AN UPDATED BIOLOGICAL RESOURCES SURVEY REPORT FOR THE VALLEY VIEW PROJECT GPA 2018-0001, ZC 2018-0001, SDP 2018-0007, HDP 2018-0004, HMP 2018-0004, MS 2018-0007, (DEV2018-0099) APN 209-040-43 Carlsbad, California

Prepared for

Land Development, LLC
P.O, Box 12409
El Cajon, CA 92022
(619) 482-0363

Prepared by

Vincent N. Scheidt
Certified Biological Consultant
3158 Occidental Street
San Diego, CA 92122
(858) 457-3873

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Vincent N. Scheidt, MA
Certified Biological Consultant

SUMMARY OF FINDINGS

The Valley View Project (GPA 2018-0001, ZC 2018-0001, SDP 2018-0007, HDP 2018-0004, HMP 2018-0004, MS 2018-0007, (DEV2018-0099) proposes the construction of an 11,404 square foot industrial office building with associated improvements, including landscaping, parking areas, etc. on an existing, 6.34-acre parcel of vacant land (APN 209-040-43) located north and east of Palmer Way between Impala Drive and Cougar Drive in the City of Carlsbad. Per the request of the City of Carlsbad, an updated biological resources field survey and updated California Gnatcatcher presence/absence survey of the property has been completed. The purpose of the study was to update habitats and sensitive species assessments, evaluate project-related direct and indirect impacts, and develop an approach to mitigating any impacts to a level that is "less than significant" as defined by the California Environmental Quality Act (CEQA). A second purpose is to ensure project compliance with the requirements of the City's MHCP Subarea Plan (HMP). In order to examine site resources, the property was surveyed on 28 July, and 4 and 11 August, 2017. The entire site was walked, where accusable, all habitats were defined and delineated, and all species encountered were identified and inventoried *in situ*. The primary habitat-type found onsite is Diegan Coastal Sage Scrub (5.38 acres). Also present onsite is a small amount of Disturbed Habitat (0.75 acre) and Southern Willow Scrub (0.21 acre). Three sensitive species were identified on the property; California Adolphia, California Gnatcatcher, and Orange-throated Whiptail. The project as designed will impact 0.68 acre of Diegan Coastal Sage Scrub and 0.75 acre of Disturbed Habitat. No impacts to Southern Willow Scrub are anticipated. All impacts to Diegan Coastal Sage Scrub must be mitigated at a 2:1 ratio, which may be accomplished onsite. Impacts to Disturbed Habitat must be mitigated for by paying an applicable mitigation fee to the City of Carlsbad.

INTRODUCTION

Project Location

The Valley View project site is located immediately north and east of Palmer Way between Impala Drive and Cougar Drive in the City of Carlsbad, California (Figures 1 & 2).

Project and Site Description

The Valley View Project, GPA 2018-0001, ZC 2018-0001, SDP 2018-0007, HDP 20180004, HMP 2018-0004, MS 2018-0007, (DEV2018-0099), proposes the construction of an 11,404 square foot industrial office building with associated improvements, including landscaping, parking areas, etc. on an existing, 6.34-acre parcel of vacant land (APN 209040-43). The project application (DEV2018-0099) includes: (1) a General Plan Amendment (GPA 2018-0001), (2) Zone Change (ZC 2018-0001), (3) Minor Subdivision (MS 20180007), (4) Site Development Plan (SDP 2018-0007), (5) Hillside Development Permit (HDP 2018-0004), and (6) Habitat Management Plan (HMP 2018-0004) Permit. Access to the property would be from the southwest off Palmer Way. Development as proposed, including Fire Suppression Zones, would impact approximately 23% of the subject property, with the balance (approximately 77%) being avoided by design and placed into an open space parcel.

The proposed industrial office building will be a 31-foot, two-story structure with 46 parking spaces, an outdoor eating area and a common patio area. Development will be mostly restricted to the flat portion of the property, although proposed Fire Suppression Zones will extend down the steep slopes and into the native vegetation.

The Valley View project site is irregular in shape, with extremely steep slopes to the north and east below a flat area fronting Palmer Way. Some of the slopes are nearly vertical, forming an escarpment that faces northeast. The flat area is the primary development portion of the site. Elevations on the property range between approximately 280 feet MSL at Palmer Way, and 120 feet MSL at the site's northern corner. The onsite soils are mapped as Terrace Escarpments (TeF). This soil-type is not known to support significant populations of narrow endemics or other very rare plants or animals. Native sage scrub vegetation covers most of the property. A drainage is present in the southern portion of the site and flowing north. This area supports dense willow-dominated vegetation which is fed by urban runoff originating from the hardscape on adjoining development.

Methods and Limitations

Literature that was reviewed prior to initiation of the site surveys included the U.S. Department of Agriculture (USDA) Soil Conservation Service (SCS) mapping for the project area, a database query of potential on-site sensitive species based on a determination of the site's physical characteristics (*e.g.*, location, elevation, soils/substrate, and topography), documentation of California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) records for the project vicinity; the City of Carlsbad's Subarea NCCP Plan, and previous biology reports prepared for the project area, including reports prepared by the author.

Prior biology studies of the project site, including a protocol presence/absence California Gnatcatcher *(Polioptila californica),* were completed by Planning Systems and the author in 2006-2007. Updated field surveys of the property were completed the mornings of 28 July, and 4 and 11 August, 2017 between the hours of approximately 07:30 and 11:30. Investigators included the author (VS), and Brandon Myers (BM), Associate Biologist. Weather conditions during the period were conducive to field surveying, with overcast to clear skies, temps in the mid 60□s to high 70□s, and no appreciable wind.

All plants, animals and habitats encountered during the survey were noted in the field. All accessible areas were inspected, either directly or with binoculars in the case of extremely steep slopes or areas with very dense brush. The limits of each habitat-type were mapped utilizing a recent aerial photograph of the property (Figures 3, 4). All plants and animals identified in association with the property are listed in Table 2. Plants were identified *in situ*, or based on characteristic floral parts collected and later examined in detail. Floral nomenclature used in this report follows Hickman (1993) and others. Plant communities, as designated by numerical code, follow Holland (1996, as amended).

Wildlife observations were made opportunistically. All wildlife species detected, either directly or via characteristic signs, were noted. Animal nomenclature used in this report is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1983, as updated) for birds, and Jones, et. al (1992) for mammals.

Results (Quantification of Existing Conditions)

The Valley View project site currently consists of entirely vacant land. The upper portions of the project site support weedy vegetation with the balance supporting native scrubs.

The property has been fenced along Palmer Way due to dumping of trash and rubble, which was common in the past. Remnants of this old dumping are still present on the flat portion of the site.

The Valley View project site is located at the edge of a developed part of the City of Carlsbad. Land uses on surrounding parcels include commercial and light industrial development properties to the west and south, and older homes to the northeast below the eastern escarpment. All adjoining lands are under private ownership. No preserved lands or other public lands adjoin or are contiguous with the project site, although there are three Standards Areas parcels adjacent to the preserve to the north (Figure 9).

Habitat Types/Vegetation Communities

The Valley View project site supports the following habitat-types/vegetation communities:

Diegan Coastal Sage Scrub (Holland Code 32500)
Approximately 5.38 acres of high-value Diegan Coastal Sage Scrub (CSS) vegetation is found onsite. This habitat-type is dominated by California Sagebrush (*Artemisia californica)*, Black Sage (*Salvia mellifera*), Laurel Sumac (*Malosma laurina*), and numerous other CSS species. The onsite CSS extends down the east and north facing slope and also extends up the west facing slope a short distance just east of the onside drainage. The biological resource value of the CSS on this site is high.

Southern Willow Scrub (Holland Code 63320)
Approximately 0.21 acre of Southern Willow Scrub (SWS) vegetation is found onsite in alignment with the onsite drainage on the southern portion of the property. This habitat is dominated by a mature stand of Arroyo Willows (*Salix lasiolepis).* Two mature Coast Live Oaks *(Quercus agrifolia)* are found below the willows adjacent to the drainage. The biological resource value of the SWS on this site is high.

Disturbed Habitat (Holland Code 11300)
Approximately 0.75 acre of Disturbed Habitat (DH) is found on the western edge of the subject property. This area consists of what appears to be a previously graded area supporting weedy vegetation such as Wild Anise (*Foeniculum vulgare)*, Wild Lettuce (*Lactuca serriola*), Black Mustard (*Brassica nigra*), and numerous other urban weeds. The area also supports remnants of old illegal dumping activity, although the installation of a temporary fence along Palmer Way has mostly blocked this activity. The biological resource value of the DH is low.

Flora

Sixty-four species of vascular plants were detected on the property. The plant species observed typify the diversity normally found in CSS and on disturbed/developed habitat areas in this part of Carlsbad. A complete list of the plants detected, 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. The balance would be seasonal annuals or other ephemeral species, or species on the very steep slopes.

Fauna

Thirty-eight species of vertebrate animals were observed using the project site. These are mostly common species, abundant in the site's general vicinity. Animals observed onsite are listed in Table 2, attached. This list is generally representative of the native fauna that resides onsite, although many additional species are anticipated. In particular, the invertebrate fauna of this site is anticipated to consist of dozens of additional species, all common to the area.

Sensitive Plant Species

One sensitive plant species (California Adolphia) was observed on the Valley View property during the field surveys (Figures 4, 6). Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise considered noteworthy by the City of Carlsbad, the CDFW, the USFWS, the CNPS, or other conservation agencies and organizations.

California Adolphia *(Adolphia californica)*
Listing: CRPR List 2B.1
State Rank: S2: Imperiled
Global Rank: G3: Vulnerable
Distribution: From San Diego County south into Baja California, Mexico, primarily along the coast.
Habitat(s): This species occurs in coastal scrub and chaparral habitats, particularly within clayey soils.
Status on Site: California Adolphia is represented onsite by six mature specimens, all occurring in the development area (Figures 4, 6). Because of the growth form of this shrub, it is difficult to estimate numbers, and it is likely that additional specimens occur on the very steep slope areas within the CSS.

Sensitive Animal Species

Two sensitive animal species (California Gnatcatcher and Orange-throated Whiptail) were observed on the project site during the field surveys (Figures 4, 6). Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise considered noteworthy by the City of Carlsbad, the CDFW, the USFWS, the National Audubon Society, or other conservation agencies and organizations.

California Gnatcatcher *(Polioptila californica)* Listing:
Carlsbad MHCP Subarea Plan "Covered Species"
State status: "Species of Special Concern" (CDFW, 2008)
Federal status: Threatened Species (USFWS, 1993)
Distribution: From Ventura County south to northern Baja California
Habitat(s): Resident in coastal scrubs and chaparral scrub habitats
Status on Site: One female California Gnatcatcher was observed foraging on and at the edge of the steep slope just east of the disturbed area within the central portion of the site.

Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi)*
Listing: Carlsbad MHCP Subarea Plan "Covered Species"
State status: "Species of Special Concern" (CDFW, 2008)
Federal status: Former Federal ESA Candidate, C2 (USFWS, 1996)
Distribution: Restricted to extreme southwestern California, where it ranges from Orange and Riverside Counties south into northern Baja California.
Habitat(s): Inhabits coastal sage scrub, chaparral and areas of open brush with loose soils. May also be found in open, dry riparian areas. **Status on Site:** One specimen was observed onsite in association with the southern-most limits of the disturbed habitat. Additional specimens occurring in the flatter areas of the site are anticipated.

California Gnatcatcher Presence/Absence Survey

Because the Valley View project site supports Coastal Sage Scrub (CSS), the property was surveyed for the presence or absence of California Gnatcatcher (*Polioptila californica*), a federally-listed Threatened Species, which is known to inhabit this habitat type. The project site had been previously surveyed for the presence of California Gnatcatcher in 2007, with negative survey results.

All field surveys were completed by slowly walking random transects through accessible areas of habitat. Specimens were visually searched for at all times, and playback calls of this species were broadcast to assist with the detection of specimens. Surveys were completed the mornings of 28 July, and 4 and 11 August, 2017. Weather conditions were conducive to California Gnatcatcher field surveying on each of the selected dates.

Particular attention was paid to areas that had the highest probability of supporting this species, based on the experience of the surveyors. Binoculars were used to aid in observations, and all avifauna detected were noted (Table 2).

California Gnatcatcher was detected foraging on the Valley View project site during the protocol field surveys. The property is thus considered “occupied” by this species. Gnatcatcher field survey data are generally considered valid for one year from the end of the final survey. The results of this study suggest that California Gnatcatcher is likely resident on the Valley View project site within the CSS.

Wetlands/Jurisdictional Waters

The Valley View project site supports one area of jurisdictional wetlands or "waters" in the form of an onsite drainage near the site's southern edge. The drainage likely qualifies as “waters of the state” (WOS) and “waters of the United States” (WOUS) as defined by the CDFW, the San Diego Regional Water Quality Control Board (WQCB), and the U.S. Army Corps of Engineers (USACE), respectively (hereafter: Regulatory Agencies). No improvements in this area are proposed in association with the Valley View Project. However, any discharge into the drainage requiring improvements, including construction access, and any footings or supports placed within the drainage, would be likely be considered impacts to WOS/WOUS and would require Regulatory Agency clearances prior to construction.

Habitat Connectivity and Wildlife Corridors

The Valley View project site does not support any local or regional wildlife corridors. The nearest area containing a wildlife corridor is located to the northwest at Agua Hedionda Creek. This area is about 200 feet down slope from the northwest property edge. This area is part of MHCP Core Area #5, which borders the property along its northeastern edge.

Applicable Regulations

Development of the Valley View project site as proposed is subject to discretionary environmental review in compliance with the City's Subarea HMP, CEQA, the FESA, CESA, and other applicable environmental regulations. The purpose of this review is to ensure that the project will not result in significant, adverse, unmitigated impacts to the environment. In this case, it applies specifically to endangered species, protected habitats, wetlands, and other sensitive biological resources.

PROJECT EFFECTS

Anticipated impacts to habitats were calculated by determining the acreage of each habitat type affected by the site development, including grading, construction, landscaping, any required fire suppression zone clearing, and other improvements. These are summarized below in Table 1.

Measurable impacts would result from the development of the property. Direct impacts result from the removal of habitat, plants, and animals from the site through grading and brushing, clearing, or thinning for fire protection purposes, etc. These direct impacts are considered permanent because they result in a conversion of habitats to landscaped areas, structures, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near a project site. These are not the direct result of grading or development, but are the result of changes in land use as a by-product of adjacency. Examples of indirect impacts include the introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects". Direct and indirect impacts to breeding birds associated with clearing and construction activities could occur if activities were to take place during the avian breeding season. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird nesting location should not take place during the spring/summer songbird breeding season, defined as from February 15 – August 31 of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code (CFGC), which prevents the “take” of eggs, nests, feathers, or other parts of most native bird species, and the federal Endangered Species Act. The no work buffer should be 500 feet from the nest of any raptor or state/federally-listed bird species; the buffer for nests of other breeding birds will be determined on a case by case basis by a qualified biologist.

Habitat Impacts

The project as designed will impact two of the three habitat types found onsite. This includes 0.68 acre of CSS and 0.75 acre of DH. No impacts to SWS are anticipated at this time. A summary of habitat impacts and mitigation can be found on Table 1 below.
Habitat impacts are considered significant but mitigable.

Table 1. Habitat Impacts

Habitat-type	Existing Acreage	Impacted Acreage	Mitigation Ratio	Minimum Mitigation Required	Preserved Acreage
CSS	5.38 ac	0.68 ac	2:1	1.36 ac	4.70 ac
DH	0.75 ac	0.75 ac	n/a	Mitigation fee[1]	none
SWS	0.21 ac	none	3:1	none	0.21 ac
Total	**6.34 ac**	**1.43 ac**	**-**	**1.36 ac**	**4.91 ac**

Species Impacts

Three sensitive species were detected on the project site. All resident sensitive species, as well as non-sensitive species, would be directly and indirectly impacted within the project footprint. This includes six specimens of California Adolphia, an undermined number of Orange-throated Whiptails, and one pair of California Gnatcatchers (if habitat removal activities occur during the breeding season). As mentioned, direct impacts result from the actual removal of plants and animals from the site as a product of the removal of their habitat. Indirect impacts would primarily consist of edge effects impacting natural areas onsite and adjoining offsite areas that are utilized by the resident plant and animal species. Species impacts are considered significant but mitigable.

Impacts to Wildlife Corridors, Linkages and Nursery Sites

The project will have no significant adverse impacts to wildlife corridors, linkages, or nursery sites. As described above, the property does not propose any impacts within any local or regional wildlife corridors/linkages. MHCP Core Area #5, which borders the property along its northeastern edge, will not be significantly impacted by the project as designed. The site also does not support any nursery sites.

[1] *This habitat requires a per acre in-lieu mitigation fee in an amount to be determined by the City Council*

Habitat Management Plan Adjacency Standards

Due to proximity to the HMP, the project must comply with the Adjacency Standards contained in Section F.3 of the City's Habitat Management Plan. In particular, fire management, erosion control, landscaping restrictions, fencing, signs, and lighting, and predator and exotic species control must not adversely affect the HMP. To that end, the following recommendations are provided to reduce potentially significant indirect impacts to the HMP:

Fire Management

Fire management must accomplish two potentially different objectives: (1) achievement of biological resources goals, and (2) hazard reduction for humans and their property. Biological resources goals recognize that fire is a natural process in ecosystems. Many vegetation communities depend on a regular cycle of burning for maintaining a balance of species, seed viability, and reproduction. The natural fire cycle is affected by human activities, both by increasing fire frequency in some locations and decreasing it in others through fire prevention measures. Fire management for human safety is one of the City's highest priorities. With proper planning, this can be accomplished in a manner that is compatible with conservation of biological resources. Fire management for human hazard reduction involves providing adequate setbacks for new development from conserved habitat areas, educating the public regarding effective fire prevention methods, reducing fuel loads in areas where fire may threaten human safety or existing development, suppressing fires once they have started, and providing access of fire suppression equipment and personnel.

- With respect to the subject project, design incorporates the use of fire suppression zones that will impact approximately 23 percent of the total property. This includes three fire suppression zones of varying degree brush removal or thinning to accomplish adequate fire prevention while preserving high-value habitat (Figure 8). These fuel modification zones are included in the impact acreage in Table 1.

Erosion Control

Erosion results from a combination of erodible soils, steep slopes, soils with low water-holding capacity, sparse to no vegetation, and hydrologic condition of the soils. Erosion can be aggravated by human disturbance and fire-control activities. Erosion hazards to biological resources include pollution and sedimentation of important water sources and the loss of vegetative cover from landslides.

- The subject project has been designed to comply with current stormwater regulations that are intended to preclude any hardscape runoff issues, such as erosion or siltation. To that end, best management practices will be utilized onsite to avoid, reduce, contain, and clean up toxic chemicals and polluted storm water run-off and prevent them from contaminating groundwater and off-site wetlands and non-wetland waters. Stormwater will be diverted into sedimentation basins, landscaped areas/bio- swales, or other City-approved devices.

Landscaping Restrictions

Landscaping (i.e., the introduction of native or nonnative plant species around developed areas) is often in direct conflict with biological objectives. Of particular concern are (1) the introduction of nonnative, invasive plant species that can displace native species in natural communities; (2) horticultural regimes (irrigation, fertilization, pest control, and pruning) that can alter site conditions in natural areas, thereby promoting shifts in species composition from a native to a nonnative flora; and (3) genetic contamination from the introduction of native cultivars not collected onsite or in proximity to the site.

- The subject project has been designed to prevent the use of prohibited species per Table 12 of the Carlsbad HMP. None shall be utilized anywhere onsite and no potentially invasive plant species shall be planted in or within 100 feet of the HMP.

Fencing, Signs and Lighting

Fencing plays an important role in the use of the landscape by humans, domestic animals, and wildlife. Fencing can control human access, particularly off-highway vehicles. Fencing can direct wildlife to road under crossings and prevent road kills. However, fencing also can restrict normal wildlife movement, restrict access to food and water, and guide wildlife onto roads. Signs educate, provide direction, and promote the sensitive use and enjoyment of natural areas, but they can also inadvertently invite vandalism and other destructive behaviors. Signs that explain the rules of the preserve (campfires, firearms usage, camping, etc.) are most effective at public entrance points. Signs for educational nature trails and on roads near wildlife corridors (to reduce road kills) also should be posted at appropriate locations. Artificial lighting adversely impacts habitat value of the preserve, particularly for nocturnal species. Therefore, lighting should not be permitted in the preserve except where essential for roadways, facility use, and safety. Along preserve edges, major highway lighting should be limited to low pressure sodium sources directed away from preserve areas.

- The subject project provides no access or public entrance points leading into the HMP from the proposed development. Cut-off shields shall be used on all lighting

structures adjacent to the HMP preserve, and lighting shall meet the minimum lumen requirements for commercial parking areas. The lighting will also be controlled by a dusk-to-dawn sensor to ensure the parking area is not being lit during unnecessary hours. Therefore, significant lighting impacts are not anticipated.

- To avoid disruption from vehicular headlights, parking stalls adjacent to the sensitive habitat will be screened by a 3' high solid concrete screen wall.

Predator and Exotic Species Control

Native species are at a disadvantage after exotic species or nonnative predators are introduced, so special management measures to control exotic species and nonnative predators are recommended. Nonnative plant and animal species have few natural predators or other ecological controls on their population sizes, and they sometimes thrive under conditions created by humans. These species may aggressively outcompete native species or otherwise harm sensitive species. When top predators are absent, intermediate predators multiply and increase predation on native bird species and their nests. Feral and domestic animals also prey on small native wildlife species. Agricultural areas, livestock holding areas, and golf courses provide resources for increased populations of parasitic cowbirds, which adversely affect native songbird populations. Litter and food waste from migrant worker camps and picnickers can contribute to an increase in Argentinean ant populations which outcompete native ants, the primary food resource of San Diego horned lizards.

- The subject project as proposed is a commercial development. Therefore, no domestic or exotic animals will be introduced onto the site by project development. All invasive plants are regulated by the Landscape Restrictions as described above.

MITIGATION MEASURES

Mitigation Measures/Design Considerations for Habitat Impacts

Mitigation for impacts to 0.68 acre of CSS requires mitigation at a 2:1 mitigation ratio. Mitigation may be provided through the onsite preservation of 4.70 acres of Coastal Sage Scrub habitat. Mitigation for impacts to 0.75 acre of DH will be provided by paying a per acre in-lieu mitigation fee. Note that a final, current mitigation fee will be determined by the

Carlsbad City Council. No impacts to SWS are anticipated at this time. Therefore, no mitigation is required.

Onsite preservation shall consist of the following actions: (1) conservation easement will be established over the open space areas, (2) long-term management plan and Property Analysis Record (PAR) or acceptable alternative will be submitted to and approved by the city, (3) a non-wasting endowment to fund long-term management will be established at a qualified third party financial institution, and (4) a management agreement with a qualified preserve manager will be submitted to the city for approval.

Mitigation Measures/Design Considerations for Special Status Species Impacts

Impacts to Special Status Species are mitigated for through the preservation of onsite habitats that support these same species elsewhere in Carlsbad. Cumulative impacts, from a regional perspective, could be significant in the absence of cumulatively-adequate mitigation. However, the project provides cumulatively-adequate mitigation by participating in the City of Carlsbad's Mitigation Fee program which allocates funds to other preserve programs and a significant amount of onsite habitat preservation.

Impacts to California Adolphia are mitigated through the dedication of onsite open space. California Adolphia is not federal or state listed and is not covered under the City's HMP. Therefore, impacts to the species are not considered significant and species-specific mitigation for California Adolphia is not required.

Because the project site is known to support sensitive avifauna, including California Gnatcatchers, no habitat removal will be permitted during the period of February 15 – August 31. that if vegetation clearing or construction cannot be avoided during the breeding season, then pre-construction nest clearance surveys will be conducted no more than 3 days prior to the start of activities. If a nest is found, a 500' no-work buffer zone will be established around the nest until the young have fledged, as determined by a qualified biologist. For other species, the width of the buffer zone would be determined by a qualified biologist based on the species, and this width would be approved by the city.

Impacts to migratory birds and the destruction of active migratory bird nests and/or eggs will be prevented by the implementation of the same seasonal restrictions on the removal of potential nesting areas (including bare ground and all areas of vegetation) in conjunction with site build-out.

SUMMARY OF PROJECT IMPACTS AND MITIGATION

As presented in Table 1, site development will result in the following project-related losses:

1. 0.68 acre of CSS
2. 0.75 acre of DH
3. California Adolphia - 6 mature specimens
4. California Gnatcatcher - likely one pair if impacts occur during breeding season
5. Orange-throated Whiptail - small but undermined number of resident specimens

Mitigation for project impacts shall consist of the following:

1. Impacts to 0.68 acre of CSS will be mitigated by preserving and providing long-term management for 4.70 acres of CSS onsite in an open space easement parcel.
2. Impacts to 0.75 acre of DH will be mitigated for by a paying a per-acre in-lieu Mitigation Fee, the exact amount to be determined by the City of Carlsbad.
3. Impacts to California Adolphia, California Gnatcatcher, and Orange-throated Whiptail will be mitigated for by conserving the aforementioned 4.70 acres of CSS onsite in an open space lot with long-term management. The direct "take" of California Gnatcatchers will be avoided by implementing seasonal restrictions on clearing. If clearing activity must occur in the breeding season, the preconstruction nest clearance survey and no-work buffers would protect any active nests.
4. Impacts to the adjacent HMP preserve areas are not anticipated and shall be avoided through the HMP Adjacency Standards.
5. Seasonal restrictions on grading, clearing, modification, and noise-generating construction activities to avoid general avian breeding impacts in compliance with the MBTA and the CFGC include the following: No habitat removal will be permitted during the period of February 15 – August 31. that if vegetation clearing or construction cannot be avoided during the breeding season, then preconstruction nest clearance surveys will be conducted no more than 3 days prior to the start of activities. If a nest is found, a no-work buffer zone will be established around the nest until the young have fledged, as determined by a qualified biologist. The width of the buffer zone would be determined by a qualified biologist based on the species, and this width would be approved by the city

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LIST OF PREPARERS AND PERSONS/ORGANIZATIONS CONTACTED

Vincent Scheidt, MA
Certified Biological Consultant

Brandon D. Myers
Associate Biologist

Figure 1. Regional Location – Valley View Project

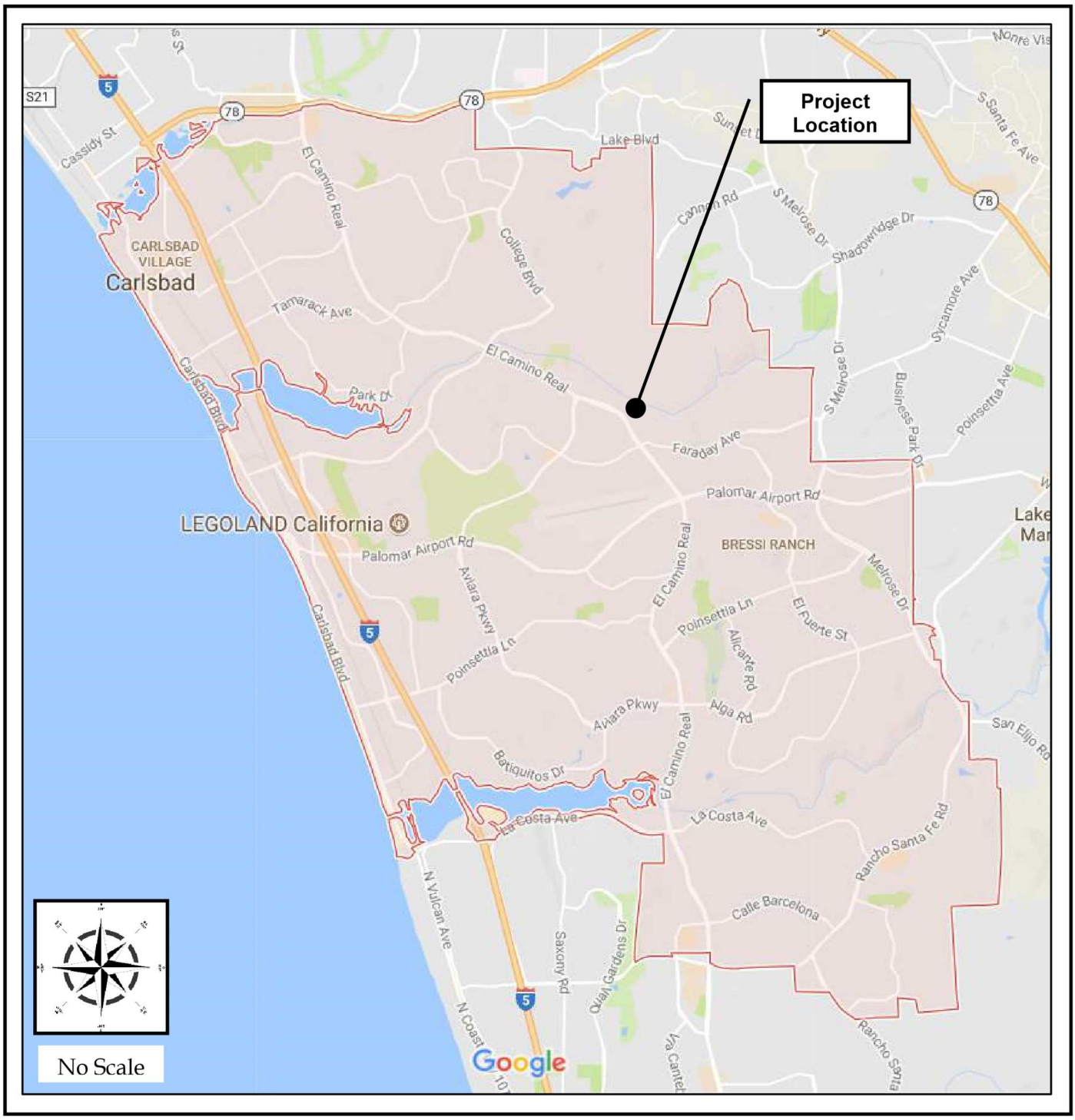


Figure 2. Project site with respect to HMP boundaries – Valley View Project

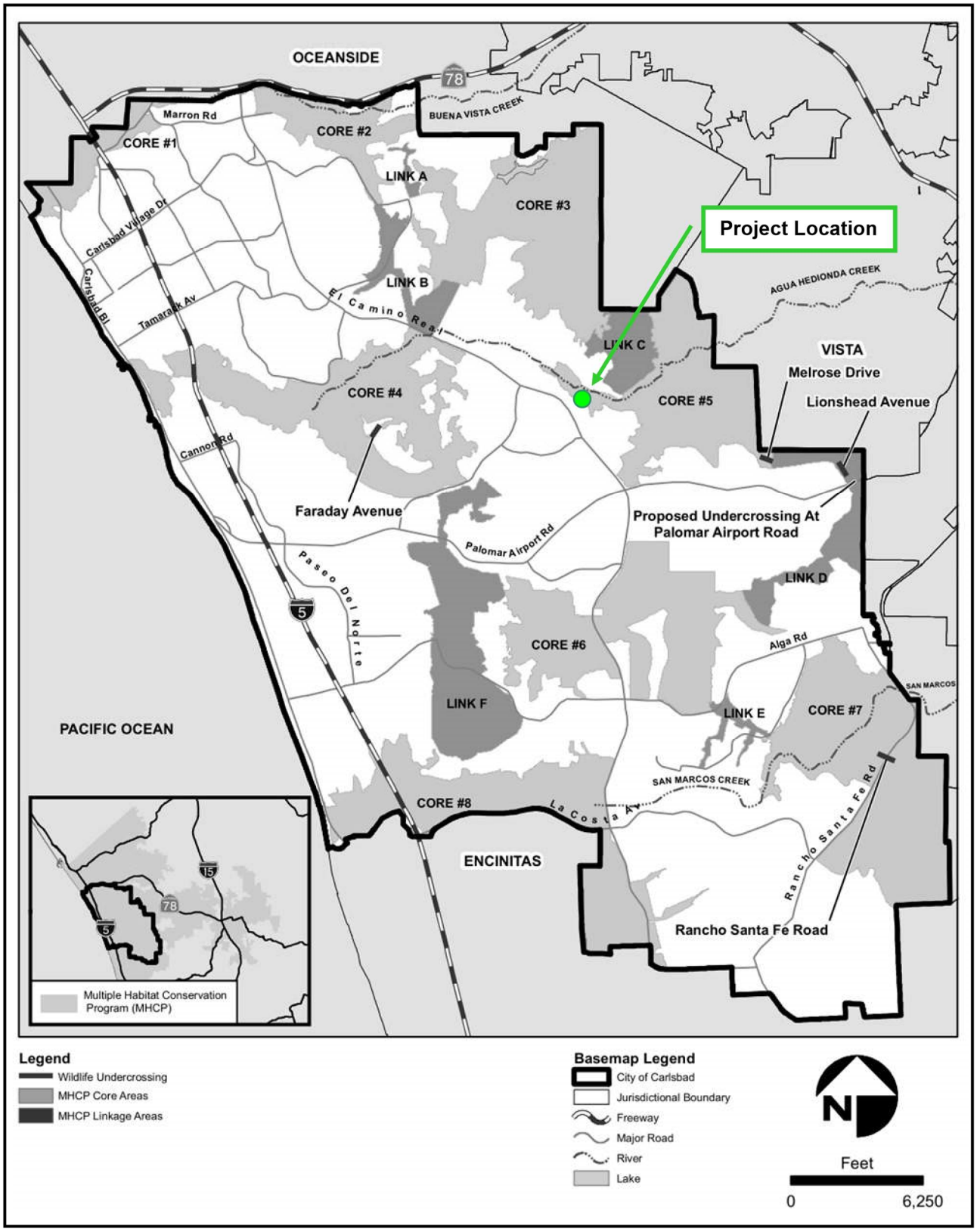


Figure 3. Recent Aerial Photo – Valley View Project

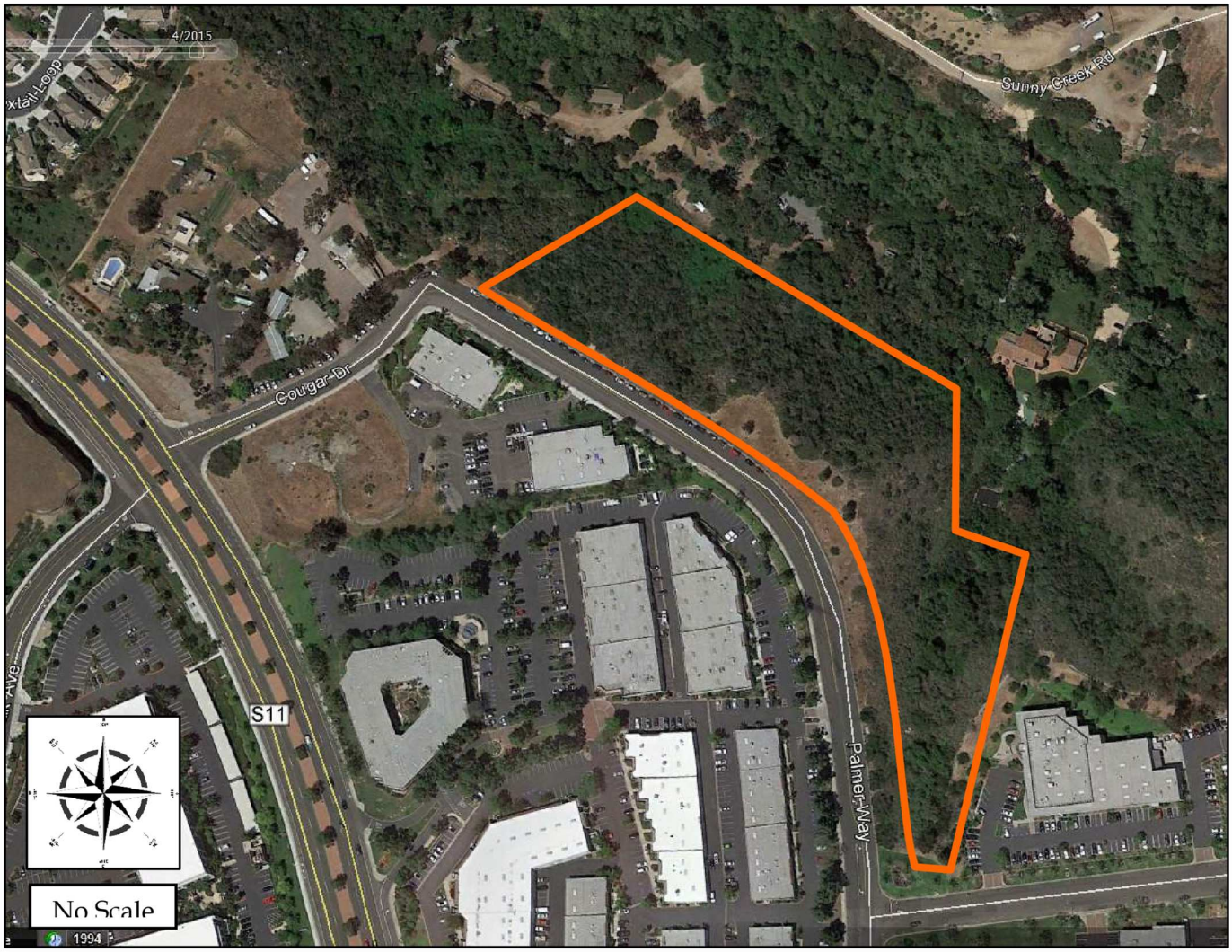


Figure 4. Biological Resources on Recent Aerial Photo – Valley View Project

= Property Boundary

= Coastal Sage Scrub

= Disturbed Habitat

= Southern Willow Scrub

= Orange-throated Whiptail

= California Gnatcatcher

= California Adolphia

= Drainage

No Scale

Figure 5. Site Plan - Valley View Project

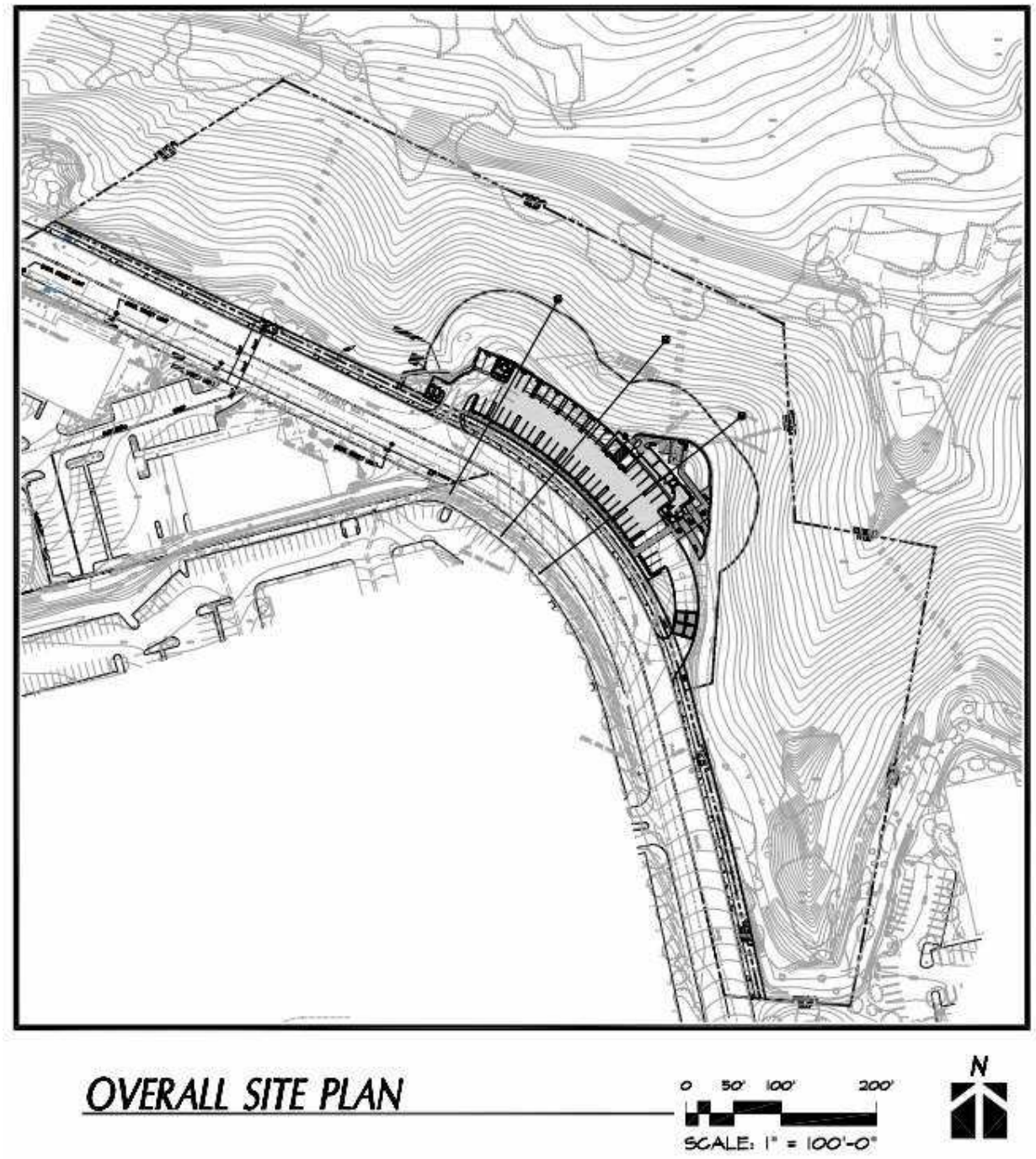


Figure 6. Impacts to Biological Resources – Valley View Project

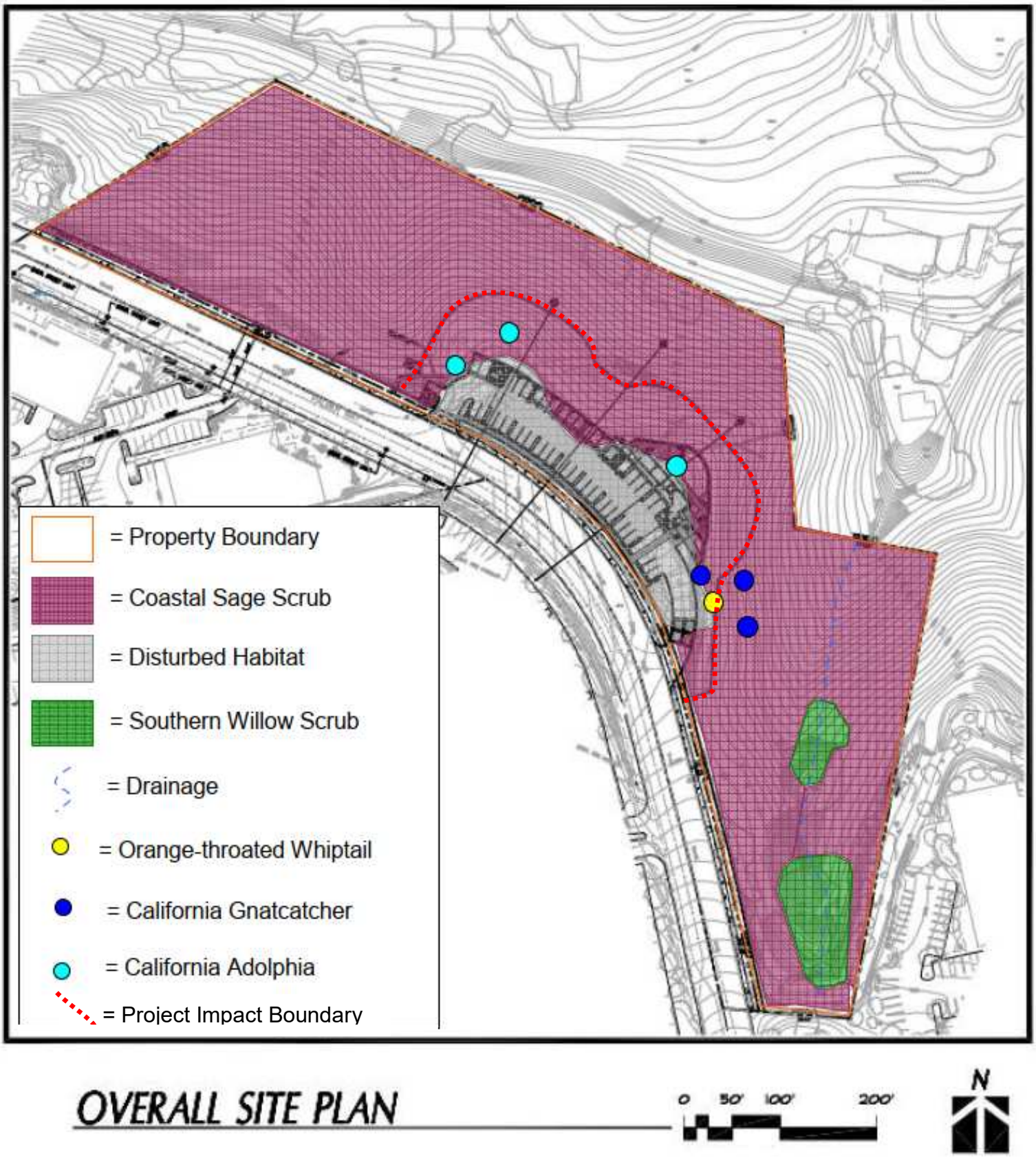


Figure 7. Surrounding Preserve Lands – Valley View Project

Figure 8. Fire Suppression Zones – Valley View Project

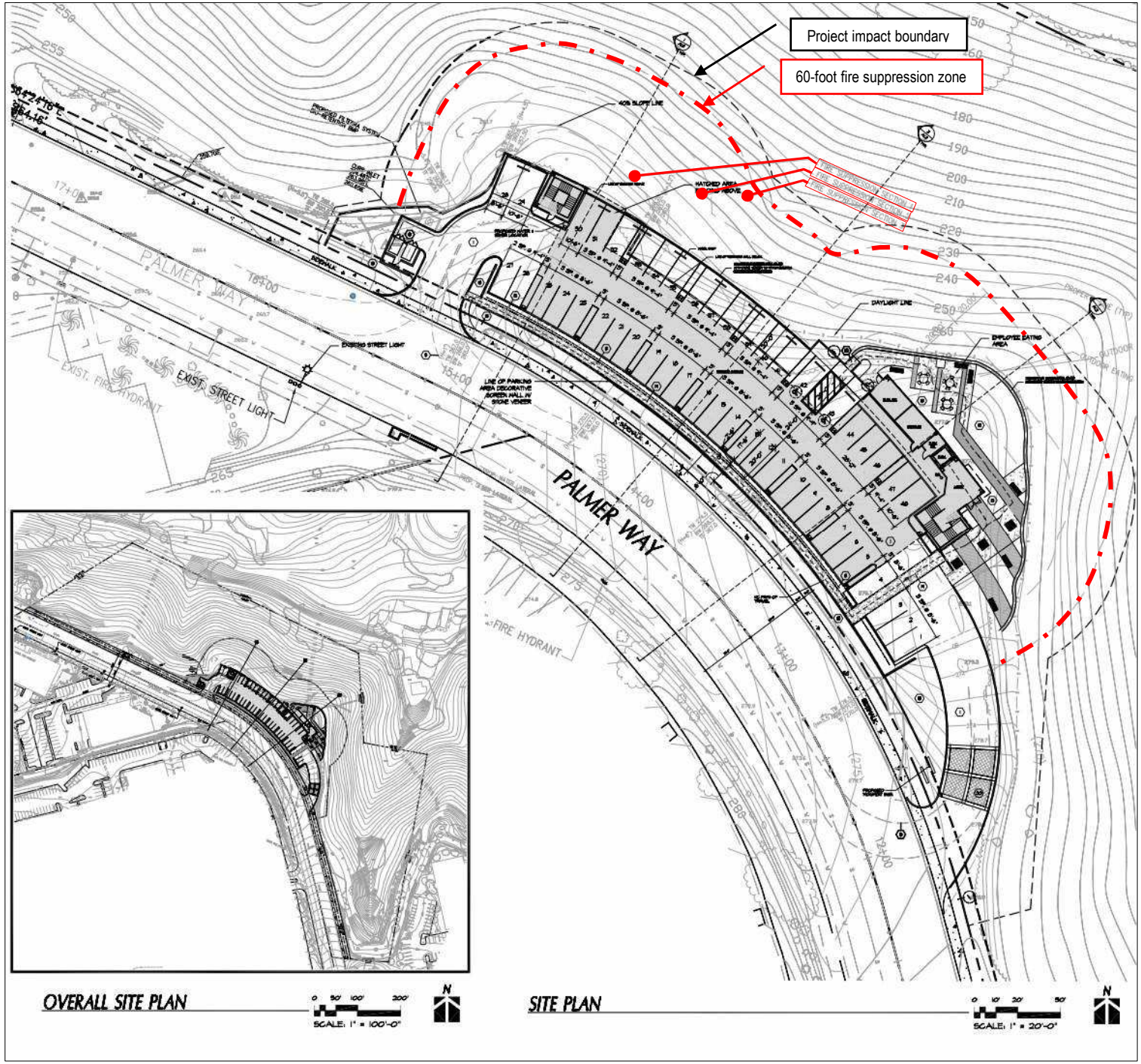
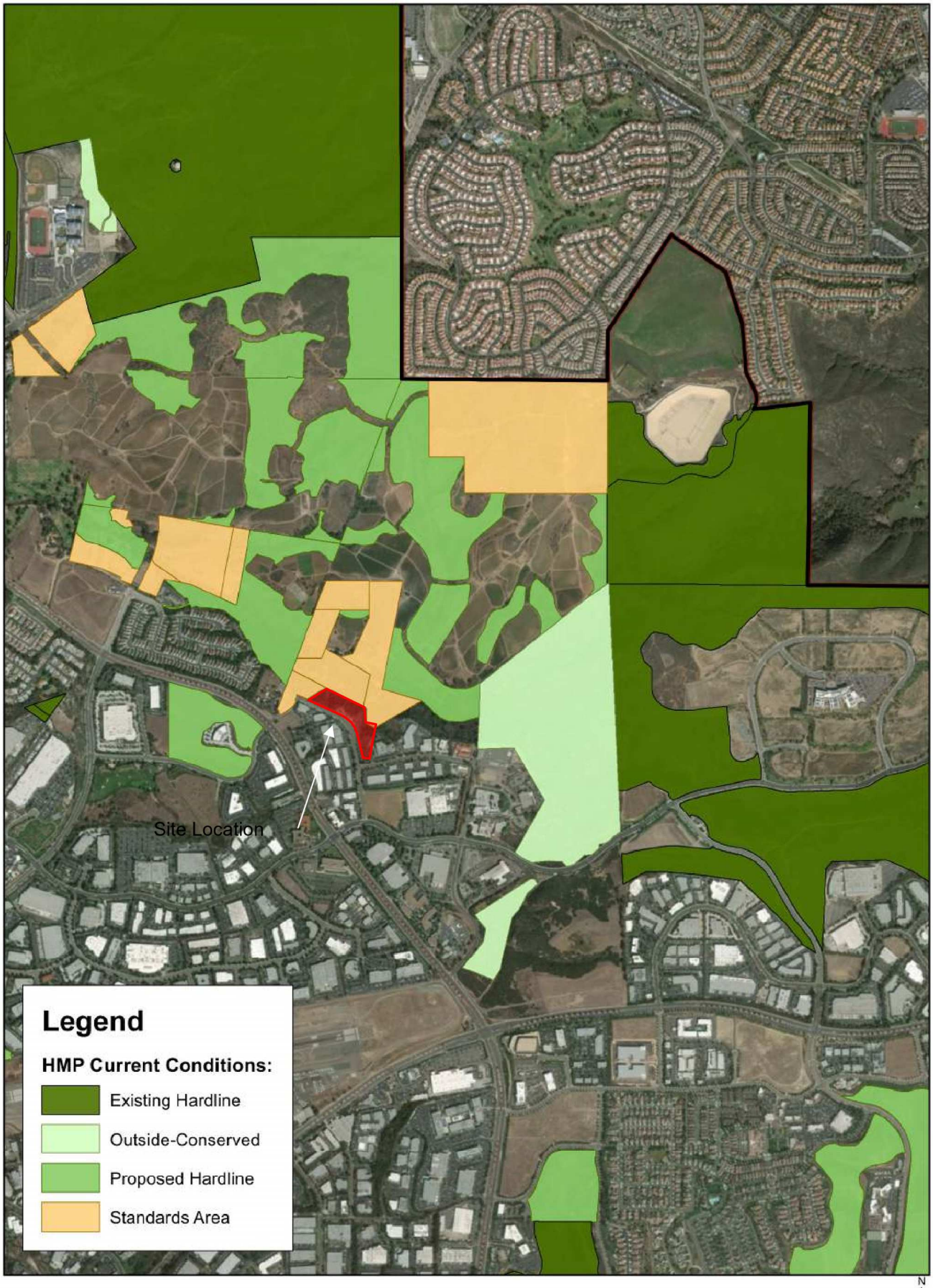


Figure 9. Surrounding HMP Lands – Valley View Project



HMP Lands in Vicinity of Valley View Project

Table 2. Flora and Fauna Detected – Valley View Project

Scientific Name	Common Name
Plants	
Acacia sp *	Acacia
Adolphia californica	**California Adolphia**
Amsinckia intermedia	Fiddleneck
Anagallis arvensis *	Scarlet Pimpernel
Aptenia cordifolia *	Red Apple Iceplant
Artemisia californica	California Sagebrush
Atriplex semibaccata *	Australian Saltbush
Avena fatua *	Wild Oat
Baccharis pilularis	Coyote Brush
Brassica nigra *	Black Mustard
Brassica tournefortii *	Saharan Mustard
Bromus diandrus *	Ripgut Brome
Bromus rubens *	Foxtail Brome
Carduus pycnocephalus *	Italian Thistle
Centaurea melitensis *	Tocalote
Cynara cardunculus *	Wild Artichoke
Cynodon dactylon *	Bermuda Grass
Chenopodium sp.	Goosefoot
Conyza canadensis	Common Horseweed
Deinandra fasciculata	Common Tarplant
Echium candicans *	Pride of Madeira
Emex spinosa *	Spiny Emex
Encelia californica	California Encelia
Erodium sp.	Stork's-bill
Eucalyptus camaldulensis *	Murray Red Gum
Eucalyptus polyanthemos *	Silver Dollar Gum
Eucalyptus sideroxylon *	Red Ironbark Eucalyptus
Eucrypta chrysanthemifolia	Common Eucrypta
Euphorbia maculata *	Spotted Spurge
Foeniculum vulgare *	Wild Anise
Hazardia squarrosa	Hazardia
Heteromeles arbutifolia	Toyon
Heterotheca grandiflora	Telegraph Weed
Hirschfeldia incana *	Perennial Mustard
Isocoma menziesii	Coastal Goldenbush
Lactuca serriola *	Wild Lettuce
Lonicera subspicata	Wild Honeysuckle
Malacothamnus fasciculatus	Bushmallow
Malosma laurina	Laurel Sumac
Marah macrocarpus	Man Root
Medicago polymorpha *	Bur Clover
Melilotus sp. *	Sweet Clover
Nicotiana glauca *	Tree Tobacco
Opuntia sp. *	Prickly Pear
Pennisetum setaceum *	African Fountain Grass
Picris echioides *	Bristly Ox-tongue
Portulaca oleracea	Common Purslane
Pseudognaphalium biolettii	Bicolor Cudweed
Pseudognaphalium californicum	California Cudweed

Table 2. Flora and Fauna Detected – Valley View Project

Scientific Name	Common Name
Plants	
Quercus agrifolia	Coast Live Oak
Quercus xacutidens	Torrey's Scrub Oak
Rhus integrifolia	Lemonadeberry
Ribes speciosum	Fuchsia-flowering Gooseberry
Salix lasiolepis	Arroyo Willow
Salsola pestifer *	Russian Thistle
Salvia mellifera	Black Sage
Sambucus mexicanus	Elderberry
Schismus barbatus *	Schismus
Solanum xanti	Chaparral Nightshade
Stephanomeria sp.	Stephanomeria
Stipa lepida	Foothill Stipa
Stipa tenuissima *	Mexican Feather Grass
Toxicodendron diversilobum	Poison Oak
Yucca schidigera	Mojave Yucca
Birds	
Aphelocoma coerulescens	Scrub Jay
Archilochus anna	Anna's Hummingbird
Buteo jamaicensis	Red-tailed Hawk
Callipepla californica	California Quail
Carduelis psaltria	Lesser Goldfinch
Carpodacus mexicanus	Housefinch
Chamaea fasciata	Wrentit
Corvus brachyrhynchos	Common Crow
Corvus corax	Common Raven
Geothlypis tolmiei	MacGillivray's Warbler
Hirundo pyrrhonota	Cliff Swallow
Icterus bullockii	Bullock's Oriole
Lonchura punctulata *	Scaly-breasted Munia
Melanerpes formicivorus	Acorn Woodpecker
Melospiza melodia	Song Sparrow
Mimus polyglottos	Mockingbird
Molothrus ater	Brown-headed Cowbird
Myiarchus cinerascens	Ash-throated Flycatcher
Pipilo crissalis	California Towhee
Pipilo maculatus	Spotted Towhee
Polioptila californica	**California Gnatcatcher**
Psaltriparus minimus	Bushtit
Sayornis nigricans	Black Phoebe
Sturnus vulgaris *	Starling
Thryomanes bewickii	Bewick's Wren
Turdus migratorius	American Robin
Tyrannus verticalis	Western Kingbird
Vermivora celata	Orange-crowned Warbler
Wilsonia pusilla	Wilson's Warbler
Zenaida macroura	Mourning Dove

Table 2. Flora and Fauna Detected – Valley View Project

Scientific Name	Common Name
Mammals	
Canis latrans	Coyote
Neotoma sp.	Woodrat
Sylvilagus audubonii	Desert Cottontail Rabbit
Thomomys bottae	Valley Pocket Gopher
Reptiles	
Cnemidophorus hyperythrus beldingi	**Orange-throated Whiptail**
Crotalus viridis	Western Rattlesnake
Masticophis lateralis	Striped Racer
Sceloporus occidentalis	Western Fence Lizard

* = non-native species

BOLD = Sensitive Species

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 08/11/2017

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

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Adolphia californica*

Common Name: California Adolphia

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 6 Subsequent Visit? ☐ yes ☑ no

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☑ no ☐ unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince.scheidt@gmail.com
Phone: (858) 457-3873

Plant Information

Phenology: 100 % vegetative _____ % flowering _____ % fruiting

Animal Information

_____ # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr.: Private
Quad Name: _____ Elevation: _____
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): google earth
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____
DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ ***OR*** Geographic (Latitude & Longitude) ☑
Coordinates: 33°08'27.6"N 117°16'22.2"W

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope):*

Edge of a flat area supporting mostly disturbed vegetation on APN 209-040-43. Adjacent vegetation on steep slopes to the north and east support Diegan Coastal Sage Scrub, dominated by California Sagebrush, Black Sage, and Laurel Sumac.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☑ Poor

Immediate AND surrounding land use:

Visible disturbances: Most specimens growing next to graded pad area with dense weeds.

Threats: Site proposed for commercial development. Some plants would be lost to grading and the rest impacted by fire clearing.

Comments:

Determination: *(check one or more, and fill in blanks)*

☑ Keyed (cite reference): Jepson
☐ Compared with specimen housed at: _____
☐ Compared with photo / drawing in: _____
☐ By another person (name): _____
☐ Other: _____

Photographs: *(check one or more)*

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

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

Mail to:
California Natural Diversity Database
Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 08/11/2017

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

Reset

California Native Species Field Survey Form

Send Form

Scientific Name: *Polioptila californica*

Common Name: California Gnatcatcher

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 1 Subsequent Visit? ☐ yes ☑ no

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☑ no ☐ unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince.scheidt@gmail.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr.: Private
Quad Name: _____ Elevation: _____
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): google earth
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____
DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ ***OR*** Geographic (Latitude & Longitude) ☑
Coordinates: 33°08'24.9"N 117°16'20.8"W

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope):*

Edge of a flat area supporting mostly disturbed vegetation on APN 209-040-43. Adjacent vegetation on steep slopes to the north and east support Diegan Coastal Sage Scrub, dominated by California Sagebrush, Black Sage, and Laurel Sumac.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☑ Poor

Immediate AND surrounding land use:

Visible disturbances: Mature female specimens foraging in coastal sage scrub on slopes beneath old graded pad area with dense weeds.

Threats: Site proposed for commercial development.

Comments: Most of the scrub would be conserved, although the area where the bird was observed would be impacted by grading and fire clearing

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

Photographs: *(check one or more)*

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

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

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Department of Fish and Game
1807 13th Street, Suite 202
Sacramento, CA 95814
Fax: (916) 324-0475 email: CNDDB@dfg.ca.gov

Date of Field Work (mm/dd/yyyy): 08/11/2017

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Elm Code _____ Occ. No. _____
EO Index No. _____ Map Index No. _____

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California Native Species Field Survey Form

Send Form

Scientific Name: *Cnemidophorus hyperythrus beldingi*

Common Name: Orange-throated Whiptail

Species Found? ☑ Yes ☐ No _____ If not, why?

Total No. Individuals 1 Subsequent Visit? ☐ yes ☑ no

Is this an existing NDDB occurrence? _____ Yes, Occ. # ☑ no ☐ unk.

Collection? If yes: _____ Number _____ Museum / Herbarium

Reporter: Vince Scheidt
Address: 3158 Occidental Street
San Diego CA 92122
E-mail Address: vince.scheidt@gmail.com
Phone: (858) 457-3873

Plant Information

Phenology: _____% vegetative _____% flowering _____% fruiting

Animal Information

1 # adults _____ # juveniles _____ # larvae _____ # egg masses _____ # unknown

☐ breeding ☐ wintering ☐ burrow site ☐ rookery ☐ nesting ☐ other

Location Description ***(please attach map AND/OR fill out your choice of coordinates, below)***

County: San Diego Landowner / Mgr.: Private
Quad Name: _____ Elevation: _____
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ Source of Coordinates (GPS, topo. map & type): google earth
T____ R____ Sec ____, ____ ¼ of _____¼, Meridian: H☐ M☐ S☐ GPS Make & Model _____
DATUM: NAD27 ☐ NAD83 ☐ WGS84 ☐ Horizontal Accuracy _____ meters/feet
Coordinate System: UTM Zone 10 ☐ UTM Zone 11 ☐ ***OR*** Geographic (Latitude & Longitude) ☑
Coordinates: 33°08'27.6"N 117°16'22.2"W

Habitat Description *(plant communities, dominants, associates, substrates/soils, aspects/slope):*

Edge of a flat area supporting mostly disturbed vegetation on APN 209-040-43. Adjacent vegetation on steep slopes to the north and east support Diegan Coastal Sage Scrub, dominated by California Sagebrush, Black Sage, and Laurel Sumac.

Other rare taxa seen at THIS site on THIS date:
(separate form preferred)

Site Information Overall site/occurrence quality/viability (site + population): ☐ Excellent ☐ Good ☐ Fair ☑ Poor

Immediate AND surrounding land use:

Visible disturbances: Specimens observed next to graded pad area with dense weeds.

Threats: Site proposed for commercial development. Onsite population would likely be lost to grading.

Comments:

Determination: *(check one or more, and fill in blanks)*

- ☑ Keyed (cite reference): Jepson
- ☐ Compared with specimen housed at: _____
- ☐ Compared with photo / drawing in: _____
- ☐ By another person (name): _____
- ☐ Other: _____

Photographs: *(check one or more)*

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

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