacts associated with construction of leach fields in the proposed Dedicated Biological Open Space Easement area will require the submittal and approval of a conceptual landscape plan and revegetation plan and permit. This requirement will be made a Specific Condition of Approval of TPM 20840RPL[2].

Avoidance of the onsite population of Palmer's Ericameria, a narrow endemic under the MSCP, is also required by the BMO. The project currently avoids all direct impacts to this rare species, and few to no indirect impacts are anticipated. Fencing the property line along La Cresta Road is recommended to ensure that this small population is not indirectly impacted as a result of trampling or other edge effects.

Site brushing, grading, construction and/or the removal of native vegetation within 300 feet of any potential migratory songbird nesting location will not be permitted during the spring/summer songbird and raptor breeding season, defined as from 1 January to 31 August of each year. The California Gnatcatcher breeding season avoidance is from March 1 through August 15, and certain raptors begin breeding activities as early as January. This is required in order to insure compliance with the federal Migratory Bird Treaty Act, which prevents the "take" of eggs, nests, feathers, or other parts of most native bird species, and the Federal Endangered Species Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other construction activities during the songbird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Land Use and the Wildlife Agencies for concurrence with the conclusions and recommendations. This assumes that nesting by California Gnatcatcher is not detected, as the gnatcatcher avoidance season waiver does not apply to this species within the MSCP.

Figure 2. Biological Resources And Showing Proposed Open Space Easement
Bursztyn Minor Subdivision, La Cresta Road

OPENSPACE AND VEGETATION EXHIBIT

LEGEND

- OPEN SPACE
- PROPERTY BOUNDARY
- CONTOUR
- EXIST. STRUCTURE
- PROPERTY LINE
- CENTER LINE
- CUT SLOPE 1-1/2:1
- FILL SLOPE 2:1
- PAD ELEV. 2240
- 8' TESTHOLE
- 8' TESTHOLE
- 14' TESTHOLE
- BROW DITCH
- ROCK ENERGY DISSIPATER

OWNERS CERTIFICATE

I CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT, OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MAY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE PARCEL MAP IS SHOWN. THE BASIS OF CREATION OF LOTS IN MY OWNERSHIP (e.g. PARCEL MAP ,FINAL MAP, CERTIFICATE OF COMPLIANCE, RECORDED DEED BEFORE 2-1-1972) IS INDICATED ON THE TENTATIVE PARCEL MAP. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF IT IS SEPARATED BY ROADS STREETS, UTILITY EASEMENTS, OR RAILROAD RIGHT-OF-WAY. "FREEWAY: AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAY CODES, SHALL NOT BE CONSIDERED AS ROADS OR STREETS.

I FURTHER CERTIFY THAT I WILL NOT, BY THIS APPLICATION, CREATE OR CAUSE TO BE CREATED, OR WILL NOT HAVE PARTICIPATED IN THE CREATION OF MORE THAN FOUR PARCELS ON CONTIGUOUS PROPERTY UNLESS SUCH CONTINUOUS PARCELS WERE CREATED BY A MAJOR SUBDIVISION. FOR PURPOSES OF THIS CERTIFICATION. THE TERM "PARTICIPATED" MEANS HAVING COOPERATED WITH OR ACTED IN A PLANNING, COORDINATING, OR DECISION-MAKING CAPACITY IN ANY FORMAL, OR INFORMAL ASSOCIATION, OR PARTNERSHIP, FOR THE PURPOSE OF DIVIDING REAL PROPERTY. I CERTIFY UNDER PERJURY THAT THE FORGOING IS TRUE AND CORRECT.

EXECUTED THIS ____ DAY OF _____, AT SAN DIEGO, CALIFORNIA

_____ _____

AS OWNER DATE

HEALTH DEPARTMENT STATEMENT

VPM 037

EACH PARCEL IS APPROVED FOR A STANDARD SEPTIC TANK CONNECTED TO ___*___ FEET OF TILE DRAIN FIELD TO SERVE A 3 BEDROOM DWELLING: PROVIDED THE ORIGINAL SOIL IS NOT DISTURBED IN ANY WAY, SUCH AS CUTTING, FILLING OR RIPPING. THIS DOES NOT CONSTITUTE APPROVAL FOR COMMERCIAL ESTABLISHMENTS.

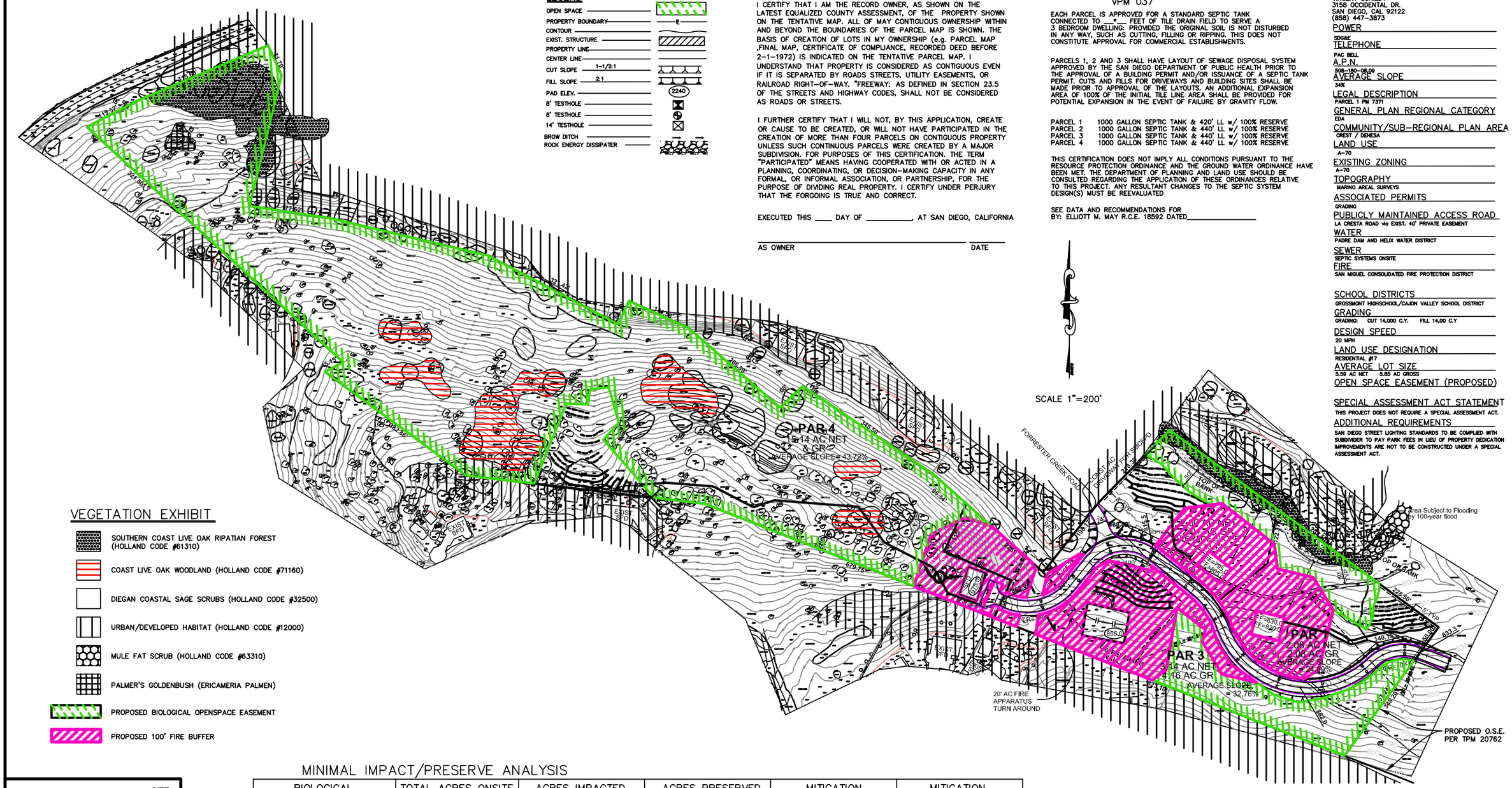
PARCELS 1, 2 AND 3 SHALL HAVE LAYOUT OF SEWAGE DISPOSAL SYSTEM APPROVED BY THE SAN DIEGO DEPARTMENT OF PUBLIC HEALTH PRIOR TO THE APPROVAL OF A BUILDING PERMIT AND/OR ISSUANCE OF A SEPTIC TANK PERMIT. CUTS AND FILLS FOR DRIVEWAYS AND BUILDING SITES SHALL BE MADE PRIOR TO APPROVAL OF THE LAYOUTS. AN ADDITIONAL EXPANSION AREA OF 100% OF THE INITIAL TILE LINE AREA SHALL BE PROVIDED FOR POTENTIAL EXPANSION IN THE EVENT OF FAILURE BY GRAVITY FLOW.

PARCEL 1 1000 GALLON SEPTIC TANK & 420' LL w/ 100% RESERVE
PARCEL 2 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE
PARCEL 3 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE
PARCEL 4 1000 GALLON SEPTIC TANK & 440' LL w/ 100% RESERVE

THIS CERTIFICATION DOES NOT IMPLY ALL CONDITIONS PURSUANT TO THE RESOURCE PROTECTION ORDINANCE AND THE GROUND WATER ORDINANCE HAVE BEEN MET. THE DEPARTMENT OF PLANNING AND LAND USE SHOULD BE CONSULTED REGARDING THE APPLICATION OF THESE ORDINANCES RELATIVE TO THIS PROJECT. ANY RESULTANT CHANGES TO THE SEPTIC SYSTEM DESIGN(S) MUST BE REEVALUATED

SEE DATA AND RECOMMENDATIONS FOR
BY: ELLIOTT M. MAY R.C.E. 18592 DATED_____

SCALE 1"=200'



VEGETATION EXHIBIT

- SOUTHERN COAST LIVE OAK RIPATIAN FOREST (HOLLAND CODE #61310)
- COAST LIVE OAK WOODLAND (HOLLAND CODE #71160)
- DIEGAN COASTAL SAGE SCRUBS (HOLLAND CODE #32500)
- URBAN/DEVELOPED HABITAT (HOLLAND CODE #12000)
- MULE FAT SCRUB (HOLLAND CODE #63310)
- PALMER'S GOLDENBUSH (ERICAMERIA PALMEN)
- PROPOSED BIOLOGICAL OPENSPACE EASEMENT
- PROPOSED 100' FIRE BUFFER

APPLICANT/OWNER

ERIC BERSZTYN
4938 HIDDEN DUNE CT.
SAN DIEGO, CA 92130

SOLAR NOTE:

ALL PARCELS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FEET OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISON.

BIOLOGICAL CONSULTANT

VINCENT SCHIEDT
3158 OCCIDENTAL DR.
SAN DIEGO, CAL 92122
(858) 447-3873

POWER
SDG&E

TELEPHONE
PAC BELL

A.P.N.
508-180-08,09

AVERAGE SLOPE
34%

LEGAL DESCRIPTION
PARCEL 1 PM 7371

GENERAL PLAN REGIONAL CATEGORY
EDA

COMMUNITY/SUB-REGIONAL PLAN AREA
CREST / DEHESA

LAND USE
A-70

EXISTING ZONING
A-70

TOPOGRAPHY
MARINO AREAL SURVEYS

ASSOCIATED PERMITS
GRADING

PUBLICLY MAINTAINED ACCESS ROAD
LA CRESTA ROAD via EXIST. 40' PRIVATE EASEMENT

WATER
PADRE DAM AND HELIX WATER DISTRICT

SEWER
SEPTIC SYSTEMS ONSITE

FIRE
SAN MIGUEL CONSOLIDATED FIRE PROTECTION DISTRICT

SCHOOL DISTRICTS
GROSSMONT HIGHSCHOOL/CAJON VALLEY SCHOOL DISTRICT

GRADING
GRADING: CUT 14,000 C.Y. FILL 14,00 C.Y

DESIGN SPEED
20 MPH

LAND USE DESIGNATION
RESIDENTIAL #17

AVERAGE LOT SIZE
5.59 AC NET 5.85 AC GROSS

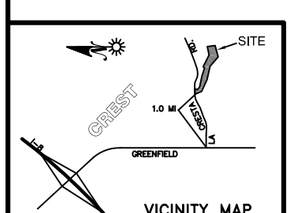
OPEN SPACE EASEMENT (PROPOSED)

SPECIAL ASSESSMENT ACT STATEMENT

THIS PROJECT DOES NOT REQUIRE A SPECIAL ASSESSMENT ACT.

ADDITIONAL REQUIREMENTS

SAN DIEGO STREET LIGHTING STANDARDS TO BE COMPLIED WITH SUBDIVIDER TO PAY PARK FEES IN LIEU OF PROPERTY DEDICATION IMPROVEMENTS ARE NOT TO BE CONSTRUCTED UNDER A SPECIAL ASSESSMENT ACT.



VICINITY MAP
NTS

MINIMAL IMPACT/PRESERVE ANALYSIS

BIOLOGICAL RESOURCES	TOTAL ACRES ONSITE (PRE-DEVELOPMENT)	ACRES IMPACTED (POST-DEVELOPMENT)	ACRES PRESERVED (POST-DEVELOPMENT)	MITIGATION REQUIRED	MITIGATION PROVIDED
DIEGAN COASTAL SAGE SCRUBS (HOLLAND CODE #32500) TIER II HABITAT-TYPE	20.91 ACRES	8.54 ACRES	12.37 ACRES	12.81 @ 1-1/2:1	0.44 ACRES SHORTAGE
SOUTHERN COAST LIVE OAK RIPARIAN FOREST (HOLLAND CODE #61310) TIER I HABITAT-TYPE	1.07 ACRES	0.22 ACRES	0.85 ACRES	0.44 @ 2:1	0.41 ACRES EXCESS
COAST LIVE OAK WOODLAND (HOLLAND CODE #71160) TIER I HABITAT-TYPE	1.32 ACRES	NONE	1.32 ACRES	NONE	1.32 ACRES EXCESS

REGISTERED PROFESSIONAL ENGINEER
ELLIOTT MORGAN MAY
No18592
Exp.6-30-07
STATE OF CALIFORNIA

TAX RATE AREA	59255
USE REGULATIONS	A70
ANIMAL REGULATIONS	M
DENSITY	.5
LOT SIZE	2 AC
BUILDING TYPE	C
MAX. FLR. AREA	-
FLR. AREA RATIO	-
HEIGHT	G
COVERAGE	-
SETBACK	C
OPEN SPACE	-
SPECIAL AREA REGS.	-
APN 508-180-08,09	

MAY ENGINEERING & SURVEYING

9880 N. MAGNOLIA AVE. #205, SANTEE, CA 92071
PH: (619) 463- 8580
(FAX) 561- 3897

ENGINEER OF WORK

ELLIOTT M. MAY R.C.E. 18592 DATE

CALIF. COORD. INDEX 202-1839

Table 2. Flora And Fauna Detected – Bursztyn Subdivision Project

Scientific Name	Common Name
Plants	
Acalypha californica	California Copperleaf
Anagallis arvensis *	Scarlet Pimpernel
Antirrhinum nuttallianum	Nuttall's Snapdragon
Apiastrum angustifolium	Mock Parsley
Artemisia californica	California Sagebrush
Artemisia douglasiana	Douglas Sagewort
Avena barbata *	Slender Wild Oat
Baccharis glutinosa	Mule Fat
Baccharis sarothroides	Broom Baccharis
Brassica geniculata *	Perennial Mustard
Bromus mollis *	Soft Brome
Bromus rubens *	Foxtail Brome
Calystegia macrostegia	Morning Glory
Camissonia californica	False Mustard
Centaurium venustum	Canchalagua
Carduus tenuiflorus	Thistle
Carex spissa	San Diego Sedge
Centaurea melitensis *	Tocalote
Chaenactis artemisiaefolia	White Pincushion
Chamaesyce maculata *	Spotted Spurge
Chlorogalum parviflorum	Soap Plant
Clarkia purpurea	Four-spot Clarkia
Clematis sp.	Clematis
Conyza canadensis *	Common Horseweed
Corethrogyne filaginifolia var. *virgata*	Sand Aster
Cryptantha intermedia	Common Cryptantha
Cuscuta ceanothi	Chaparral Dodder
Daucus pusillus	Rattlesnake Weed
Diplacus aurantiacus	San Diego Monkeyflower
Dudleya pulverulenta	Chalk Live-forever
Emmenanthe penduliflora	Whispering Bells
Eremocarpus setigerus	Dove Weed
Eriastrum filifolium	Thread-leaf Eriastrum
Ericameria palmeri	**Palmer's Goldenbush**
Erigeron foliosus	Fleabane
Eriogonum fasciculatum	Flat-top Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Erodium moschatum *	White-stem Stork's-bill
Eucrypta chrysanthemifolia	Common Eucrypta
Euphorbia lathyris *	Caper

Table 2. Flora And Fauna Detected – Bursztyn Subdivision Project

Scientific Name	Common Name
Plants (continued)	
Festuca megalura *	Foxtail Fescue
Filago gallica *	Narrow-leaf Filago
Gastridium ventricosum *	Nitgrass
Gnaphalium bicolor	Bicolor Cudweed
Gnaphalium californicum	California Cudweed
Gnaphalium palustre	Cudweed
Gutierrezia californica	California Matchweed
Haplopappus venetus	Isocoma
Heteromeles arbutifolia	Toyon
Lamarckia aurea *	Goldentop
Lotus scoparius	Deerweed
Malacothamnus fasciculatus	Bushmallow
Malosma laurina	Laurel Sumac
Marah macrocarpus	Man Root
Microseris lindleyi	Silver Puffs
Mirabilis californicus	Wishbone Bush
Morus alba *	White Mulberry
Navarretia hamata	Skunkweed
Nicotiana glauca *	Tree Tobacco
Oryzopsis miliacea *	Indian Rice Grass
Perezia microcephala	Sacapellote
Phacelia cicutaria hispida	Caterpillar Phacelia
Pityrogramma triangularis var. *triangularis*	Goldenback Fern
Poa annua *	Annual Bluegrass
Prunus ilicifolia	Holly-leaf Cherry
Quercus agrifolia	Coast Live Oak
Raphanus sativus *	Wild Radish
Rhamnus crocea	Redberry
Rhamnus ilicifolia	Redberry
Rhus integrifolia	Lemonadeberry
Rhus trilobata	Squawbush
Ricinus communis *	Castor Bean
Salix gooddingii	Southwestern Willow
Salix lasiolepis	Arroyo Willow
Salsola pestifer *	Russian Thistle
Salvia apiana	White Sage
Sambucus mexicanus	Elderberry
Schinus terebinthifolius *	Brazilian Peppertree
Scrophularia californica	Bee Plant
Selaginella bigelovii	Bigelow's Spikemoss

Table 2. Flora And Fauna Detected – Bursztyn Subdivision Project

Scientific Name	Common Name
Plants (continued)	
*Sisymbrium altissimum **	Tumble Mustard
*Sonchus oleraceus **	Sow Thistle
Stephanomeria virgata	Stephanomeria
Stipa pulchra	Purple Stipa
Toxicodendron diversilobum	Poison Oak
Viguiera laciniata	**San Diego County Viguiera**
*Washingtonia robusta **	Mexican Fan Palm
Yucca whipplei	Our Lord's Candle
*Xanthium strumarium **	Cocklebur
Birds	
Accipiter cooperii	**Cooper's Hawk**
Aphelocoma coerulescens	Scrub Jay
Archilochus anna	Anna's Hummingbird
Buteo jamaicensis	Red-tailed Hawk
Buteo lineatus	**Red-shouldered Hawk**
Callipepla californica	California Quail
Carduelis psaltria	Lesser Goldfinch
Carpodacus mexicanus	Housefinch
Cathartes aura	**Turkey Vulture**
Chamaea fasciata	Wrentit
Corvus brachyrhynchos	Common Crow
Dendrocopos nuttallii	Nuttall's Woodpecker
Empidonax difficilis	Western Flycatcher
Mimus polyglottos	Mockingbird
Pipilo crissalis	California Towhee
Pipilo erythrophthalmus	Rufous-sided Towhee
Psaltriparus minimus	Bushtit
Sayornis nigricans	Black Phoebe
Thryomanes bewickii	Bewick's Wren
Toxostoma redivivum	California Thrasher
Troglodytes aedon	House Wren
Zenaida macroura	Mourning Dove
Mammals	
Canis latrans	Coyote
Spermophilus beecheyi	California Ground Squirrel
Sylvilagus audubonii	Desert Cottontail

Table 2. Flora And Fauna Detected – Bursztyn Subdivision Project

Scientific Name	Common Name
Reptiles	
Sceloporus occidentalis	Western Fence Lizard
Sceloporus orcuttii	Granite Spiny Lizard
Uta stansburiana	Side-blotched Lizard
Butterflies	
Anthocharis sara	Sara Orangetip
Apodemia mormo virgulti	Behr's Metalmark
Artogeia rapae	Cabbage White
Erynnis funeralis	Funereal Duskywing
Glaucopsyche lygdamus	Southern Blue
Junonia coenia	Buckeye
Vanessa cardui	Painted Lady
Vanessa annabella	West Coast Lady
Vanessa atalanta	Red Admiral
Icaricia acmon	Acmon Blue
Leptotes marina	Marine Blue
Pontia protodice	Common White

Total = 89 species of plants, 40 species of animals detected
* = non-native species.
bold = sensitive species

Table 3. Minimal Impact/Preserve Analysis: Habitats: The Bursztyn Project, La Cresta

Biological Resource	Total Acres Onsite (Pre-development)	Acres Impacted (Post-development)	Acres Preserved (Post-development)	Mitigation[1] Required	Mitigation Provided
Diegan Coastal Sage Scrub Tier II habitat-type	20.91 acres	8.54 acres	12.37 acres	12.81 @ 1½:1	0.44 acres shortage[2]
Southern Coast Live Oak Riparian Forest Tier I habitat-type	1.07 acres	0.22 acres	0.85 acres	0.44 acres @ 2:1	0.41 acres excess
Coast Live Oak Woodland Tier I habitat-type	1.32 acres	none	1.32 acres	none	1.32 acre excess

[1] *Assumes that both impacts and mitigation will take place either inside or outside of the BRCA, in which case the same mitigation ratios apply*

[2] *Pursuant to provisions of the BMO, a portion of the CSS mitigation requirement may be satisfied "out of kind" by protecting excess "credits" of SCLORF and CLOW in open space.*

Table 4. Sensitive Species Known From The Vicinity - The Bursztyn Property, Dehesa

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence
Acanthomintha ilicifolia	San Diego Thornmint		X	X			X		X			X								X				L
Accipiter cooperi	Cooper's hawk								X	X	X													O
Accipiter striatus	Sharp-shinned hawk						X				X		X											M
Agelaius tricolor	Tricolored blackbird								X	X						X								L
Aimophila ruficeps canescens	Rufous-crowned sparrow						X					X												M
Amphispiza belli belli	Bell's sage sparrow						X	X				X												M
Anniella pulchra pulchra	Silvery legless lizard						X		X	X												X		M
Antrozous pallidus	Pallid bat						X	X	X	X	X	X	X	X	X		X	X			X			M
Aquila chrysaetos	Golden eagle						X	X	X		X	X	X	X	X									L
Artemisia palmeri	Palmer's sage						X			X														M
Brodiaea orcuttii	Orcutt's brodiaea								X	X	X	X								X				L
Bufo microscaphus californicus	Arroyo toad	X					X	X	X	X	X	X									X			L
Buteo lineatus	Red-shouldered hawk									X	X													O
Cathartes aura	Turkey vulture						X	X	X	X	X	X	X	X										M
Chaetodipus californicus femoralis	Dulzura California pocket mouse						X	X	X		X	X	X											M
Charina trivirgata roseofusca	Coastal rosy boa						X	X			X	X												M
Chorizanthe procumbens	Prostrate spineflower						X	X				X												M
Clemmys marmorata pallida	Southwestern pond turtle									X						X							X	L
Cnemidophorus hyperythrus	Orange-throated whiptail						X	X	X	X		X												M
Cnemidophorus tigris multiscutatus	Coastal western whiptail							X		X	X	X												M
Coleonyx variegatus abbottii	San Diego banded gecko						X		X			X												M
Corynorhinus townsendii	Townsend's big-eared bat							X	X	X	X	X	X	X	X		X	X			X			M
Crotalus ruber ruber	Northern red diamond rattlesnake						X	X				X			X		X							M
Diadophis punctatus similis	San Diego ringneck snake						X	X		X	X	X	X	X										M
Dipodomys stephensi	Stephen's kangaroo rat	X			X		X		X															L

Table 4. Sensitive Species Known From The Vicinity - The Bursztyn Property, Dehesa

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**
Elanus caeruleus	Black-shouldered kite								X	X														**M**
Empidonax trailii extimus	Southwestern willow flycatcher	X								X														**L**
Ensatina eschscholtzii klauberi	Large-blotched salamander									X	X		X											**L**
Euderma maculatum	Spotted bat									X			X	X	X			X			X			**M**
Felis concolor	Mountain lion						X	X		X	X	X	X	X	X		X	X			X			**L**
Githopsis diffusa filicaulis	Mission canyon bluecup						X	X																**L**
Harpagonella palmeri	Palmer's grappling hook						X		X			X												**L**
Ictera virens	Yellow-breasted chat									X														**M**
Juncus acutus leopoldii	Southwestern spiny rush									X	X					X								**M**
Lanius ludovicianus	Loggerhead shrike						X		X	X	X						X	X						**M**
Lasiurus blossevillii	Western red bat									X	X		X	X							X			**M**
Lepus californicus bennettii	San Diego black-tailed jackrabbit						X	X	X		X	X	X	X										**M**
Lycaena hermes	Hermes copper						X	X				X												**M**
Machaeranthera juncea	Rush like bristle bush						X					X												**M**
Myotis ciliolabrum	Small-footed myotis							X		X	X	X	X	X	X			X			X			**M**
Myotis evotis	Long eared myotis							X		X	X	X	X	X	X						X			**M**
Myotis volans	Long legged myotis							X		X	X	X	X	X	X						X			**M**
Myotis yumanensis	Yuma myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X	**M**
Myotis thysanodes	Fringed myotis							X		X	X	X	X	X	X						X			**M**
Neotoma lepida intermedia	San Diego desert woodrat						X			X	X	X												**M**
Nyctinomops macrotis	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**
Neotoma lepida intermedia	San Diego desert woodrat						X			X	X	X												**M**
Nyctinomops macrotis	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**
Nyctinomops femorosaccus	Pocketed free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	**M**
Odocoileus hemionus	Southern mule deer						X	X	X	X	X	X	X	X	X		X	X			X			**M**
Onychomys torridus ramona	Southern grasshopper mouse						X	X	X			X												**L**

Table 4. Sensitive Species Known From The Vicinity - The Bursztyn Property, Dehesa

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays		**Probability of Occurrence**
Perognathus l.brevinasus	Los Angeles little pocket mouse							X	X	X			X	X										X	L
Phobetus robinsoni	Robinson's rain beetle											X								X					L
Piperia cooperi	Cooper's rein orchid							X	X	X	X			X	X										M
Phrynosoma coronatum	San Diego horned lizard							X	X	X	X	X	X	X	X	X	X		X	X			X		M
Polioptila californica californica	California gnatcatcher			X				X																	L
Quercus engelmannii	Engelmann oak										X	X													L
Rana aurora draytoni	California red -legged frog			X							X							X					X	X	L
Salvadora hexalepis virgultea	Coast patch-nosed snake							X	X					X			X								M
Scaphiopus hammondii	Western spadefoot toad							X	X	X	X	X	X	X				X				X			M
Scutellaria bolanderi austromontana	Southern skullcap										X				X										L
Sialia mexicana	Western bluebird										X	X													M
Taxidea taxus	American badger							X	X	X			X	X	X		X		X	X			X		L
Thamnophis hammondii	Two stripe garter snake										X							X							L
Thamnophis sirtalis ssp. Novum	South Coast garter snake										X							X							L
Tyto alba	Common barn-owl										X	X													M
Vireo bellii pusillus	Least Bell's vireo		X		X						X														L

Probability of Occurrence Codes:

L – Low Probability; rare species in area, and no significant habitat (animals), *or* distinctive perennial that would not have been missed if present onsite (plants). **M** – Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals), *or* could occur onsite, but very rare, and/or poorly known (plants). **H** – High Probability; certain to occur onsite on a regular basis (animals), but cryptic, *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). **O** – Observed; see text for detailed discussion.

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ATTACHMENT A. CNDDB FORM AS SUBMITTED TO CALIFORNIA DEPARTMENT OF FISH AND GAME

California Native Species Field Survey Form

Mail to:
Natural Diversity Database
California Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814

For Office Use Only
Source Code _____ Quad Code _____
Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

Date of Field Work: 9 - 10 - 2003
month (mm) date (dd) year (yyyy)

Scientific Name: Ericameria palmeri ssp. palmeri

Common Name: Palmer's Goldenbush

Species Found? ☑ yes ☐ no _____ If not, why?
Total No. Individuals 9 Subsequent Visit? ☐ yes ☑ no
Is this an existing NDDB occurrence? _____ Yes, Occ. # ☑ no ☐ unk.
Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vincent Scheidt
Address: 3158 Occidental Street
San Diego, CA 92122
Email Address: vince@san.rr.com
Phone: (858) 457-3873

Plant Information
Phenology: 100.00 % vegetative _____ % flowering _____ % fruiting

Animal Information
Age Structure: _____ # adults _____ # juveniles _____ # unknown
☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location ***(please also attach or draw map on back)***
Off La Cresta Road in unincorporated San Diego County east of the City of El Cajon

County: San Diego Landowner / Mgr.: Private
Quad Name: _____ Elevation: _____
T _____ R _____ _____ 1/4 of _____ 1/4 of Section _____ T _____ R _____ _____ 1/4 of _____ 1/4 of Section _____
UTM: Zone: _____ (10, 11) Datum: _____ (NAD83, NAD27, WGS84, other)
Source: _____ (GPS, map & type, etc.) Point Accuracy: _____ Meters
UTM Coordinates _____

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope)*
Diegan Coastal Sage Scrub (CSS) vegetation. Indicators include California Sagebrush (Artemisia californica), Flat-top Buckwheat (Eriogonum fasciculatum), Laurel Sumac (Malosma laurina), White Sage (Salvia apiana), and other native shrubs and subshrubs. This vegetation is well developed and of a high quality, supporting sensitive species such as Palmer's Goldenbush, San Diego County Viguiera, and others.

Other rare species? Yes, Viguiera laciniata, other anticipated

Site Information Overall site quality: ☐ Excellent ☐ Good ☑ Fair ☐ Poor

Current / surrounding land use: Small isolated population adjoins an improved public road.

Visible disturbances / possible threats: Could be affected by recent wildfire.

Comments: Will be placed in dedicated biological open space easement, although it may require fencing.

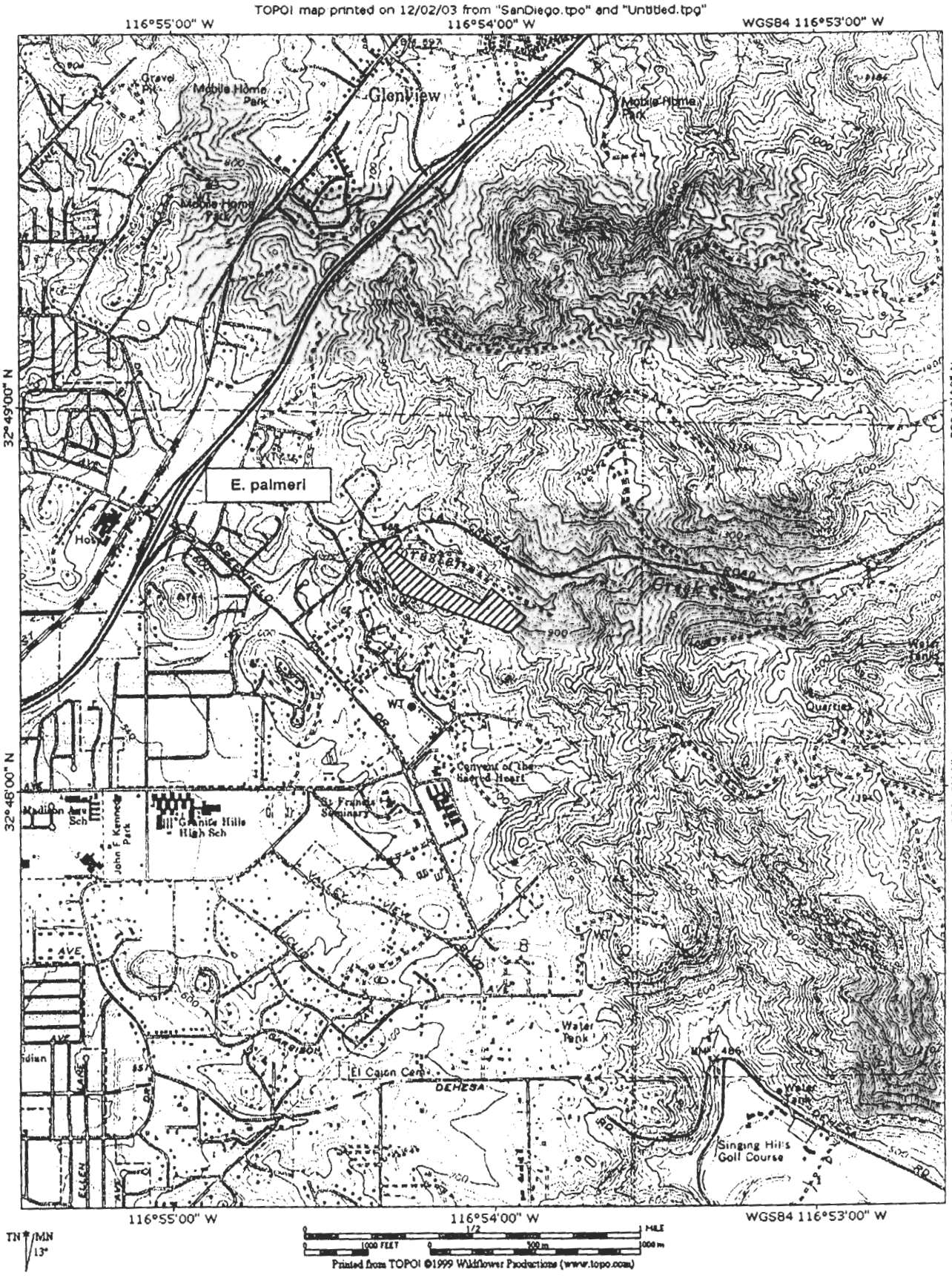
Determination: *(check one or more, and fill in blanks)*
☑ Keyed (cite reference): Munz
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: *(check one or more)*

	Slide	Print
Plant / animal	☐	☐
Habitat	☐	☐
Diagnostic feature	☐	☐

May we obtain duplicates at our expense? ☐ yes ☐ no

FIGURE 1. REGIONAL LOCATION -
PORTION OF THE U.S.G.S. 7.5' QUADRANGLE



ATTACHMENT B. CALIFORNIA GNATCATCHER AND QUINO CHECKERSPOT BUTTERFLY 45-DAY SURVEY REPORT AS SUBMITTED TO THE USFWS

Bursztyn Property, La Cresta, California 45-Day Survey Results for the Quino Checkerspot Butterfly *(Euphydryas editha quino*)

Location:	Approximately 23-acre parcel of vacant land (APN 508-180-08 & -09) located off La Cresta Road east of El Cajon in unincorporated San Diego County, California				
Habitat Description:	The vast majority of the property supports Diegan Coastal Sage Scrub (CSS) vegetation. Indicators in this habitat include California Sagebrush (Artemisia californica), Flat-top Buckwheat (Eriogonum fasciculatum), Laurel Sumac (Malosma laurina), White Sage (Salvia apiana), and other native shrubs and subshrubs. This vegetation is well developed and of a high quality, supporting sensitive species such as Palmer's Goldenbush, San Diego County Viguiera, and others. Habitat value for Quino is moderate, although adjoining development has resulted in significant edge effects, degrading the habitat to an extent. Other habitats include disturbed vegetation, oak woodland, and riparian.				
Survey Methodologies	During the survey, transects were slowly walked in all appropriate habitats. All disturbed areas as well as dirt roads were also walked.				
Name of personnel	Vince Scheidt (VS) & Shannon Allen (SA)	VS	VS & SA	SA	VS & SA
Acres surveyed	approx. 5 acres	approx. 5 acres	approx. 5 acres	approx. 5 acres	approx. 5 acres
Date of survey	16-Feb-05	27-Feb-05	8-Mar-05	17-Mar-05	25-Mar-05
Weather	Clear skies	Partly overcast	Clear skies	Partly overcast	Partly cloudy
Temperature (Start/Stop)	70/72	64/68	70/72	65/70	60/65
Quino Observed	none	none	none	none	none

Bursztyn Property, La Cresta, California - 45-Day Survey Report: California Gnatcatcher (*Polioptila californica californica*) Field Survey			
Location:	Approximately 23-acre parcel of vacant land (APN 508-180-08 & -09) located off La Cresta Road east of El Cajon in unincorporated San Diego County, California		
Habitat Description:	The vast majority of the property supports Diegan Coastal Sage Scrub (CSS) vegetation. Indicators in this habitat include California Sagebrush (Artemisia californica), Flat-top Buckwheat (Eriogonum fasciculatum), Laurel Sumac (Malosma laurina), White Sage (Salvia apiana), and other native shrubs and subshrubs. This vegetation is well developed and of a high quality, supporting sensitive species such as Palmer's Goldenbush, San Diego County Viguiera, and others. Habitat value for Quino is moderate, although adjoining development has resulted in significant edge effects, degrading the habitat to an extent. Other habitats include disturbed vegetation, oak woodland, and riparian.		
Survey Methodologies	The entire area of site was slowly walked. Taped vocalizations used sparingly.		
Name of personnel	Vince Scheidt, TE 788133	Shannon Allen, TE 038065	Vince Scheidt, TE 788133 Shannon Allen, TE 038065
Acres surveyed	23 acres	23 acres	23 acres
Date of survey	3-Sep-03	10-Sep-03	26-Sep-03
Weather	Overcast, no wind	Mostly clear, scattered cumulus clouds, mid 70°s, no wind	Overcast, foggy, temps in the low to mid 60°s, no wind
Temperature (Start/Stop)	65/70	72/74	60/64
Tape vocalizations	10 times	8 times	13 times
# of gnatcatchers	none	none	none
Age	n/a	n/a	n/a
Sex	n/a	n/a	n/a
# of cowbirds	none	none	none
Age	n/a	n/a	n/a
Sex	n/a	n/a	n/a