# Attachment H – Environmental Documents

**ATTACHMENT H**

# County of San Diego

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## AN ADDENDUM TO THE PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION FOR LEARN MINOR SUBDIVISION, PDS2002-3200-20571 (TPM-20571RPL)

## FOR PURPOSES OF CONSIDERATION OF NEWSOM OPEN SPACE VACATION PDS2022-VAC-22-003, PDS2022-ER-00-10-008A

**November 8, 2023**

**CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted MND may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental MND have occurred.**

**Discussion**:

There are some changes and additions, which need to be included in an Addendum to the previously adopted MND to accurately cover the new project. The additions are underlined and deletions are struck out. The changes and additions consist of the following:

1. To the Project Name add Newsom Open Space Vacation

2. To the Project Numbers add PDS2022-VAC-22-003, PDS2022-ER-00-10-008A

3. To the first paragraph add as indicated: "The Mitigated Negative Declaration for this project is comprised of this form along with the Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document dated February 24, 2004, which includes the following forms attached."

   A. An Addendum to the previously adopted Mitigated Negative Declaration with an Environmental Review Update Checklist Form for Projects with a Previously Approved Environmental Document, dated February 24,2004.
   B. An Ordinance Compliance Checklist

County of San Diego

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# Environmental Review Update Checklist Form
# For projects with Previously Approved Environmental Documents

## FOR PURPOSES OF CONSIDERATION OF
## NEWSOM OPEN SPACE VACATION
## PDS2022-VAC-22-003, PDS2022-ER-00-10-008A

**November 8, 2023**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Mitigated Negative Declaration (MND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously ***adopted MND, ND, or previously certified EIR***:

   An MND for the Learn Minor Subdivision, PDS2002-3200-20571 (TPM-20571RPL), Environmental Review No. PDS2000-3910-0010008, Log No. LOG NO. 00-10-008 was adopted on February 24, 2004. The Adopted MND found sensitive habitat lands that support unique vegetation communities or habitats of rare or endangered species as defined by section 15380 of CEQA. Impact to these sensitive habitat lands were determined to be mitigated to a level below significance with the dedication of Biological Open Space Easement and Limited Building Zone Easement.

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, Suite 110
   San Diego, CA 92123

   a. Contact Cathleen Phan, Project Manager
   b. Phone number: (619) 756-5903
   c. E-mail: cathleen.phan@sdcounty.ca.gov

3. Project applicant's name and address:

   Tom Newsom, 2630 Sausalito Avenue, Carlsbad, CA 92010, 760-525-5601

4. Summary of the activities authorized by present permit/entitlement application:

   The project is an open space easement vacation to vacate a 2.56-acre Biological Open Space Easement and 1.32-acre Limited Building Zone Easement recorded under document numbers 2007-0311635 and 2007-0311636 and rededicate a 2.59-acre Biological Open Space Easement and 1.28-acre Limited Building Zone Easement concurrently. The purpose of this Vacation is to rectify an oversight that occurred in the creation of a parcel from a recorded 2007 Parcel Map.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

   YES ☒ NO ☐

   If yes, describe **ALL** differences.

   The original project was a Tentative Parcel Map for the Learn Minor Subdivision covering 40.38 acres of land into a residential subdivision. The current action requests the vacation of the 2.56-acre Biological Open Space and 1.32-acre Limited Building Zone Easements within Parcel 2 (APN 294-011-77) recorded May 7, 2007, in accordance with the Tentative Parcel Map Decision of Approval (TPM-20571RPL). Concurrently, a rededication is proposed for a 2.59-acre Biological Open Space Easement and a 1.28-acre Limited Building Zone Easement.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR**. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forest Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology & Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Haz Materials | ☐ Hydrology & Water Quality |
| ☐ Land Use & Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population & Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation/Traffic | ☐ Utilities & Service Systems | ☐ Mandatory Findings of Significance |

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate upon completion of an ADDENDUM.

☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.

☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

| | **November 8, 2023** |
|---|---|
| Signature | Date |
| **Cathleen Phan** | **Land Use Planner** |
| Printed Name | Title |

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Mitigated Negative Declaration/Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR, Mitigated Negative Declaration, or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR, Mitigated Negative Declaration, or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    a. The project will have one or more significant effects not discussed in the previous EIR, Mitigated Negative Declaration, or Negative Declaration; or
    b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Mitigated Negative Declaration/Negative Declaration or previously certified EIR; or
    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Mitigated Negative Declaration, Negative Declaration, or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Mitigated Negative Declaration or Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted MND/ND are necessary.

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.**

## ENVIRONMENTAL REVIEW UPDATE CHECKLIST

**I. AESTHETICS** – Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES ☐ NO ☒

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES ☐ NO ☒

**III. AIR QUALITY** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES ☐ NO ☒

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

| YES | NO |
|---|---|
| ☐ | ☒ |

The adopted MND found sensitive habitat lands that support unique vegetation communities or habitats of rare or endangered species as defined by section 15380 of CEQA. Impact to these sensitive habitat lands were determined to be mitigated to a level below significance with the dedication of Biological Open Space Easement and Limited Building Zone Easement. The Vacation does not present a substantial change to the previously approved project. At Vacation completion, there will be an overall increase in the amount of Biological Open Space on the parcel. Therefore, no new environmental impacts associated with Biological Resources would occur and no revisions to the previous EIR, MND, or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

| YES | NO |
|---|---|
| ☐ | ☒ |

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or

having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

| YES | NO |
|---|---|
| ☐ | ☒ |

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

| YES | NO |
|---|---|
| ☐ | ☒ |

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

| YES | NO |
|---|---|
| ☐ | ☒ |

**IX. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted

runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES ☐ NO ☒

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES ☐ NO ☒

**XI. MINERAL RESOURCES** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES ☐ NO ☒

**XII. NOISE** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES ☐ NO ☒

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES ☐ NO ☒

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES ☐ NO ☒

**XV. RECREATION** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES ☐ NO ☒

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES ☐ NO ☒

**XVII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to

utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

| YES | NO |
|---|---|
| ☐ | ☒ |

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**: Since the previous EIR was certified or previous MND/ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

| YES | NO |
|---|---|
| ☐ | ☒ |

Attachments
- Previous environmental documentation
- Addendum to the previously certified EIR

## XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Public Facility Conservation/Open Space Element of the General Plan (Section 6-Solid Waste, XII-6-1Goal COS-17: Solid Waste Management)

County of San Diego Scenic Highway Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

ENVIRONMENTAL-DOCUMENTS

GARY L. PRYOR
DIRECTOR

# County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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## MITIGATED NEGATIVE DECLARATION

FINAL

~~July 3, 2003~~
Revised: February 24, 2004

Project Name: LEARN MINOR SUBDIVISION

Project Number(s): TPM 20571rpl; LOG NO. 00-10-007

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

a. Initial Study Form
b. Environmental Analysis Form and attached extended studies for *Archeology, Hydrogeology, Biology, Drainage, Stormwater.*

1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

Prior to approval of grading permits or improvement plans, and prior to recordation of the Parcel Map, the applicant shall:

A. Grant to the County of San Diego an open space easement (Easement A) as shown on the Open Space Plan dated *June 10, 2003*. This easement will total 40.38 acres for impacts to 1.85 acres of Jeffrey Pine Forest, 15.57 acres of Mixed montane chaparral, and 0.8 acres of Symphoricarpos/Eriogonum and prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

The sole exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

B. Grant to the County of San Diego an easement (Easement B) which prohibits the construction or placement of any residence, garage, or other accessory structure designed or intended for occupancy by humans or animals, as shown on the Open Space Plan dated *June 10, 2003.* The purpose of this easement is to prohibit such structures, because an area containing sensitive biological resources (encumbered by an open space easement) exists adjacent to said area, and the clearing of vegetation or other fuel modification measures which

are normally required by fire protection officials within a specified distance of such structures, is potentially damaging to the integrity of those biological resources.

The sole exceptions to this prohibition are:

1. Construction, use, and maintenance of wells andseptic systems.

2. Maintenance and construction of private and public drainage facilities, roads, and driveways.

3. Structures designed or intended for occupancy by humans or animals located no less than 50 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.

4. Decking, fences, and similar facilities.

5. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

C. Cause to be placed on grading and/ or improvement plans and the Final Map the following:

"Restrict all brushing, clearing and/or grading such that none will be allowed within 300 feet of an occupied nest during raptor species breeding season. This is defined as occurring from February 1st – June 1st. The Director of Planning and Land Use, may waive this condition, through written concurrence from the United States Fish and Wildlife Service and the California Department of Fish and Game, that no occupied nests are present in the vicinity of the brushing, clearing or grading."

## DEPARTMENT OF PUBLIC WORKS

Prior to recordation of the Parcel Map, the applicant shall:

1. ACCESS

a. The subdivider shall furnish to the County of San Diego, Department of Public Works, recorded documentation showing that the land division is connected to a publicly maintained road by an easement for road purposes. This easement shall be forty feet (40') wide as specified in Section 81.703(a)(2) and/or (b)(1), unless proof is furnished that a lesser width is applicable under Section 81.703(l)(1) of the County Code, and shall be for the benefit and use of the property being divided. Recordation data for said easement shall be shown on the Parcel Map. This requirement applies to off-site access to all proposed parcels.

b. A registered civil engineer, a registered traffic engineer, or a licensed land surveyor shall provide a signed statement to the Director of Public Works, that access meeting CALTRANS requirements for sight distance exists for Winn Ranch Road in both directions along SR 79.

2. PRIVATE ROAD EASEMENTS AND IMPROVEMENTS

a. The Parcel Map shall show a modified hammerhead turnaround located at the northwest corner of Parcel 3, to the satisfaction of the Julian-Cuyamaca Fire Protection District and the Director of Public Works.

b. The Parcel Map shall show a proposed private road easement over Parcel 3 in favor of Parcel 2, along and within the northwesterly portion of Parcel 3, from the modified hammerhead turnaround southeasterly for approximately one-hundred forty-five feet (145').

c. The Parcel Map shall show a minimum forty-foot (40') wide private road easement from the northwesterly corner of Parcel 3 westerly to the westerly boundary of the land division.

d. The modified hammerhead turnaround shall be graded and improved with six inches (6") of disintegrated granite, to the satisfaction of the Julian-Cuyamaca Fire Protection District and the Director of Public Works.

e. The private easement road (along and within Parcel 3 in favor of Parcel 2), from the modified hammerhead turnaround at the northwest corner of Parcel 3 southeasterly for approximately one-hundred forty-five feet (145'), shall be graded twenty feet (20') wide and improved sixteen feet (16') wide with six inches (6") of disintegrated granite. The Improvement and Design Standards of Section 3.13(D) of the County Standards for Private Roads

(approved June 30, 1999) shall apply. NOTE: Where grades exceed 8%, asphalt concrete shall be required in lieu of disintegrated granite.

d. The to-be-named private easement road, from the modified hammerhead turnaround at the northwest corner of Parcel 3 westerly to Winn Ranch Road, shall be graded twenty-four feet (24') wide and improved twenty feet (20') wide with six inches (6") of disintegrated granite, except from Station 0+00 to Station 1+50 and from Station 2+50 to Station 10+50, which may be improved eighteen feet (18') wide. The Improvement and Design Standards of Section 3.1(C) of the County Standards for Private Roads (approved June 30, 1999) for one hundred (100) or less trips shall apply. NOTE: Where grades exceed 8%, asphalt concrete shall be required in lieu of disintegrated granite. A vertical design speed of 15 mph and a horizontal radius of curvature of fifty feet (50') may be used. Where the horizontal radius of curvature is less than sixty feet (60'), additional improved surfacing shall be added for a total width of twenty-four feet (24'), to the satisfaction of the Julian-Cuyamaca Fire Protection District.

e. The private easement road (Winn Ranch Road), from the to-be-named private easement road (serving the land division) westerly to SR 79, shall be graded twenty-four feet (24') wide and improved twenty feet (20') wide with six inches (6") of disintegrated granite. The existing pavement may remain and shall be widened with asphalt concrete to provide a constant width of twenty feet (20'). All distressed sections shall be replaced. The Improvement and Design Standards of Section 3.1(C) of the County Standards for Private Roads (approved June 30, 1999) for one hundred (100) or less trips shall apply. A vertical design speed of 15 mph and a horizontal radius of curvature of fifty feet (50') may be used. NOTE: Where grades exceed 8%, asphalt concrete shall be required in lieu of disintegrated granite. Where the horizontal radius of curvature is less than sixty feet (60'), additional improved surfacing shall be added for a total width of twenty-four feet (24'), to the satisfaction of the Julian-Cuyamaca Fire Protection District.

l. The structural section for the private roads shall be per Section 3.2 of the San Diego County Standards for Private Roads. NOTE: This applies only where grades exceed 8% and/or asphalt concrete pavement is to be widened out.

m.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

NONE

**ADOPTION STATEMENT:** This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Director of Planning and Land Use

on May 15, 2004

Patricia Jafbourne

J. ERIC GIBSON, Deputy Director
Department of Planning and Land Use

## LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT COMMENTED ON THE DRAFT NEGATIVE DECLARATION

**March 19, 2004**

A draft version of the Negative Declaration was circulated for public review from July 3, 2003 to July 23, 2003. The following is a listing of the names and addresses of persons, organizations, and public agencies that commented during this public review period.

| NAME | ADDRESS |
|---|---|
| **FEDERAL AGENCIES** | |
| US Fish and Wildlife | 2730 Loker Avenue, West<br>Carlsbad, CA 92008 |
| **STATE AGENCIES** | |
| California Dept. of Fish and Game | 4949 Viewridge Ave. San<br>Diego, CA 92123 |
| **COUNTY, CITY, AND OTHER LOCAL AGENCIES** | |
| None | |
| **ORGANIZATIONS** | |
| Palomar Audubon Society c/o Michael D. Fitts | 12301 Wilshire Blvd., Suite<br>318, Los Angeles, CA<br>90025-1007 |
| **INDIVIDUALS** | |
| None | |

GARY L. PRYOR
DIRECTOR

# County of San Diego

SAN MARCOS OFFICE
338 VIA VERA CRUZ - SUITE 201
SAN MARCOS, CA 92069-2620
(760) 471-0730

EL CAJON OFFICE
200 EAST MAIN ST. - SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

~~December 6, 2000~~
Revised: February 24, 2004

FINAL

## INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Title:

   TPM 20571rpl1/LOG NO. 00-10-008/Learn Minor Subdivision

2. Description of Project:

   The proposed project is a Tentative Parcel Map consisting of the division of 110.51 acres into 4 parcels plus a remainder parcel. Parcel 1 is proposed at 6.9 net acres, Parcel 2 is proposed at 4.0 acres net, Parcel 3 at 4.0 acres net, Parcel 4 at 4.0 net acres and the remainder Parcel is proposed at 88.7 acres. Each parcel will be developed by individual owner-builders, typically a single-family dwelling and accessory structures. Each parcel will depend on groundwater from a shared on-site well for the potable water supply and individual septic systems for sewage disposal. Earthwork for the project (including all driveways, pads, main road, and the remainder parcel driveway will be approximately 11,000 cubic yards). Access will be taken from the terminus of Winn Ranch Road, a private gated road located north of Mason Valley Truck Trail and south of Harrison Park Road, east of State Route (SR) 79.

3. Project Sponsor's Name and Address:

   Martin and June Learn
   4845 Tula Court
   San Diego, CA 92122

4. Project Location:

   The project is located on the east extension of Winn Ranch Road off of Highway 79 between Julian and Lake Cuyamaca.

   Thomas Brothers Coordinates: Page 1156, Grid H/7

5. Surrounding Land Uses and Environmental Setting:

The surrounding land uses include grazing small-scale agriculture, and single-family dwellings on parcels 4 acres or larger. The topography is varied and includes steep slopes and meadows. The vicinity includes several habitats in undisturbed condition including grasslands, forested areas, and areas of chaparral.

6. General Plan Designation

| | |
|---|---|
| Community Plan: | Julian Community Plan |
| Land Use Designation: | (18) Multiple Rural Use |
| Density: | 1 du/4 acre(s) |

7. Zoning

| | |
|---|---|
| Use Regulation: | A70 (Limited Agricultural) |
| Density: | 1 du/4 acre(s) |
| Special Area Regulation: | none. |

8. Environmental resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

Biological Resources

9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B MS O650
San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

Laura Maghsoudlou (858) 495-5845

11. Anticipated discretionary actions and the public agencies whose discretionary approval is necessary to implement the proposed:

| Permit Type/Action | Agency |
|---|---|
| Tentative Parcel Map | County of San Diego |
| Grading Permit | County of San Diego |
| Improvement Plans | County of San Diego |
| Groundwater Wells and Exploratory or Test Borings Permit | County of San Diego |

| | |
|---|---|
| Septic Tank Permit | County of San Diego |
| Water Well Permit | County of San Diego |
| School District Approval | Julian School District |

12. State agencies (not included in #11) that have jurisdiction by law over natural resources affected by the project:

    None

13. Participants in the preparation of this Initial Study:

    Laura Maghsoudlou, DPLU Analyst
    Stephanie Hall, DPLU Planner
    Chris Kotitsa, DPW Engineer
    Szytel Engineering and Surveying, Inc., Stormwater/Drainage
    RB Riggan and Associates, Biological Resources
    Gordon Gastil, Groundwater Resources
    ASM Affiliates, Cultural Resources

14. Initial Study Determination:

    On the basis of this Initial Study, the Department of Planning and Land Use believes that the proposed project may have a potentially significant effect on the environment. However, the mitigation measures described in the attached Environmental Analysis Form have been added to the project which clearly reduce the potentially significant effects to a level below significance. A MITIGATED NEGATIVE DECLARATION will be prepared.

Laura Maghsoudlou, Environmental Analyst February 24, 2004
County of San Diego, Department of Planning and Land Use
Resource Planning

ENVIRONMENTAL ANALYSIS FORM

DATE: ~~December 6, 2000~~
Revised: February 24, 2004

PROJECT NAME: Learn Minor Subdivision

PROJECT NUMBER(S): TPM 20571rpl; Log No. 00-10-007

EXPLANATION OF ANSWERS:

The following questions are answered either "Potentially Significant Impact", "Potentially Significant Unless Mitigation Incorporated", "Less Than Significant Impact", or "Not Applicable" and are defined as follows.

**"Potentially Significant Impact."** County staff is of the opinion there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures or feasible project changes. "Potentially Significant Impact" means that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

**"Potentially Significant Unless Mitigation Incorporated."** County staff is of the opinion there is substantial evidence that the project may have a potentially significant adverse effect on the resource. However, the incorporation of mitigation measures or project changes agreed to by the applicant has clearly reduced the effect to a less than significant level.

**"Less Than Significant Impact."** County staff is of the opinion that the project may have an effect on the resource, but there is no substantial evidence that the effect is potentially significant and/or adverse.

**"Not Applicable."** County staff is of the opinion that, as a result of the nature of the project or the existing environment, there is no potential for the proposed project to have an effect on the resource.

## I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with any element of the General Plan including community plans, land use designation, or zoning?

   **Less Than Significant Impact.**

   The proposed project is subject to the Regional Land Use Element Policy 1.4 Rural Development Area and General Plan Land Use Designation (18)

Multiple Rural Use. The General Plan requires minimum gross parcel sizes of four (4) acres and is slope and groundwater dependent. The proposed project has gross parcel sizes that are consistent with the General Plan.

The project is subject to the policies of the Julian Community Plan. The proposed project is consistent with the policies of the Julian Community Plan. The current zone is A70 Limited Agricultural Use Regulation, which requires a net minimum lot size of four (4) acres. The proposed project is consistent with the Zoning Ordinance requirements for minimum lot size.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

**Less Than Significant Impact.**

In the review of the project, no conflicts with environmental plans or policies adopted by other agencies have been identified. These agencies include, but are not limited to: the California Regional Water Quality Control Board, the San Diego Air Pollution Control District, California Department of Fish and Game, the Federal Department of Fish and Wildlife Service, the State Department of Health Services, and the County Department of Environmental Health.

3. Does the proposal have the potential to be incompatible with existing or planned land uses or the character of the community?

**Less Than Significant Impact.**

The proposed use will not have a harmful effect on the neighborhood character because the area surrounding the project site is developed with agricultural and single-family residential uses and minimum four (4)-acre parcels. To the north, west, and south are residential and agricultural land uses. To the east is undeveloped land. The proposed project is for a residential land use proposing 0.21 dwelling unit per net acre (gross acreage was not provided). This figure does not include the remainder parcel. Therefore, this project will be compatible with the existing character of development and planned land use.

4. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community?

**Less Than Significant Impact.**

The proposed project is a minor subdivision, which does not propose major roadways, physical barriers or other features that would have the potential to significantly disrupt or divide the established community.

## II. AGRICULTURE RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

1. Would the proposal convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or have a potentially adverse effect on prime agricultural soils as identified on the soils map for the Conservation Element of the San Diego County General Plan?

   **Not Applicable.**

   The project site and adjacent parcels do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program. In addition, the proposed project site does not support prime agricultural soils, as identified on the soils map for the Conservation Element of the San Diego County General Plan. Therefore, no adverse impacts to resources included in this program or on prime agricultural soils will occur as a result of implementation of the proposed project.

2. Would the proposal conflict with existing zoning for agricultural use, or a Williamson Act Contract?

   **Not Applicable.**

   The project site and surrounding area do not contain agriculture. In addition, the project and surrounding area are not zoned for agricultural use, nor is the land under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

3. Would the proposal involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?

**Not Applicable.**

The project site and surrounding area do not contain agriculture. Therefore, implementation of the proposed project would not result in the conversion of Farmland to non-agricultural use.

## III. POPULATION AND HOUSING

1. Would the proposal potentially induce substantial growth either directly or indirectly?

**Less Than Significant Impact.**

The project does not involve substantial extensions of utilities such as water, sewer or new roads systems into previously unserved areas and is consistent with the County General Plan. The project will not induce substantial growth not consistent with County planning goals.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing?

**Less Than Significant Impact.**

The proposed project will not displace residential uses but will result in a net gain of housing potential.

## IV. GEOLOGIC ISSUES

1. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), rockfall, or landslides?

**Not Applicable.**

The project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. Also, a site visit conducted by Laura Maghsoudlou on 12/06/00 did not identify any features that would indicate landslides or the potential for liquefaction.

2. Would the proposal result in potentially significant increased erosion or loss of topsoil?

**Less Than Significant Impact.**

According to the Soil Survey of San Diego County, the soils on-site are identified as Crouch Coarse Sandy Loam, Crouch Rocky Coarse Sandy Loam, Sheephead Rocky Fine Sandy Loam, and Holland Stony Sandy Fine Loam. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. Due to these factors, it has been found that the project will not result in significantly increased erosion potential.

3. Would the proposal result in potentially significant unstable soil conditions (expansive soils) from excavation, grading, or fill?

**Less Than Significant Impact.**

A review of the Soil Survey, San Diego Area CA by the U.S. Department of Agriculture has identified no soils on the site which have a HIGH shrink-swell behavior. All mapped soils on the site have a low to moderate shrink-swell behavior. Therefore, on-site soil conditions are stable and do not have adverse potential for development activity.

4. Would the proposal result in a potentially significant adverse effect to unique geologic features?

**Less Than Significant Impact.**

On a site visit completed by Laura Maghsoudlou on 12/06/00, no significant geological features were identified on-site. No known unique geologic features were identified on the property or in the immediate vicinity on the Natural Resources Inventory of San Diego County listed in the Conservation Element of the San Diego County General Plan. Since no unique geologic features are present on the site, no adverse impacts will result from the proposed project.

5. Would the proposal result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region?

**Less Than Significant Impact.**

The project will not result in a loss of availability of a known significant mineral resource that would be of value to the region. The project is not located in a significant mineral resource area, as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). Also, on a site visit conducted by Laura Bloom on 12/06/00, no past or present mining activities were identified on the project.

## V. WATER RESOURCES

1. Would the proposal violate any waste discharge requirements?

**No Impact.**

The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB).

2. Is the project tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

**No Impact.**

The project lies in the Boulder Creek hydrologic subarea, within the San Diego hydrologic unit - that is impaired for *Coliform bacteria.*

However, the project does not propose any known sources of pollutants, or land use activities that might contribute these pollutants.

3. Would the proposal result in a potentially significant increase in the demand on the local imported water system?

**Not Applicable.**

The project will be served by groundwater from on-site wells. Therefore, there will be no demand on the local imported water system.

4. Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

   **Yes.**

   The project complies with the WPO requirements for a Stormwater Management Plan (SWMP). The project as designed will meet the performance standards of the ordinance for flow control and erosion, and surface and ground water quality. See questions 1,2 and 5 through 9 of this section for more detailed rationale.

5. Would the proposed project substantially alter the existing drainage of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

   **Less Than Significant Impact.**

   The project complies with the requirements for a Stormwater Management Plan (SWMP). A preliminary review of drainage indicates that there will be no substantial creation or contribution of runoff water which would result in substantial erosion or siltation on- or off-site.

6. Would the proposed project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

   **Less Than Significant Impact.**

   The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff. Drainage will be diverted to either natural drainage channels or approved drainage facilities. The project will have no adverse effect on drainage patterns or the rate or amount of runoff because it does not propose to significantly impair, impede or accelerate flow in any watercourse. The project does not have significant flood hazards from external sources and does not have a watershed of 25 or more acres. Drainage along roads shall be per County standards.

7. Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

**Less Than Significant Impact.**

A review of drainage indicates that there will be no substantial creation or contribution of runoff water which would exceed the capacity of existing or planned storm water drainage facilities.

8. Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

**No Impact.**

The project does not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite.

9. Would the proposal provide substantial additional sources of polluted runoff?

**Less Than Significant Impact.**

The project may have potential sources of polluted runoff from construction activities. However, site design measures and construction phase BMP's as listed outlined within the Stormwater Management Plan prepared by Szytel Engineering dated July, 2003 will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable.

10. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse effect on groundwater quantity?

**Less Than Significant Impact.**

A residential well test and analysis dated May 1, 2002 was carried out by Dr. Gordon Gastil. The well test was carried out for a minimum of 24 hours and met the requirements as outlined within the County's Guideline for Site Specific Hydrogeologic Investigations. Therefore, as identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project will not adversely impact groundwater availability.

11. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level?

**Less Than Significant Impact.**

The project is proposing to use groundwater supplies for the four parcels and associated residential uses. The project as proposed will use much less than 20 acre-feet of water per year (a typical household will use approximately .5 acre-feet per year of groundwater for normal uses), and therefore is not considered a water intensive use. Dr. Gordon Gastil carried out a residential well test and analysis dated May 1, 2002. The well test was carried out for a minimum of 24 hours and met the requirements as outlined within the County's Guideline for Site Specific Hydrogeologic Investigations. The drawdown throughout the test was approximately ten feet with a recovery period of less than an hour.

12. Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

**Yes.**

Dr. Gordon Gastil carried out a residential well test and analysis dated May 1, 2002. As identified within Section 67.722B of the San Diego County Groundwater Ordinance, it has been determined that groundwater resources are adequate to meet the groundwater demands of the project.

## VI. AIR QUALITY

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation?

**Less Than Significant Impact.**

No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from vehicle trips associated with the proposed project. The vehicle trips generated from the project will result in 30 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the threshold of significance for reactive organic gases (ROG). Therefore, the vehicle

trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation. No other potential sources of air pollutants have been identified from the project. Additionally, the project is not expected to emit any toxic air contaminant or particulate matter based on project description and information submitted.

2. Would the proposal have the potential to significantly increase the exposure of people to any excessive levels of air pollutants?

**Less Than Significant Impact.**

The project is not located near any identified source of noxious emissions and will not expose people to excessive levels of air pollutants.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area?

**Less Than Significant Impact.**

No potential sources of objectionable odors have been identified within the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.

## VII. TRANSPORTATION/CIRCULATION

1. Would the proposal result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity?

**Less Than Significant Impact.**

The proposed project would not result in a degradation of the level of service (LOS) of affected roadways. State Route (SR) 79 is designated as a Rural Mountain Road on the San Diego County Circulation Element of the General Plan with a current LOS B (2,200 ADT) {threshold of 4,100 ADT for LOS C}. The added traffic volume from the project (30 ADT) would ultimately result in a total of 2,230 ADT. No impacts, degradation, or threshold increase in capacity is proposed for this project on SR 79.

2. Would the proposal result in potentially significant impacts to traffic safety (e.g., limited sight distance, curve radii, right-of-way)?

**Less Than Significant Impact.**

The project will not have any potential impacts to traffic safety. The project will be certified, by the private engineer that it has adequate CALTRANS sight distance prior to final occupancy and that all driveways are built to County and Fire Protection District standards. The applicant will be required to design and construct all other private improvements per CALTRANS, County and Fire Protection District standards.

3. Would the proposal potentially result in insufficient parking capacity on-site or off-site?

**Less Than Significant Impact.**

The Zoning Ordinance Section 6758 Parking Schedule requires two on-site parking spaces for each dwelling unit. The proposed lots have sufficient area to provide at least two on-site parking spaces consistent with The Zoning Ordinance

4. Would the proposal result in a potentially significant hazard or barrier for pedestrians or bicyclists?

**Less Than Significant Impact.**

The project will not have any significant increase in the volume of traffic on State Route 79 or any other roads in the area. The project does not propose any hazards or barriers for pedestrians or bicyclists, nor will it affect existing conditions on State Route 79 or any other roads in the area for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

## VIII. BIOLOGICAL RESOURCES

1. Would the proposal result in potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats?

**Potentially Significant Unless Mitigation Incorporated.**

Biological resources on site were evaluated in a biology report completed by RBRiggan and Associates dated May 1, 2002. The project site will impact three sensitive habitat types: Jeffrey pine forest (impact of 1.85 acres), Mixed montane chaparral (impact of 15.57 acres), and Symphoricarpos/Eriogonum (impact of 0.8 acres).

In order to reduce these impacts to a level below significance, an on-site 40.38-acre open space easement will be dedicated to the County as shown within Figure 9Brpl of the Biological Assessment Report dated May 1, 2002. Therefore, the proposal would result in potentially significant adverse effects to a locally sensitive plant species and sensitive habitats. But such effects will be mitigated to a level below significance by the preservation of habitat within an on-site open space.

2. Does the project comply with the Sensitive Habitat Lands section (Article IV, Item 6) of the Resource Protection Ordinance?

**Yes.**

Sensitive habitat lands were identified on the site and in the off-site alignment area as determined on a site visit conducted by staff. These are lands which support unique vegetation communities or habitats of rare or endangered species as defined by Section 15380 of the CEQA. The Resource Protection Ordinance (RPO) does allow development to occur in such lands if "all feasible measures necessary to protect and preserve the lands are required as a condition of permit approval and where mitigation provides an equal or greater benefit to the affected species. In accordance with the RPO, impacts to these sensitive habitat lands will be mitigated with the dedication of a 40.38-acre open space easement located on-site (see Biological Assessment, May 1, 2002, Figure 9Brpl). For impacts to 1.85 acres of Jeffrey pine forest and 0.8 acres of Symphoricarpos/Eriogonum, 8.97 acres will be dedicated within a natural open space. Additionally, impacts to the Mixed montane chaparral will be mitigated by the dedication of 30.81 acres within the open space easement. These mitigation measures will allow the preservation of habitat that is protected from residential development. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the RPO.

3. Would the proposal result in potentially significant adverse effects to wetland habitats or wetland buffers? Is the project in conformance with wetland and wetland buffer regulations within the Resource Protection Ordinance?

**Less Than Significant Impact.**

The project site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. These areas do not have a substratum of predominately undrained hydric soils, do not support, even periodically, hydric plants, nor do they have a substratum that is non-soil

and saturated with water or covered by water at some time during the growing season of each year.

4. Does the proposed project have the potential to discharge material into and/or divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, lake, wetland or water of the U.S. in which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over?

**Less Than Significant Impact.**

The proposed project site does not contain any wetlands, rivers, streams, lakes or waters of the U.S that could potentially be impacted, diverted or obstructed by the proposed development. n over. Therefore, no significant impacts will occur to wetlands or watersheds that are California Department of Fish and Game and/or Army Corps of Engineers jurisdictional waters.

5. Would the proposal result in potentially significant adverse effects to wildlife dispersal corridors?

**Potentially Significant Unless Mitigation Incorporated.**

Although topographic features that appear to be appropriate wildlife dispersal or migration corridors occur on-site, a large portion of the project site (40.38 acres) will be placed in a natural open space prior to issuance of improvement or grading plans or prior to recordation of the Parcel Map, whichever comes first, and therefore no significant impact will occur.

6. Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

**Not Applicable.**

The proposed project is located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

7. Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

**Not Applicable.**

While the proposed project is located outside of the boundaries of the Multiple Species Conservation Program, the project site does not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

## IX. HAZARDS

1. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

   **Not Applicable.**

   The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. In addition, an internal review of existing data and a field visit to the project site did not indicate the presence of any historic burnsites, landfills, or uses that may have contributed to potential site contamination. Therefore, no significant hazard to the pubic or the environment is expected to occur due to project implementation.

2. Would the proposal have the potential to significantly interfere with the County of San Diego Operational Area Emergency Plan or the County of San Diego Operational Site Specific Dam Failure Evacuation Data Plans?

   **Not Applicable.**

   The project lies outside any mapped dam inundation area for major dams/reservoirs within San Diego County, as identified on inundation maps prepared by the dam owners.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation?

   **Less Than Significant Impact.**

   The project will not significantly increase the fire hazard because it will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Uniform Fire Code, Article 9 and Appendix II-A, Section 16, as adopted and amended by the local fire

protection district. Implementation of these fire safety standards will occur during the Tentative Parcel Map or building permit process. Also, a Fire Service Availability Letter has been received from the Julian-Cuyamaca Fire Protection District.

4. a. Would the proposal expose people or property to flooding?

**Less Than Significant Impact.**

The proposed project will not expose people or property to flooding and will not significantly alter the lines of inundation to the 100-year flood plain. Drainage will be diverted to either natural drainage channels or approved drainage facilities. The project does not propose to significantly impair, impede or accelerate flow in any existing watercourse that flows through the property. The project does not have significant flood hazards from external sources and does not have a watershed of 25 or more acres. Drainage along roads shall be per County standards.

b. Does the project comply with the Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?

**Not Applicable.**

The project is not located near any floodway/floodplain fringe area as defined in the resource protection ordinance, nor is it located near any watercourse which is plotted on any official County floodway/floodplain map.

5. Will the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

**Not Applicable.**

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

6. Will the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

**Not Applicable.**

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

7. Is the project within one-quarter mile of an existing or proposed school that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in a quantity equal to or greater than that specified in subdivision (a) of Section 25536 of the Health and safety Code? Or, does the project involve the proposal of a school that is within one-quarter mile of a facility that exhibits the above characteristics?

**Not Applicable.**

The project is not located within one-quarter mile of and existing or proposed school.

## X. NOISE

1. Would the proposal result in exposing people to potentially significant noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Less Than Significant Impact.**

The proposal would not expose people to potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

2. Would the proposal generate potentially significant adverse noise levels (i.e., in excess of the San Diego County Noise Control Regulations)?

**Less Than Significant Impact.**

The proposal would not generate potentially significant adverse noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

## XI. PUBLIC SERVICES

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities? This could include a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities. Also, will the project result in inadequate emergency access?

**Less Than Significant Impact.**

The proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate services are available to the project from the following agencies/districts: Julian Elementary District, Julian High School District, Julian-Cuyamaca Fire Protection District. The service letters are based on the project's ability to meet the requirements set by these agencies. The schools indicate that the project is eligible for service. The Julian-Cuyamaca Fire Protection District has reviewed the application for service and their requirements are attached. The project is accessed by Highway 79 via Winn Ranch Road a private road easement; therefore, emergency access is adequate.

## XII. UTILITIES AND SERVICES

Would the proposal result in a need for potentially significant new distribution systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;
Communication systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies;

**Less Than Significant Impact.**

The proposed project will not result in the need for significant new distribution systems or substantial alterations to existing systems because the existing utility systems listed above are available to serve the proposed project. Additionally, the project's water supply will be from on-site wells and each parcel has been approved for a septic system to dispose of waste.

## XIII. AESTHETICS

1. Would the proposal result in a demonstrable, potentially significant, adverse effect on a scenic vista or scenic highway?

   **Less Than Significant Impact.**

   The proposed project is not visible from a designated scenic vista, overlook or viewpoint according to the Scenic Highway Element of the General Plan; therefore, a demonstrable potentially significant adverse effect is not foreseen.

2. Would the proposal result in a demonstrable, potentially significant, adverse visual effect that results from landform modification, development on steep slopes, excessive grading (cut/fill slopes), or any other negative aesthetic effect?

   **Less Than Significant Impact.**

   The proposed project will not require significant alteration of the existing landform. The project proposes grading for a private easement road that will provide access to each parcel and four driveways. As defined by the Resource Protection Ordinance, the driveways and easement road is allowed to encroach into steep slopes provided that they are necessary for access to the portion of the site to be developed that is less than 25 percent gradient. The proposed project does meet the above mentioned section of the RPO. The average slope for the property is 14.5 percent gradient and the site has never been graded. Therefore, the resultant development will have no visual impact from landform modification or grading.

3. Does the project comply with the Steep Slope section (Article IV, Section 5) of the Resource Protection Ordinance?

   **Yes.**

   The average slope for the property is 14.5 percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be place in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are steep slopes on the property however, an open space easement is proposed over the entire steep slope lands. Therefore, the project is in conformance with the RPO.

4. Would the project produce excessive light, glare, or dark sky impacts?

**Less Than Significant Impact.**

The project design has not proposed any structures or materials that would create a public nuisance or hazard. The project conforms to the San Diego County Light Pollution Code (San Diego County Code Section 59.101). Any future lighting would be regulated by the Code. The proposed project will not generate excessive glare or have excessive reflective surfaces.

## XIV. CULTURAL AND PALEONTOLOGICAL RESOURCES

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources?

**Less Than Significant Impact.**

A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is not located on geological formations that contain significant paleontological resources. The geological formations that underlie the project have a low probability of containing paleontological resources .

2. Does the project comply with the Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?

**Yes.**

A Cultural Resources Survey dated August 29, 2000 was carried out by ASM Affiliates and it has been determined that the property does not contain any archaeological/ historical sites.

3. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:

   a. Contains information needed to answer important scientific research questions;

   b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);

   c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;

d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or

e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

**Less Than Significant Impact.**

The project will not impact significant archaeological resources because a field survey has been performed by a County certified archaeologist, ASM Affiliates and no archaeological sites are present.

## XV. OTHER IMPACTS NOT DETAILED ABOVE

None.

## XVI. MANDATORY FINDINGS OF SIGNIFICANCE

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

   **Less Than Significant Impact.**

   As discussed in Section VIII, Biological Resources, Questions 1., 2., 3., 4., 5., 6. and 7., and Section XIV, Cultural and Paleontological Resources, Questions 1., 2., and 3., the project will not degrade the quality of the environment and will not substantially reduce the habitat of a fish or wildlife species. The project will not cause a fish or wildlife population to drop below self-sustaining levels and will not threaten to eliminate a plant or animal community. Also, the project would not reduce the number or restrict the range of a rare or endangered plant or animal and will not eliminate important examples of the major periods of California history or prehistory.

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

**Less Than Significant Impact.**

In the completion of this Initial Study, it has been determined that no significant unmitigated environmental impacts will result from the project. Thus, all long-term environmental goals have been addressed.

3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

**Less Than Significant Impact.**

The incremental impacts of the project have not been found to be cumulatively considerable after an evaluation of all potential impacts. After careful review, there is no substantial evidence that any of the incremental impacts of the project are potentially significant. The impacts of the project have therefore not been found to be cumulatively considerable. The potential combined environmental impacts of the project itself have also been considered in reaching a conclusion that the total cumulative effect of such impacts is insignificant.

4. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly?

**Less Than Significant Impact.**

In the completion of this Initial Study, it has been determined that the project will not cause substantial adverse effects on human beings, either directly or indirectly. This conclusion is based on the analysis completed in Sections: I, Land Use and Planning; III, Population and Housing; IV, Geologic Issues; V, Water Resources; VI, Air Quality; VII, Transportation/ Circulation; IX, Hazards; X, Noise; XI, Public Services; XII, Utilities and Services; and XIII, Aesthetics. In totality, these analyses have determined that the project will not cause substantial adverse effects on human beings.

## XVII. EARLIER ANALYSIS

Earlier CEQA analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used: None

2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were analyzed in, an earlier CEQA document: NA.

3. Mitigation measures: NA

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

Cultural Resources Survey of the Martin Learn Property, ASM Affiliates, August 29, 2000.

Biological Assessment, RBRiggan and Associates, May 1, 2002

Preliminary Drainage Study, Szytel Engineering, August 1, 2002.

Stormwater Management Report, Szytel Engineering, July, 2002.

Hydrogeologic Report, Dr. Gordon Gastil, June 18, 2002.

Air in San Diego County, 1996 Annual Report, Air Pollution Control District, San Diego County

Bay Area Air Quality Management District - Assessing the Air Quality Impacts of Projects and Plans, April 1996

California Environmental Quality Act, CEQA Guidelines 1997

California State Clean Air Act of 1988

County of San Diego General Plan

County of San Diego Code Zoning and Land Use Regulation Division Sections 88.101, 88.102, and 88.103

County of San Diego Code Zoning and Land Use Regulation, Division 7, Excavation and Grading

County of San Diego Groundwater Ordinance (Chapter 7, Sections 67.701 through 67.750)

County of San Diego Noise Element of the General Plan (especially Policy 4b, Pages VIII-18 and VIII-19)

County of San Diego Noise Ordinance (Chapter 4, Sections 36.401 through 36.437)

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.), February 20, 2002

County of San Diego Zoning Ordinance (Performance Standards, Sections 6300 through 6314, Section 6330-6340)

Dam Safety Act, California Emergency Services Act; Chapter 7 of Division 1 of Title 2 of the Government Code

General Construction Storm Water Permit, State Water Resources Control Board

General Dewatering Permit, San Diego Regional Water Quality Control Board

General Impact Industrial Use Regulations (M54), San Diego Regional Water Quality Control Board

Groundwater Quality Objectives, San Diego Regional Water Quality Control Board's Basin Plan

Health and Safety Code (Chapters 6.5 through 6.95), California Codes of Regulations Title 19, 22, and 23, and San Diego County Ordinance (Chapters 8, 9, and 10)

Resource Protection Ordinance of San Diego County, Articles I-VI inclusive, October 10, 1993

San Diego County Soil Survey, San Diego Area, United States Department of Agriculture, December 1973

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zones Act, Title 14, Revised 1994

U.S. Federal Clean Air Act of 1990

Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, 1996, Department of Conservation, Divisions of Mines and Geology

# LEGEND

## Open Space Easement "A"

This easement prohibits all of the following on any portion of the land subject to said easement: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities; trash dumping; or use for any purpose other than as open space. Granting of this open space authorizes the County and its agents to periodically access the land to perform management and monitoring activities for the purposes of species and habitat conservation.

The sole exceptions to this prohibition are:

1. Selective clearing of vegetation by hand to the extent required by written order of the fire authorities for the express purpose of reducing an identified fire hazard. While clearing for fire management is not anticipated with the creation of this easement, such clearing may be deemed necessary in the future for the safety of lives and property. All fire clearing shall be pursuant to the Uniform Fire Code and the Memorandum of Understanding dated February 26, 1997, between the wildlife agencies and the fire districts and any subsequent amendments thereto.

2. Vegetation removal or application of chemicals for vector control purposes where expressly required by written order of the Department of Environmental Health of the County of San Diego, in a location and manner approved in writing by the Director of Planning and Land Use of the County of San Diego.

## Open Space Easement "B"

To limit the need to clear or modify vegetation for fire protection purposes within the adjacent biological open space easement. This fire clearing buffer easement prohibits the construction or placement of any structure designed or intended for occupancy by humans or animals. The only exceptions to this prohibition are:

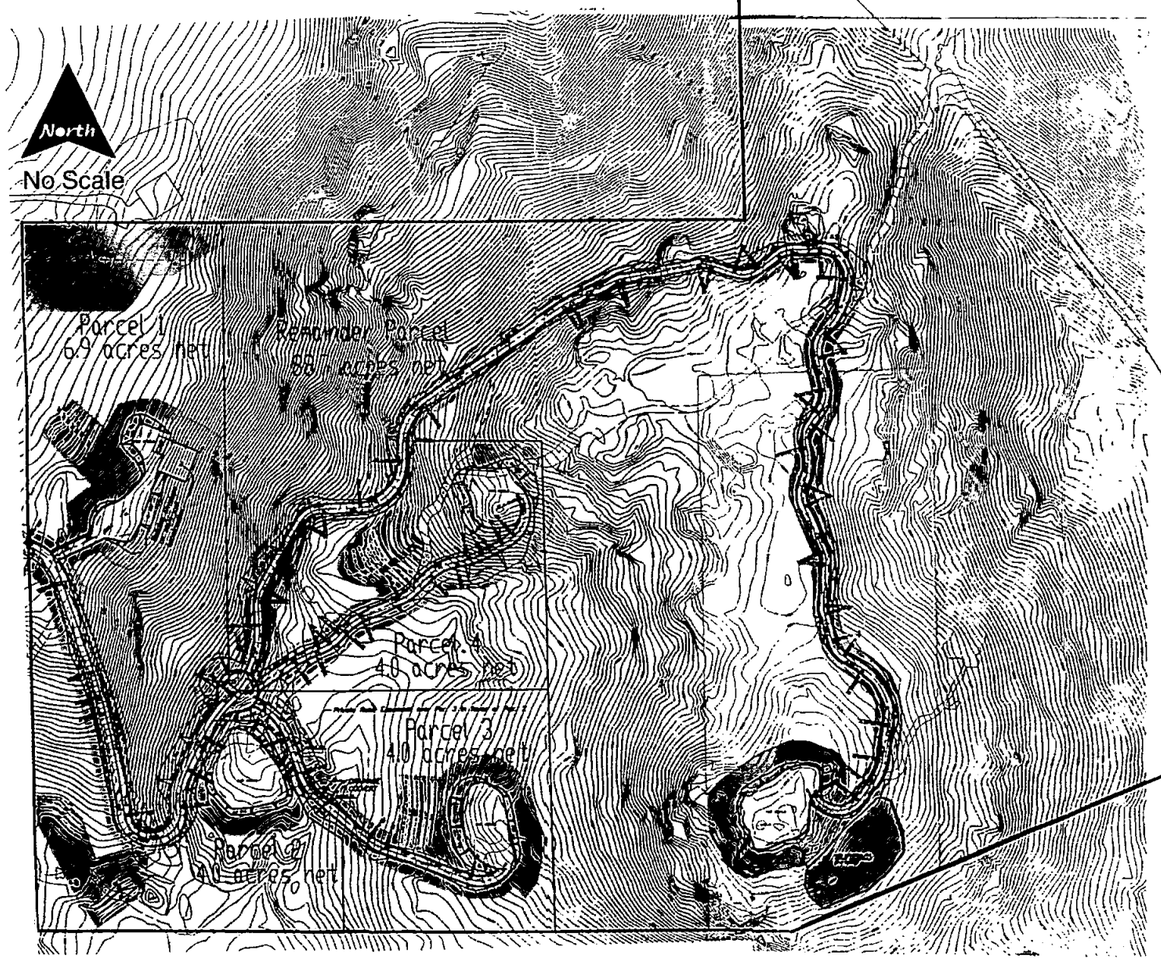
1. Construction, use, and maintenance of wells and septic systems
2. Maintenance and construction of private and public drainage facilities roads, and driveways.
3. Structures designed or intended for occupancy by humans or animals located no less than 50 feet from the nearest biological open space easement boundary, provided that the structures meet the minimum Fire-Resistive Construction Requirements as defined by the Fire Protection Authority (FPA) having jurisdiction over the property and that FPA has approved in writing a reduction in the vegetation clearing/fuel modification requirements so that they will not be required within any portion of the biological open space easement.
4. Decking, fences, and similar facilities.
5. Sheds, gazebos, and detached garages, less than 250 square feet in total floor area, that are designed, constructed and placed so that they do not require clearing or fuel modification within the biological open space easement, beyond the clearing/fuel modification required for the primary structures on the property.

# OPEN SPACE MAP FOR TPM 20571

Log No. 00-10-007

FINAL

Areas Not Within Open Space

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A · S · M

a f f i l i a t e s

Quad 10
93B

FINAL TPM



August 29, 2000

Mr. Martin Learn
4845 Tula Court
San Diego, CA 92122

Re: Cultural Resources Survey of the Martin Learn Property (APN 294-011-14)

Dear Mr. Learn:

This report presents the results of a cultural resources study conducted by ASM Affiliates for the proposed Martin Learn project located near Julian, San Diego County, California (Figures 1 and 2). The study was performed to determine the presence or absence of potentially significant prehistoric and historic resources within the project boundaries. It consists of a review of all site records and reports on file with the Museum of Man and the South Coastal Information Center at San Diego State University, followed by an intensive pedestrian survey of the project property. The study results are negative in that no cultural resources were identified within the project boundaries as a result of the records search and survey. Study methods, findings, and recommendations are presented below. In addition, a County of San Diego Cultural Resource Study Form is provided (Attachment A).

**Project Description and Environment**

The project parcel consists of 107 acres, located .5 miles east of Highway 79, five miles south of the town of Julian, and one mile north of the intersection of Sunrise Highway and Highway 79. The property address is 17925 Winn Ranch Road. The parcel is mostly open space lands consisting of a series of mountain ridges dominated by chaparral, a few patches of pine trees, and exposed rock outcrops. Elevation averages 5000 feet AMSL.

The project proposes to develop approximately 25 acres of the 107 acres into four 5-6 acres residential lots. The remainder of the property will remain as open space with the possibility of agriculture use in the future (including walnuts, pecans, grapes or other crops). Currently, a series of roads and trails have been constructed throughout the property providing access to the entire parcel. Several wells and water tanks have been installed and a few areas have been graded for various activities including the construction of several small structures.

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The vegetation is dominated by plants species associated with mixed chaparral including manzanita, chamise, whitethorn, live and scrub oak. The drainage areas have good growths of pine mixed with oaks.

Geologically, the area is mapped as consisting of Pre-Cretaceous metasedimentry and Undivided Precambrian metamorphic rocks (schist). Soils types are dominated by Sheepshead rocky fine sandy loam, 9-30 percent slopes and is highly eroded with smaller amounts of Croch Rocky coarse sandy loam. The Sheepshead series consists of well drained, shallow, fine sandy loams that formed in material weathered from minacious schist and gneiss. The central ridge in the project area consists of large exposures of schist outcrops.

**Cultural Background**

Archaeological and ethnographic information indicate that this area of San Diego County has been occupied by Native Americans for nearly 10,000 years. Malcolm Rogers was one of the first local archaeologists to synthesize his data into general culture history and chronological frameworks (Rogers 1945). Unfortunately, Rogers revised his ideas several times, creating much confusion, and he died before presenting a clear and substantive chronology for the region. Numerous regional chronologies and some larger syntheses have been formulated since; these will not be reviewed here (see Moratto 1984).

The prehistory of San Diego County is often divided into three general temporal periods: Paleoindian, Archaic, and Late Prehistoric. The Paleoindian period, dating from 12,000 years to 8,000 years before the present (B.P.), is typified by artifact assemblages of the San Dieguito complex. This complex is represented almost entirely by flaked stone tools, including scrapers, choppers, and large projectile points. The absence of a milling technology was, until recently, seen as the major difference between the Paleoindian period and the later Archaic period. The Archaic period existed at least 7,000 years ago, and probably as early as 9,000 years B.P.

Coastal Archaic period sites have been characterized by the presence of dart points and abundant milling equipment, and an associated lack of ceramics. They range from large residential bases to small temporary camps and resource exploitation loci. Burial dating to this period tend to be flexed inhumations which can be grouped in cemeteries at the larger occupation sites (Cheever 1992). Mortuary remains include shell beads and ornaments, projectile points, and milling equipment.

Wallace (1955:226) suggested a date of about A.D. 1000 for the late prehistoric Shoshonean and Yuman cultures; this date is still accepted for the inception of ceramic technology and small arrow points in the area. Rogers (1945) suggested a tripartite division of the Late Prehistoric period: Yuman I (A.D. 900-1050), Yuman II (A.D. 1050-1500), and Yuman III (post

A.D. 1500). Cottonwood Triangular and Desert Side-notched arrow points, and ceramics are diagnostic of the Late Prehistoric period in southern California. Bone tools and various ornaments are also typical (Wallace 1955:215).

Mortuary customs became more elaborate during the Late Prehistoric period, including more abundant grave goods, and cremation apparently diffused into the area from east to west as did ceramics (Wallace 1955:223). Mortuary goods often included metates, pipes, arrow shaft straighteners, shell beads, and arrow points (Treganza 1942:160).

Major ethnographies for this area were researched and written in the 1920s and 1930s (Spier 1923; Gifford 1931), about 150 years after the establishment of the mission system. These include both the Kumeyaay, the Kamia, and groups living in Baja California (Meigs 1939). In general, the Kumeyaay ranged from the coast through the Peninsular Ranges and the Kamia resided in Imperial Valley in historic times.

Kumeyaay social organization appears to have been loosely structured at the band level. Patrilineal, minimally territorial, exogamous lineages called "*cimuL*," or gentes, have been described as the highest level of Southern Diegueño social organization (Spier 1923). Luomala (1963:285-286, 1978) suggested that residence was not strictly patrilocal, but bilocal, in that newly married Diegueño couples resided with the woman's family as often as not. This type of flexibility may be a cultural response to environmental stresses such as drought (Shipek 1981:297), or a result of reduced population and territory after historic contact.

The Kumeyaay are depicted primarily as hunters and gatherers in ethnographic and ethnohistoric documents, but some groups practiced agriculture in areas of the Imperial Valley and, near Jacumba, others irrigated fields from springs (Gifford 1931:21-22). Shipek (1989) has hypothesized that horticultural practices among the Kumeyaay were widespread and intensive, involving transplantation and cultivation of several native plant species. There is still some controversy regarding the degree of dependence these groups placed on "cultivated" crops versus "natural" crops. Review of the ethnographic and ethnohistoric record indicates that most groups moved to different areas on a seasonal basis to capitalize on particular crops such as acorns or agave, and were not wholly dependent on any one resource. Burning was used by some California Indian groups as a method of environmental manipulation to promote the growth of grasses and flowering annuals, which in turn promoted increases in game populations (Lewis 1973:29; Bean and Lawton 1973:xxi).

Animal resources for the Kumeyaay consisted mostly of small game such as rabbits (*Sylvilagus* spp.), hares (*Lepus californicus*), woodrats (*Neotoma* spp.), lizards, some snakes, and grasshoppers (Spier 1923:335-336; Gifford 1931:14; Shipek 1991:32). Many birds probably were not eaten by the Southern Diegueño (Drucker 1937:8), although this restriction seems to apply

mostly to shorebirds. Eagles and buzzards were avoided by the Diegueño; hawks, owls, doves, crows, road runners, and mockingbirds were sometimes avoided and sometimes not (Drucker 1937:8, 1941:100). Larger game, mostly mule deer (*Odocoileus hemionus*) and possibly pronghorn (*Antilocapra americana*, now locally extinct) were also hunted. Boats were used by coastal groups to fish and molluscs were heavily exploited in Mission and San Diego Bays, as well as the bean clam from open sandy shoreline habitats. The Torrey Pine was also a source of seasonal nuts.

**Study Methods**

The methods used to assess the presence or absence of cultural resources within the property included a records search and intensive survey. The record searches, conducted for a one-mile radius of the project, were obtained from the South Coastal Information Center (SCIC) at San Diego State University and the San Diego Museum of Man (Attachment B).

An intensive pedestrian survey of the project area was carried out on August 9, 2000, by ASM Affiliates Archaeologists Drew Pallette and Cathy Wright under the supervision of Project Archaeologist John Cook, RPA, with the assistance of the property owner Matin Learn. The entire project area was surveyed.

**Previous Studies**

The records searches from the Museum of Man and the South Coastal Information Center (SCIC) indicated that no archaeological resources have been previously recorded within the proposed project property (Attachment B). At least 14 archaeological sites, both historic and prehistoric, have been recorded within a one-mile radius of the project area (Table 1).

| Site | Type | Site | type |
|---|---|---|---|
| SDI-4366 | Milling and artifact scatter | SDI-10,051 H | Historic structures |
| SDI-4596 | Milling and artifact scatter | SDI-10,927 | Ethnohistoric village of "Iguai" Habitation site, midden, milling |
| SDI-4597 | unknown | SDI-12,586 H | Ethnohistoric milling station with historic items |
| SDI-5733 | Milling station | SDI-13,190 H | Golden Queen Mine |
| SDI-10,048 | Habitation site with milling | SDI-14,538 H | Historic house or cabin |
| SDI-10,049 A-E | Milling complex | SDI-14,539 H | Historic split log dugout |
| SDI-10,050 | Milling and artifact scatter | SDI-14,540 H | Historic house or barn |

Most of these sites are located along valley bottoms and drainages. The large ethnohistoric village site of "Iguai" is situated just south of the project area in a valley along the Mason Valley Truck Trail. This is an extensive habitation site with dark midden soils, bedrock milling, and a large

number of artifacts. The project area would undoubtly have been in the daily foraging area of this village. To the northwest of the project area are a series of milling sites located in a oak filled meadow area. Coexisting with these prehistoric sites are a number of historic ranches and mines associated with the area's gold and silver mining periods from the 1890s till the 1950s.

Five archaeological surveys have been conducted within a one-mile radius of the project area. These include a cultural resource study of the Winn property, directly west of and adjacent to the project area, by ASM Affiliates in 1992; the New Horizons Project area 0.5 mile to the north (New Horizons 1983); a Forest Service survey of a 500 acre parcel to the southeast (Dillion 1993); a study of San Diego Family Camp property located approximately one mile northwest of the current study (Hunsaker 1986); and the Heise Park Road study located adjacent the San Diego Family Camp study (Fink and Hightower 1978). Many of the aforementioned sites were discovered during these studies.

**Results and Management Recommendations**

The archaeological survey and records search indicates that no cultural resources are located or have been previously recorded within the project area. An intensive survey did not result in the identification of any prehistoric or historic cultural resources on the property. As such, it is concluded that implementation of the projects will not result in the direct or indirect impact to any cultural resource and mitigation measures are not deemed necessary.

Should you have any questions regarding this study please do not hesitate to contact me.

Sincerely,

John R. Cook, RPA.
Principal

Attachments: Figure 1 - Regional Location Map
Figure 2 - USGS quadrangle showing project location
Attachment A - San Diego County Survey Form
Attachment B - Confidential Records Search

**References Cited**

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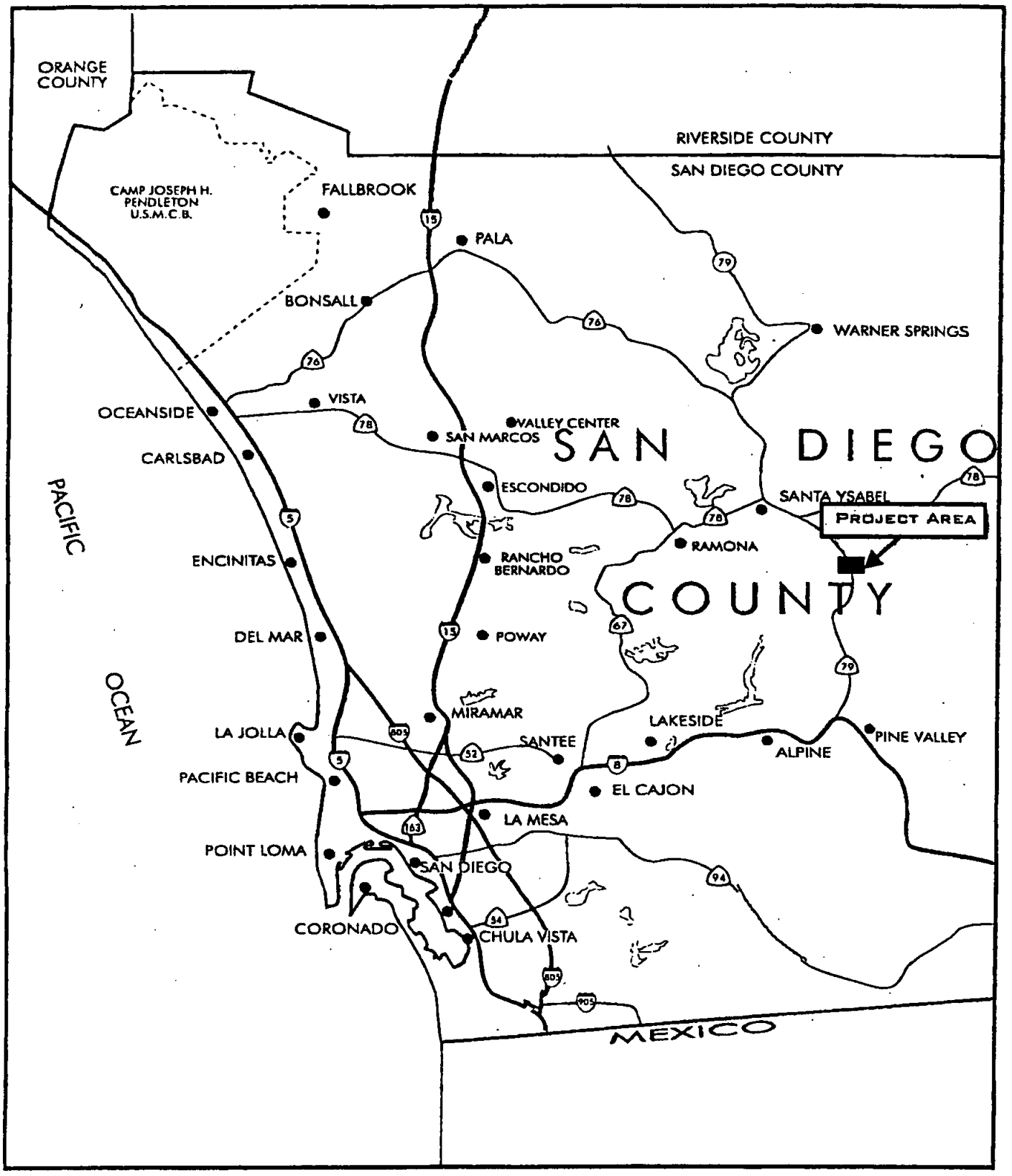



Figure 1 - Regional Location Map

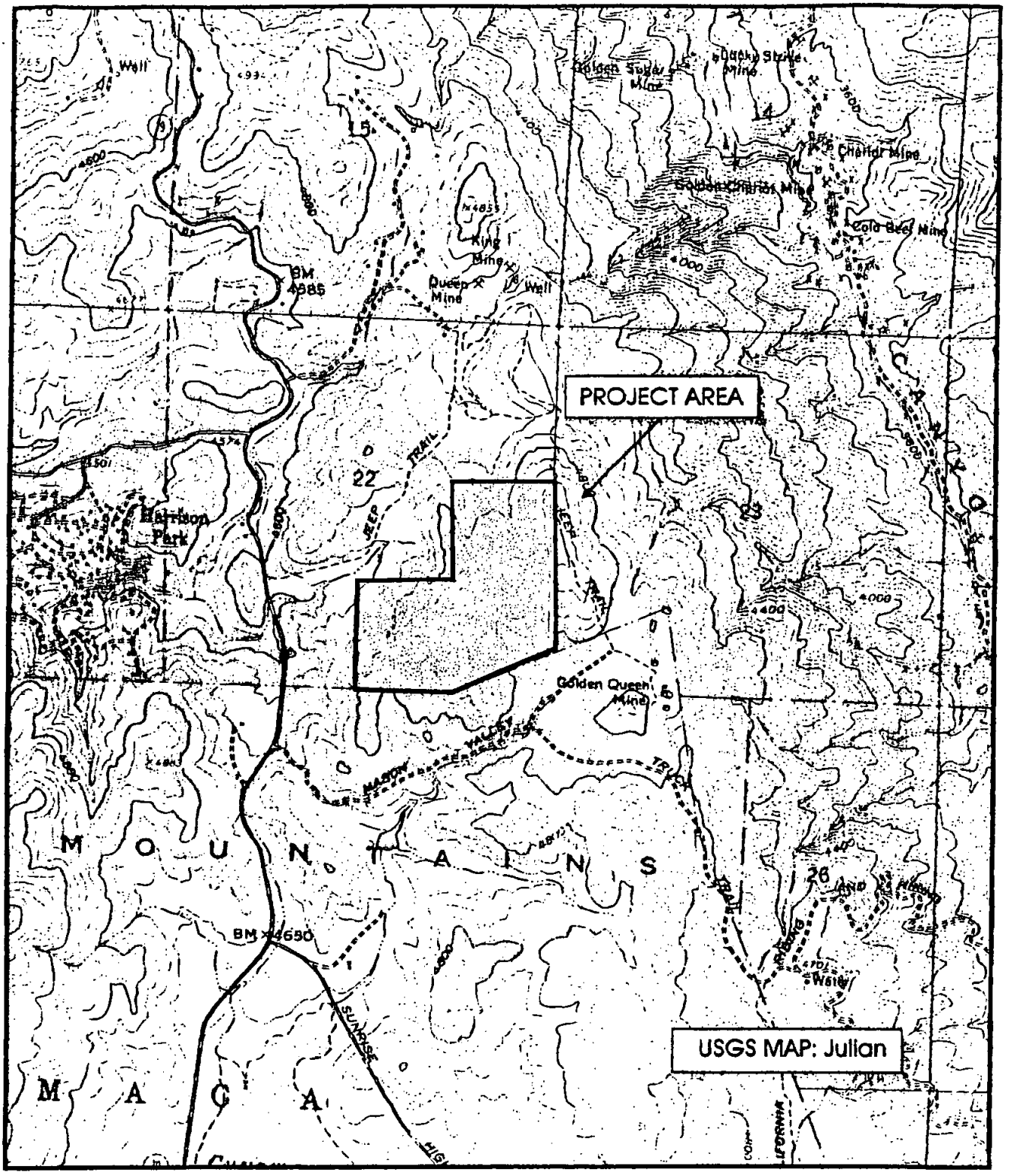



FIGURE 2

A • S • M
affiliates

**Attachment A**

**County of San Diego**
**Cultural Resources Form**

FORM NO. 1

CULTURAL RESOURCE SURVEY REPORT FORM

COUNTY OF SAN DIEGO

(All responses must be typed. Attach additional sheets if necessary. All graphics must meet American Antiquity Standards.)

**Completed by:**

J.R. Cook — Name

 — Signature

August 29,2000 — Date

**Date of initial SOPA/RPA Registration:** July 4, 1983

**General Information**

A. **Name of Applicant:** Mr. Martin Learn
**Address:** 4845 Tula Court
**City:** San Diego **State:** CA **Zip:** 92122
**Phone Number:** (858) 546-8008

B. **Name of Organization/Individual completing this form:**

ASM Affiliates, Inc. / John R. Cook

**Address:** 543 Encinitas Blvd., Suite 114
**City:** Encinitas **State:** CA **Zip:** 92024
**Phone Number:** (619) 632-1094

C. **Project Location**

1. **The Property is located:** The project parcel consists of 107 acres, located .5 miles east of Highway 79, five miles south of the town of Julian, and one mile north of the intersection of Sunrise Highway and Highway 79.

   **Street address (if any):** 17925 Winn Ranch Road

2. **Complete assessors parcel reference:**

   **Book:** 294 **Page:** 011 **Parcel(s):** 14

3. **Attach a current U.S.G.S. quadrangle map showing the project boundaries accurately plotted.** See Figure 1.

**Project Description**

A. **Describe in detail the main features of the project. This description should adequately reflect the ultimate use of the site in terms of all construction and development, verifiable by submitted drawings/plans. If the project will be phased, the anticipated phasing schedule should be described.**

The project proposes to develop approximately 25 acres of the 107 acres into four 5-6 acres residential lots. The remainder of the property will remain as open space with the possibility of agriculture use in the future (including walnuts, pecans, grapes or other crops). Currently, a series of roads and trails have been constructed throughout the property providing access to the entire parcel. Several wells and water tanks have been installed and a few areas have been graded for various activities including several small structures.

B. **Proposed site use:**

1. **Total area** 107 acres

2. **Number of buildings:** see above

C. **Topography and grading**

1. **Percent of area previously graded:** 10%
2. **Slope Classification:**

| Existing (Approximate) | |
|---|---|
| **0-15%:** | 0 |
| **16-25%:** | 70% |
| **Over 25%:** | 30% |

3. **Area to be graded if archaeological resources could be impacted:** Not applicable - no resources are present.

D. **Describe all off-site improvements necessary to implement the project, and their points of access or connection to the project site. These improvements include:** unknown

## E. Additional Information

### 1. Use:

**Project relationship to adjacent areas: give compass direction in blanks as appropriate:** (Variable, hence NA)

| | |
|---|---|
| **Private dwellings:** | **Multiple dwellings:** |
| **Commercial:** | **Industrial:** |
| **Mobile Home:** | **Vacant:** N, S, E and W |
| **Agriculture:** | **Indian Reserve:** |

### 2. Environmental setting:

**Does the project site contain any of the following physical features?**

**Rock Outcrops:** Yes **Streams:** Seasonal **Oak Groves:** Oak/Pine

### 3. Briefly describe the biological setting (note Community, Barlious and Major, 1980):

In general, the biological setting of consists of Mixed Montane Chaparral, with smaller areas of Interior Live Oak Chaparral and Pine

The vegetation is dominated by plants species associated with mixed chaparral including manzanita, chamise, whitethorn, live and scrub oak. The drainage areas have good growths of pine mixed with oaks.

### 4. What is the distance from the central portion of the property to the nearest water source: 0.5 km

**Describe water source:** Nearest probable water source is a small lake 0.5 km to the south .

### 5. Briefly describe the geologic setting:

Geologically, the area is mapped as consisting of Pre-Cretaceous metasedimentry and Undivided Precambrian metamorphic rocks (schist). Soils types are dominated by Sheepshead rocky fine sandy loam, 9-30 percent slopes and is highly eroded with smaller amounts of Croch Rocky coarse sandy loam. The Sheepshead series consists of well drained, shallow, fine sandy loams that formed in material weathered from minacious schist and gneiss. The central ridge in the project area consists of large exposures of schist outcrops.

## Survey Description

**Date of Survey:** August 9, 2000

**Institution/individual responsible:** ASM Affiliates/ John R. Cook, RPA

**Individual in charge:** Associate Archaeologists Drew Pallette and Cathy Wright under supervision of J. R. Cook.

**Person hours required to complete field work:** 16 hours

**Number of acres surveyed:** 107 acres

1. **Intensity of Survey (Describe transect technique or submit survey route maps):** Intensive systematic survey of all project areas where building pads are to be constructed. Special attention was given to bedrock outcrops and areas around the drainages.
2. **If area surveyed is different from project area explain:** None, the entire project area was surveyed. However, dense vegetation and steep slopes received somewhat less intensive, intuitive coverage.

**Number of resources found: (ATTACH A COPY OF THE RESOURCE FORM FOR EACH RESOURCE INDICATED).** No cultural resources were identified.

| | |
|---|---|
| **Isolates:** | 0 |
| **Prehistoric sites:** | 0 |
| **Historic sites:** | 0 |
| **Other resources (Specify):** | 0 |

**Background research (Previous Studies within one mile):**

The records searches from the Museum of Man and the South Coastal Information Center (SCIC) indicated that no archaeological resources have been previously recorded within the proposed project property (Attachment B). At least 15 archaeological sites, both historic and prehistoric, have been recorded within a one-mile radius of the project area (Table 1).

| Site | Type | Site | type |
|---|---|---|---|
| SDI-4366 | Milling and artifact scatter | SDI-10,927 | Ethnohistoric village of "Iguai" Habitation site, midden, milling |
| SDI-4596 | Milling and artifact scatter | SDI-12,586 H | Ethnohistoric milling station with historic items |
| SDI-4597 | unknown | SDI-13,190 H | Golden Queen Mine |
| SDI-5733 | Milling station | SDI-14,538 H | Historic house or cabin |
| SDI-10,048 | Habitation site with milling | SDI-14,539 H | Historic split log dugout |
| SDI-10,049 A-E | Milling complex | SDI-14,540 H | Historic house or barn |
| SDI-10,050 | Milling and artifact scatter | | |
| SDI-10,051 H | Historic structures | | |

Table 1 - Cultural Resources with a 1 mile radius of the project area.

Most of these sites are located along valley bottoms and drainages. The large ethnohistoric village site of "Iguai" is situated just south of the project area in a valley along the Mason Valley Truck Trail. This is an extensive habitation site with dark midden soils, bedrock milling, and a large number of artifacts. The project area would undoubtly have been in the daily foraging area of this village. To the northwest of the project area are a series of milling sites located in a oak filled meadow area. Coexisting with these prehistoric sites are a number of historic ranches and mines associated with the areas gold and silver mining periods from the 1890s till the 1950s.

Five archaeological surveys have been conducted within a one-mile radius of the project area. These include a cultural resource study of the Winn property, directly west of and adjacent to the project area, by ASM Affiliates in 1992; the New Horizons Project area 0.5 mile to the north (New Horizons 1983); a Forest Service survey of a 500 acre parcel to the southeast (Dillion 1993); a study of San Diego Family Camp property located approximately one mile northwest of the current study (Hunsaker 1986); and the Heise Park Road study located adjacent the San Diego Family Camp study (Fink and Hightower 1978). Many of the aforementioned sites were discovered during these studies.

See attached Recrds Search for additional information and references.

**List repositories from which record checks and/or historical documents were obtained and attach copies of the results.**

South Coastal Information Center at SDSU
San Diego Museum of Man

**List conditions that may have affected the accuracy of the survey results.**

Surface visibility was excellent to good on the upper, relatively level areas of the property where sites would have been most likely. Other areas with dense vegetation and steep slopes were of reduced visibility, though the probability for sites is very low. Overall, the entire property is considered to have a low potential for archaeological sites due to the absence of water and open exposure.

FINAL

# STORM WATER MANAGEMENT PLAN

**Permit No. TPM 20571** Log No 02-10-207

**Three Peaks Ranch**

**A rural minor subdivision of 107.6 acres into four parcels of 4 to 7 acres, and a large remainder parcel.**

**Prepared By**


***Szytel Engineering and Surveying, Inc.***

*304 State Place*
*Escondido, California 92029*
*(760) 741-6979*
*Fax: (760) 741-3722*

Gary M. Szytel 8/5/02

*Gary M. Szytel, President* *Date*
*RCE 24080 L.S. 4458*


*Project No. 1416*

REGISTERED PROFESSIONAL ENGINEER
GARY M. SZYTEL
No. 24080
EXP 12/31/2005
CIVIL
STATE OF CALIFORNIA

**For**

**MARTIN and JUNE LEARN**
4845 Tula Court
San Diego, CA 92122

**July, 2002**

# TABLE OF CONTENTS

## INTRODUCTION

This Stormwater Management Plan (SWMP) is required under the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (section 67.817). The purpose of this SWMP is to address the water quality impacts from the proposed improvements on the Three Peaks Ranch. Construction Best Management Practices (BMPs) will be utilized to provide interim and long-term solutions to water quality. This SWMP has received an exemption from Post Construction requirements. The SWMP is subject to revisions as needed by the engineer.

## 1.0 PROJECT DESCRIPTION

The 107.6 acre Three Peaks Ranch project is located east of Highway 79 in the County of San Diego (See Attachment 1). The project is approximately 1000 feet east of Highway 79 along Winn Ranch Road. This project will consist of a rural minor subdivision into four parcels of 4 to 7 acres with four single-family homes, and a large remainder parcel.

### 1.1 Topography and Land Use

The project area is predominately steep with some gently rolling areas near the three main ridges and peaks. The majority of the site will be left natural. Grading will consist of a private road, pads and driveways only.

### 1.2 Hydrologic Unit Contribution

The Three Peaks Ranch project is located in the San Diego River watershed and in the Boulder Creek hydrologic unit (907.4). The project drains northeasterly, easterly and southeasterly towards Chariot Canyon; northwesterly and westerly toward Cedar Creek, and southerly towards Mason Valley. This site carries drainage originating mainly from onsite. Four of the drainage basins include very small offsite hillside areas adjacent to the east and west. Except for an existing network of dirt access roads for agricultural and fire protection purposes, the entire project site is in it's natural state. During development, the owner wishes to design the required improvements in ways which maintain the existing sheet flow patterns as much as possible, thereby avoiding diversion and concentrations of flow. The runoff velocities will be reduced to existing values. Overall, the project area represents 0.04 percent of the watershed.

## 2 WATER QUALITY ENVIRONMENT

### 2.1 Beneficial Uses

The beneficial uses for the hydrologic unit are included in Tables 1.1 and 1.2. These tables have been extracted from the Water Quality Control Plan for the San Diego Basin.

**MUN – Municipal and Domestic Supply**: Includes uses of water for community, military, or individual water supply systems including, but not limited to, drinking water supply.
**AGR - Agricultural Supply**: Includes uses of water for farming, horticulture, or ranching including, but not limited to, irrigation, stock watering, or support of vegetation for range grazing.
**PROC – Industrial Process Supply**. Includes uses of water for industrial activities that depend primarily on water quality.

**IND – Industrial Services Supply**: Includes uses of water for industrial activities that do not depend primarily on water quality including, but not limited to, mining, cooling water supply, hydraulic conveyance, gravel washing, fire protection, or oil well re-pressurization.
**REC1 – Contact Recreation**: Includes uses of water for recreational activities involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, swimming, wading, water-skiing, skin and SCUBA diving, surfing, white water activities, fishing, or use of natural hot springs.
**REC2 – Non-Contact Recreation**: Includes the uses of water for recreational involving proximity to water, but not normally involving body contact with water, where ingestion of water is reasonably possible. These uses include, but are not limited to, picnicking, sunbathing, hiking, camping, boating, tide pool and marine life study, hunting, sightseeing, or aesthetic enjoyment in conjunction with the above activities.
**WARM – Warm Freshwater Habitat**: Includes uses of water that support warm water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
**COLD – Cold Freshwater Habitat**: Includes uses of water that support cold water ecosystems including, but not limited to, preservation or enhancement of aquatic habitats, vegetation, fish or wildlife, including invertebrates.
**WILD – Wildlife Habitat**: Includes uses of water that support terrestrial ecosystems including, but not limited to, preservation and enhancement of terrestrial habitats, vegetation, wildlife, (e.g., mammals, birds, reptiles, amphibians, invertebrates), or wildlife water and food sources.

### 2.1.1 Inland Surface Waters

Inland Surface waters have the following beneficial uses as shown on table 1.1

Table 1.1 Beneficial Uses for Inland Surface Waters

| Hydrologic Unit Number | Mun | Agr | Proc | Ind | Rec1 | Rec2 | Warm | Cold | Wild |
|---|---|---|---|---|---|---|---|---|---|
| 907.4 | * | x | x | x | 0 | x | x | x | x |

### 2.1.2 Groundwater

Groundwater beneficial uses includes agricultural and potentially municipal and industrial.

Tab le 1.2 Beneficial Uses for Groundwater

| Hydrologic Unit Number | Mun | Agr | Proc | Ind |
|---|---|---|---|---|
| 907.4 | x | x | x | x |

*** Excepted from Municipal**

x Existing Beneficial Use
0 Potential Beneficial Use

### 2.2 303(d) Status

According to the California 1998 303d list published by the San Diego Regional Water Quality Control Board, there are no impaired waterbodies that are associated with this project.

The project location and watersheds have been compared to the current published 303d list of impaired water bodies and the nearest impaired water body is the Pacific Ocean at the mouth of the San Diego River, impaired by bacteria. The San Diego River mouth is 57 miles westerly from the project.

## 3 CHARACTERIZATION OF PROJECT RUNOFF

### 3.1 Existing and Post-Construction Drainage

The proposed project will not significantly alter drainage patterns on the site. The Stormwater discharge points will not divert runoff from existing conditions. Furthermore, there will not be a substantial increase to the amount of impervious area. Approximately 1.2 acres of natural ground will be converted to single-family residential pads and road and driveway paving will add an additional 1.9 acres, thus representing an addition of 2.7% of impervious area. This change in land use will increase the runoff coefficients of the individual basins, from C=0.42 to C=0.42 through 0.47. A comparison of the Peak Flow Rates for pre-and post-development conditions shows that the volumes and velocities are extremely close. The largest increase in volume is 0.4 cfs, or 2% in area "H"; and many pre-development volumes have been reduced by the post-development calculations.

A detailed description of the drainage patterns and flows are discussed in the Drainage Report submitted to the County of San Diego in July 2002. This section is an excerpt from that report. As discussed in Section 2, the existing condition is undeveloped. The existing natural environment serves as a bio-filter for the runoff generated from the area.

Post-construction runoff will be directed into its preexisting natural outlet points. This will not divert water from its present condition. Two driveway culverts are anticipated and are included in the PROJECT map. Summaries of the post-construction water quality flows are included in Table 3.1. The flows were developed using the 85$^{th}$ Percentile Precipitation map developed by the County, which was obtained from the website:

http://www.co.san-diego.ca.us/dpw/land/flood.htm.

**Table 3.1** Post-Construction Water Quality Flows

| Outfall | Tributary Area (acres) | $Q_{100}$ (cfs) | $Q_{WQ}$ (cfs) |
|---|---|---|---|
| A | 12.0 | 26.2 | 8.5 |
| B | 14.3 | 32.6 | 10.6 |
| C | 15.1 | 32.9 | 10.7 |
| D | 23.7 | 49.7 | 16.1 |
| G | 15.2 | 32.2 | 10.5 |
| I | 4.9 | 11.1 | 3.6 |
| K | 1.3 | 3.1 | 1.0 |
| M | 2.2 | 5.2 | 1.7 |

### 3.2 Post-Construction Expected Discharges

There are no sampling data available for the existing site condition. In addition, the project is not expected to generate significant amounts of non-visible pollutants. However, the following constituents are commonly found on similar developments and could affect water quality:

- Sediment discharge due to construction activities and post-construction areas left bare.
- Nutrients from fertilizers
- Trash and debris deposited in drain inlets.
- Hydrocarbons from paved areas.
- Pesticides from landscaping and home use.

### 3.3 Soil Characteristics

The project area consists of soil groups B, C and D with a minimum saturated water holding capacity of 2". The project will not have slopes steeper than 1 1/2:1. All slopes will include slope protection for construction and post-construction.

## 4.0 MITIGATION MEASURES TO PROTECT WATER QUALITY

To address water quality for the project, BMPs will be implemented during construction. Post-construction requirements have been exempted.

### 4.1 Construction BMPs

A detailed description of the construction BMPs will be developed during the Grading Plan and Improvement Plan Engineering. Since the project is in the preliminary development phase only a listing of potential types of temporary BMPs are available. This includes the following:

- Silt Fence
- Fiber Rolls
- Street Sweeping and Vacuuming
- Storm Drain Inlet Protection
- Stockpile Management
- Solid Waste Management
- Stabilized Construction Entrance/Exit
- Dewatering Operations
- Vehicle and Equipment Maintenance areas
- Erosion Control Mats and Spray-on Applications
- Desilting Basin
- Gravel Bag Berm
- Sandbag Barrier
- Material Delivery and Storage
- Spill Prevention and Control
- Concrete Waste Management
- Water Conservation Practices
- Paving and Grinding Operations
- Permanent Revegetation of All disturbed uncovered

Construction BMPs for this project will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

### 4.2 Post-construction BMP Exemption

Post-construction requirements have been exempted from this report by Laura Maghsoudlou, Project Analyst in her correspondence of July 8, 2002 to the owner. A copy is included herewith as Attachment C. Therefore, a BMP Map and Datasheets are not necessary since site design, source control nor treatment control BMPs are either not considered appropriate at this site or will be addressed during the permitting and inspection phases.

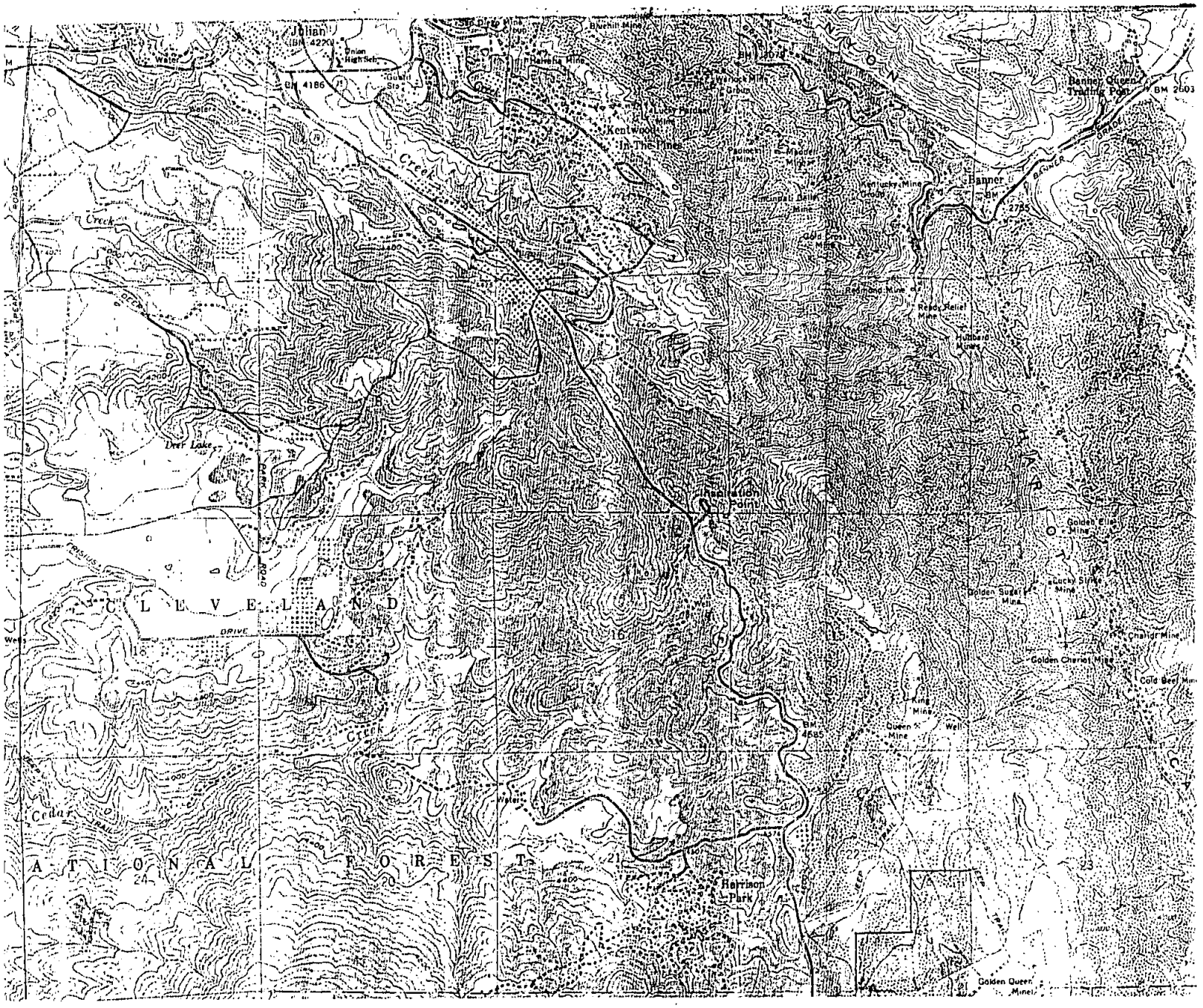
## 5.0 SUMMARY/CONCLUSIONS

This SWMP has been prepared in accordance with the Watershed Protection, Stormwater Management, and Discharge Control Ordinance and the Stormwater Standards Manual. This SWMP has evaluated and addressed the potential pollutants associated with this project and their effects on water quality. A summary of the facts and findings associated with this project and the measures addressed by this SWMP is as follows:

- The beneficial uses for the receiving waters have been identified. None of these beneficial uses will be impaired or diminished due to the construction and operation of this project.
- The Three Peaks Ranch project will not significantly alter drainage patterns on the site. The discharge points will not be changed and riprap energy dissipaters will be placed to attenuate the flow velocities. Thus preventing downstream erosion.
- Only 2.7% of the total project area will be impervious. Open areas and slopes will be landscaped to reduce or eliminate sediment discharge.
- The proposed construction BMPs address mitigation measures to protect water quality and protection of water quality objectives and beneficial uses to the maximum extent practicable.

# ATTACHMENT A

## LOCATION MAP


Julian
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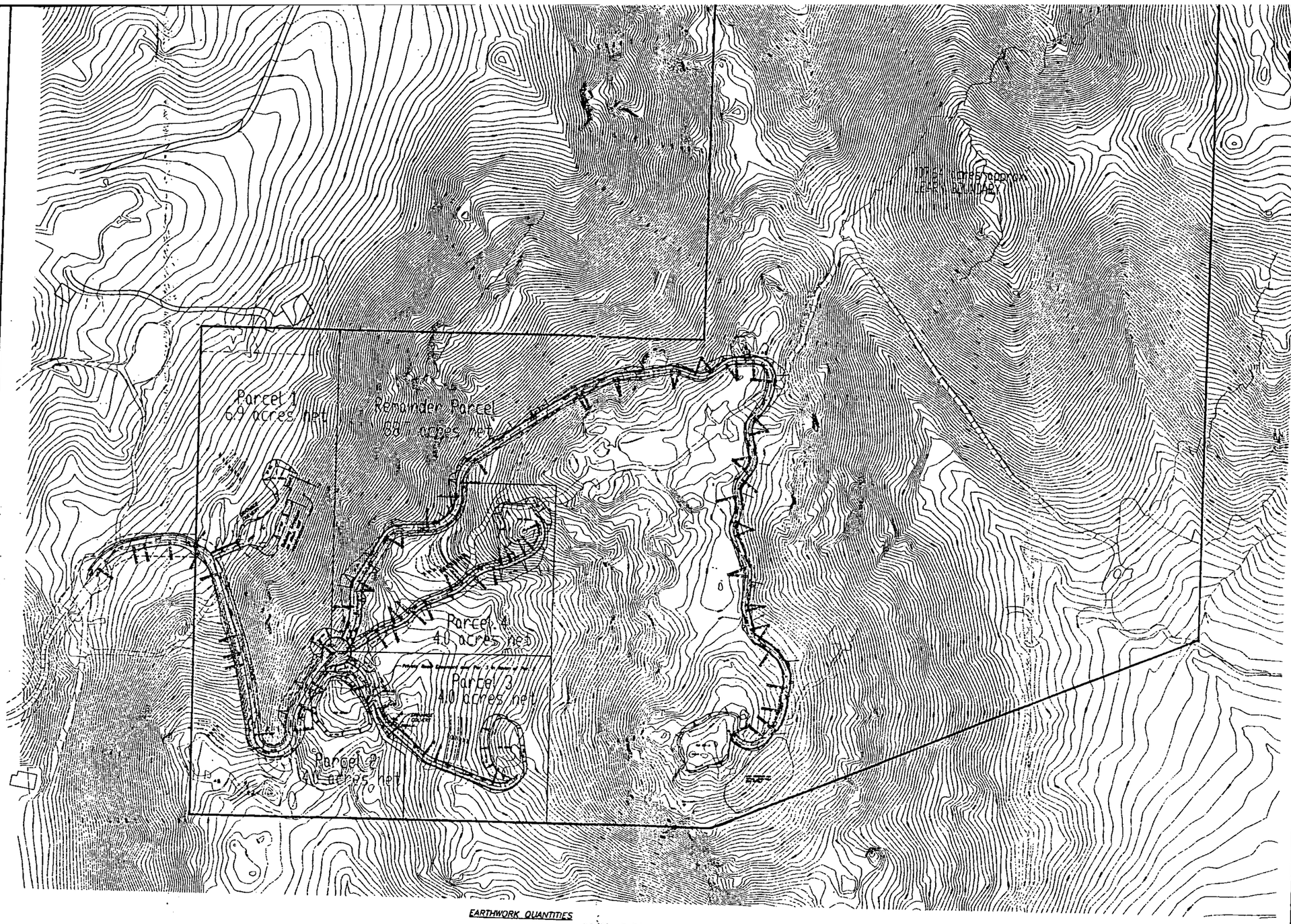
Union High Sch.
Water
BM 4186
Gaskill Mine
Hermosa Mine
Warlock Mine
Orbit
Kentwood In The Pines
Lucky Harbor Mine
Banner Queen Trading Post
BM 2603
Banner
BM 2785
Kentucky Mine
Gaddy
Campbell Belle Mine
Gold Cross Mine
Red Rock Mine
Ready Relief Mine
Hubbard Mines
Deer Lake
Creek
Cedar
Trail
Precipice Point
C L E V E L A N D
DRIVE
Golden Eagle Mine
Golden Sugar Mine
Lucky Strike Mine
Golden Chariot Mine
Cold Spring Mine
King Mine
Queen Mine
Well
BM 4585
A T I O N A L F O R E S T
Harrison Park
Golden Queen Mine

# ATTACHMENT B

## PRE-CONSTRUCTION BMP EXEMPTION




PRELIMINARY GRADING PLAN NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS PLAN IS AN ASSUMED VERTICAL DATUM. THE ELEVATIONS SHOWN HEREON ARE NOT BASED UPON TRUE SEA LEVEL DATUM.

EARTHWORK QUANTITIES

| | CUT (CY) | FILL (CY) |
|---|---|---|
| MAIN ROAD & REM. PCL DWY | 4840 | 4370 |
| PARCEL 1 PAD | 813 | 1105 |
| PARCEL 1 DWY | 20 | 20 |
| PARCEL 2 PAD | 783 | 905 |
| PARCEL 2 DWY | 32 | 0 |
| PARCEL 3 PAD | 811 | 1276 |
| PARCEL 3 DWY | 1310 | 510 |
| PARCEL 4 PAD | 1043 | 815 |
| PARCEL 4 DWY | 1220 | 1080 |
| REM. PCL PAD | 682 | 500 |
| TOTAL EARTHWORK | 11220 | 10400 |

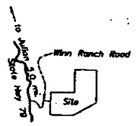
NOTE: THESE QUANTITIES ARE ABSOLUTE VALUES BASED UPON TOPOGRAPHY AND SUBGRADE ELEVATIONS. IT IS ESTIMATED THAT THERE WILL BE SHRINKAGE AND ROCK LOSS OF APPROXIMATELY 820 CY (7%).

OWNER

DR. MARTIN LEARN
4845 TULA COURT
SAN DIEGO, CA 92122
858-546-8008

ASSESSOR PARCEL NO.

294-011-14




VICINITY MAP
NO SCALE

SCALE: 1"=300'

# CONCEPTUAL GRADING PLAN

## Tentative Parcel Map No. 20571

REV. 2-19-2002

RICHARD PROFESSIONAL ENGINEER
CARY W. SEYTEL
No. 24080
Date 12/31/03
CIVIL
STATE OF CALIFORNIA

Seytel Engineering and Surveying, Inc.
304 State Place
Escondido, California 92029
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Project No. 1418

# ATTACHMENT C

## POST-CONSTRUCTION BMP EXEMPTION

GARY L. PRYOR
DIRECTOR
(858) 694-2962

# County of San Diego

DEPARTMENT OF PLANNING AND LAND USE
5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
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EL CAJON OFFICE
200 EAST MAIN ST. - SIXTH FLOOR
EL CAJON, CA 92020-3912
(619) 441-4030

July 8, 2002

Martin Learn
4845 Tula Court
San Diego, CA 92122

**RE: Learn Lot Split; TPM 20571; LOG NO 00-10-007 ADDITIONAL SWMP INFORMATION**

Martin,
I am sending over an example of an approved Stormwater Management Plan to assist you. You will be exempt from the "Post Construction" portions of the report. But be sure that the author documents the exemption within the report. I have included information on the exemption. Call me if you have any question at (858) 495-5845.

STORMWATER POST CONSTRUCTION EXEMPTION INFORMATION

Certain land development projects are not required to submit a post-construction SWMP with their applications for a permit or approval listed in WPO section 67.804(f). This form identifies the exemptions that may be available to you and provides declaration language and instructions concerning supporting information that you can submit to claim an exemption. This form plus supporting information may be submitted in satisfaction of the requirements of sections 67.804(f) for eligible projects, as provided below.

**PLEASE NOTE:** If during the department's review of the project application it is determined that a post-construction SWMP is required, the applicant will be notified, and processing of the application will be suspended until a completed post-construction SWMP is submitted. Further, it should be noted that ALL land development projects are required to submit a construction-phase SWMP when seeking a County permit or

approval listed in WPO section 67.804(f). An exemption from the requirement to submit a post-construction SWMP is not an exemption from the requirement to submit a construction phase SWMP. The County has developed forms for grading permit and building permit SWMPs that can be used for the construction phase SWMP for most projects. Alternative formats that address the requirements of the WPO will also be accepted.

**Projects Potentially Eligible for Exemptions**

Whether a project or a portion of the project is eligible for an exemption from the requirement to submit a post-construction SWMP depends on the nature and location of the project, the prior environmental review that has been completed, and the status of physical construction of the project. This determination does not depend on the type of land development permit or approval that is being sought.

There are three exemptions and exclusions in the WPO that may make it unnecessary for a post-construction SWMP to be submitted with an application for a land development permit or approval listed in WPO section 67.804(f):

1. Projects that are not "urban."
2. Projects that are physically completed.
3. Projects with no potential to add pollutants to stormwater or to affect stormwater flow rate or velocity.

**Projects That Are Not "Urban"**

Under WPO section 67.818(a), the requirement to submit a post-construction SWMP applies only to projects in the County Urban Area. This term is defined in the WPO to include

> "that portion of the unincorporated area of the County that is within the service boundary of a public water supply company or agency, as indicated on the map at Appendix B, plus any other land in the unincorporated area of the County which will, after proposed development

is completed, route stormwater run off into or through an underground conveyance other than a road-crossing culvert."

The referenced Appendix B map is entitled "Appendix B - Urban and Environmentally Sensitive Areas Municipal Stormwater Permit-NPEDES: CASS0108758," and is dated 11-27-2001. The map is on file with the Clerk of the Board of Supervisors as document number 0768626, and is also available at the DPLU permitting counters, and will soon be available through the SANGIS interactive map site at http://www.sandag.org. It is the responsibility of the permit applicant to review this map to determine whether the project at issue is in the County Urban Area. It should be noted that a project outside this mapped area will be considered urban if the stormwater is collected and conveyed underground.

To claim this exemption, the applicant must verify with County permitting staff that the proposed project is outside the County urban area, and complete the appropriate declaration below.

**Completed Physical Aspects of Projects**

WPO section 67.818(a) further provides that the requirement for submission of a post-construction SWMP is not applicable to "physical aspects of the project completed or substantially completed pursuant to and as required by a valid County permit or approval, at the time a complete application for a subsequent permit or approval is submitted." This exemption could be applicable to some applications for modifications, minor deviations or extensions of use permits; to final map modifications, and potentially to other permits and approvals if the application is essentially administrative in character and will not result in additional physical work on a project. However, please note that this exemption is only available if the work already completed at the project was pursuant to and in compliance with the applicable County permits.

To claim this exemption, the applicant must submit the appropriate declaration below with the application for a permit or approval, and must submit photographs showing the completed construction.

**Projects With No Potential to Add Pollutants to Stormwater or to Affect the Flow Rate or Velocity of Stormwater Run Off**

WPO section 67.818(c) provides that post-construction SWMPs are only required if a project has the "potential to add pollutants to stormwater or to affect the flow rate or velocity of stormwater run off after construction is complete." This test must be applied to the entire project that is contemplated. For example, an application for a tentative map could not claim this exemption on grounds that mere approval of the map would not result in a change in stormwater flows. The project for which the map is sought would need to be considered and a plan for appropriate post-construction SWMPs would very likely be required. This is necessary to prevent land from being subdivided in ways that would not take into account the need to provide space for appropriate post-construction BMPs.

Some projects that require permits or approvals listed in WPO section 67.804(f) will nevertheless have such minimal potential for impacts on stormwater that this exemption may be applicable. The exemption is however not applicable to projects that will add any new impervious surface that is directly connected to the stormwater conveyance system; to any project that will significantly increase the percentage of impervious surface in the project area; or to any project that will when completed result in additional human activity in the project area if that activity involves industrial, commercial, residential or municipal facilities, the application of fertilizers or pesticides, or the use of motor vehicles.

Sincerely,

Laura Maghsoudlou, Project Analyst

FINAL

# Hydrogeologic Report on Three Peaks Subdivision

17925 Winn Ranch Rd, Julian CA

Tentative Parcel Map 20571

Log No. 00-10-007

Quad 10
93C

Prepared for Martin Learn, 4845 Tula Ct., San Diego, CA 92122

Prepared by Dr. Gordon Gastil, Professor Emeritus, Geology, SDSU
Registered Geologist, State of California, State License Number 2891

Julian, California
June 18, 2001
Revised May 1, 2002

# TABLE OF CONTENTS

# REPORT

## County standards for site-specific hydro-geologic investigation

**1. Description of project site and existing development.**

1.1 The project site consists of a moderate to steep west sloping hillside of large trees and abundant rock outcrops. As the slope of the hill extends some distance above the east line of the property, there are several additional watershed acres, making a total of perhaps 20 acres. The difference in elevation from the east to west boundaries of the property, from 4968 to about 4700, is about 270 feet (Figure 1). While it is true that water will run onto the property at its eastern side, it will be running off the property on its western side. For illustrations of the property, see attached photographs.

1.2 The soil map produced by the County of San Diego is shown on attached Figure 2. These soil types consist of rough and locally steep residual weathering soil, in situ.

1.3 The site is included in those studied by Donald Everheart, Richard Meriam, and Victoria Todd (unpublished data, USGS open file report). Both Everheart and Meriam included the site area under the geologic description, "mixed rock." The use of the term mixed rock was not because the rock was actually mixed, but because the map areas that one could assign to different components of the map were so small that it would not be practical to separate them on the map. Todd classified these rocks as Harper Creek gneiss, a unit which varies from plutonic rock to meta-

sedimentary rock. Rocks of this formation have a persistently north to northwest foliation trend. My observations indicate that the SW corner of the project area may consist largely of weakly foliated granite. The central portion, including the well site, is classic mixed rock, including both light and dark plutonic rocks, quartz veins, and metaplutonic rocks. The eastern part of the project includes rock types in addition to those stated above. These additional rock types are very rich in sillimanite and white mica (meta-sedimentary rock).

1.4 Existing land uses consist of a four wheel drive road around the area and several empty water tanks. There are no residences within the project area, but there are at least 5 weekend residences on the land immediately to the west. We have no information on whether any of these are pumping water. The maximum allowable density permitted by the county general plan is 1 residence per 4 acres. There are no existing legal lots within the watershed. In the area down-slope from the project, there are several trailers or weekend homes.

2. Inventory of existing water sources and uses.

2.1 There are no existing springs or surface ponds on the subject property, but it is possible that some of the weekend residences below the project property have wells.

2.2 No information.

2.3 There is no reason to believe that surface water is being imported from beyond the project boundaries. The watershed, including several acres to the east, comprises an area of about 20 acres. The San Diego County precipitation map shows an annual precipitation of 24 inches at this site. This yields about 40 acre feet of water, or 10 acre feet per parcel. (Much of the rainwater runs off the property, rather than soaking in to recharge the groundwater supply.) The facts that much of the precipitation falls as snow and that there are areas of dense brush may lessen the loss of water by runoff and evaporation.

Future water usage for the 4 described lots will probably consist of minimal domestic use and small personal gardens. Very little of the property is appropriate for agriculture.

3. Evaluation of onsite groundwater.

3.1 Considering the fact that the water is stored almost entirely in open fractures, most of which are apparently below the depth of 466 feet, there is no local information on known fracture systems. The distance from the standing level to the maximum depressed level is only 8 feet. The well itself is a very small part of the total reservoir.

3.2 The average annual precipitation is indicated as at least 24 inches on the County precipitation map.

3.2.1 Long term average annual recharge is difficult to ascertain from a single well at a single time.

3.2.2 Not relevant.

**4. Pump test analysis**

4.1 The well being tested is the only well on the parcel being subdivided.

4.2 There are no other wells of any kind in the acreage being subdivided.

4.3 The well head was fitted to an assembly such as that pictured in Figure 5, so that the water pumped from the submerged pump was directed past a flow rate meter. The meter was calibrated twice during the process, and read 12.9 and 13.0 gallons per minute. The volume of water being pumped to the surface was diverted to fill a calibrated container and the rate of flow was measured with a stopwatch. The distance to the surface of the water in the well was measured electronically, once each minute.

The static water level is 461.3 feet. After four minutes, it was 466.1 feet. At six minutes, the depth was 466.9. At eight minutes, it was 467.2. At nine minutes, it was 467.3. At ten, 467.5. At 20, it was 468.2. At 22, 468.25. At 30, 468.5. At 40, 468.7. At 50

minutes, it was 468.9. It remained at that figure (468.9) until 67 minutes, when it reached 469.1. See Table 1.

The curve shown in Figure 2 indicates that the rate of lowering the water level had become asymptotic. The conclusions drawn were that water from the well at the rate of twelve gallons per minute would not lower the water level. A stronger pump would probably be able to draw down the water level at a faster pace, giving a better idea of the total water available from the fracture reservoir.

This also indicates that there is no significant amount of water being contributed by any fracture systems above the static level of the water.

4.3.3 Since the standing level of water in the well and the depth of which the depression of the water level becomes asymptotic is only eight feet, the well storage is negligible.

4.3.1.1 See Figure 3 and Photo 1, which picture the configuration measuring the flow rate of the water being pumped out of the 750 foot well.

## 5. Long-term groundwater availability

From where is the water coming? At 461 feet below the well head, the rate of water removal (pumping) and the water recharge (from open fractures) become approximately

equal, and no amount of pumping at 13 gallons per minute will appreciably lower the surface of the water. The total lowering of only six feet shows that all of the fractures above contribute very little water.

Presumably a stronger pump would be capable of lowering the water table, by using a flow rate greater than 13 gallons per minute. Acme Drilling did not have on the site a motor capable of pumping at a significantly greater rate, and our primary objective was to determine whether a pumping rate of 12 gallons per minute could be sustained. The answer to this question is apparently yes. Further pumping or pumping by a stronger pump need not be carried out for this objective.

From where and by what fracture system is recharge accomplished? Ultimately, the recharge must be from precipitation. But where are the fractures that contact the surface and shallow water? And why is no water available in isolated fracture systems above the depth of 461 feet? The great distance between the surface and the first standing water level would seem to imply that the fracture reservoir encountered at that depth is not [illegible] current recharge, but this can only be confirmed by measuring the water table at periodic intervals, probably intervals of several years.

A stronger pump, using a greater flow rate, will probably be able to lower the water level further. There is no assurance that the deep fracture system is being recharged by a fracture system immediately above it, and not by fractures that bring water from adjacent properties, possibly at a considerable distance. To emphasize this problem, I have drawn

Figure 4, which shows that the depth to water is actually greater than the distance across the project, and leads one to consider that the configuration of water at depth may be fairly independent of surface factors, such as relief, rock, soil weathering, and vegetation.

5.4 The subdivision in question proposes to serve the four parcels from the same 750 foot well.

**6. Evaluation of project impact**

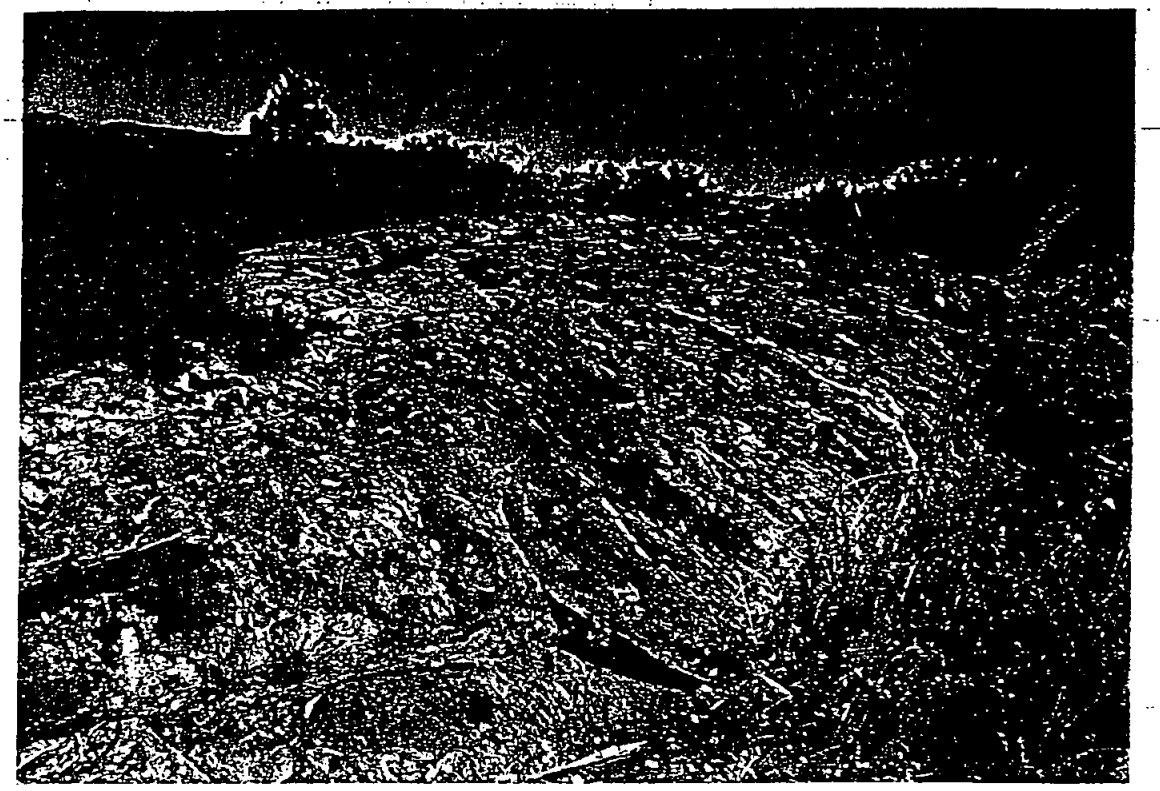
6.1 The water table at 461 foot depth having limited relation to conditions at the immediate surface will probably not affect vegetation or any water obtained from relatively shallow wells.

**7. Implementation of the standards.**

Not relevant.

Photograph 1: Coulter pine, manzanita, and scrub growth on jeep trail just north of the well site. Notice the water tank.

Photograph 2: Black oak, along the jeep trail, northwest portion of Parcel 4



**Photograph 3: Typical outcrop of metaplutonic rock, in northwest portion of Parcel 4**

**Photograph 4: View to southwest, toward Cuyamaca Peak, from locality east of parcel 3. Gneiss here is partially metasedimentary.**

APPENDIX

**DRILLER'S LOG** from well completion report, No. 537105

Well drilled by Peterson Drilling, of Ramona, California

Note: we are reading from the photocopy of the "triplicate," which is very unclear.

Owner's Well No. W06870; Work began 7/7/99; work ended 7/20/99

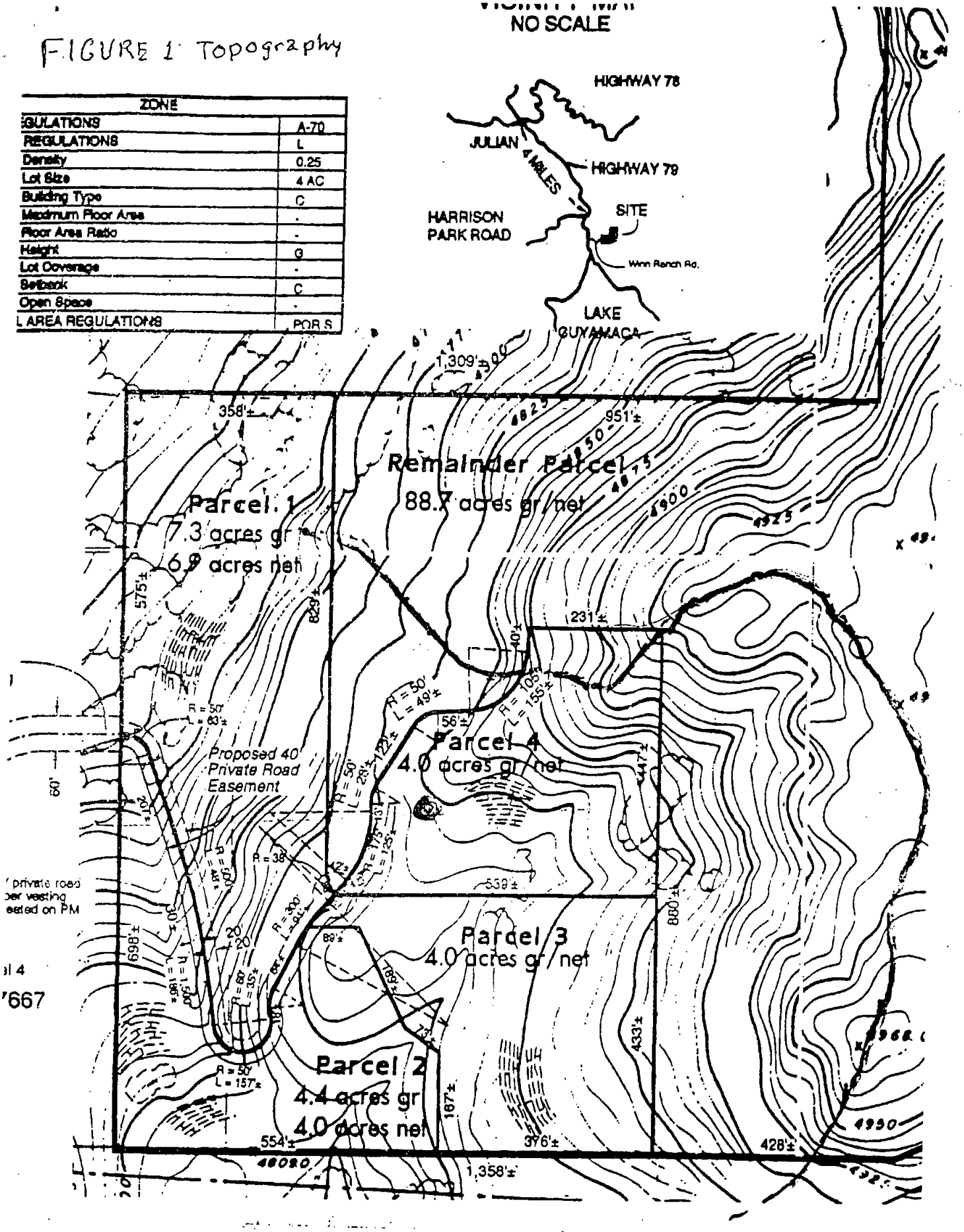
Depth to first water, 450 ft.

Total depth of completed well, 750 ft.

| | | |
|---|---|---|
| 0 | 8 | Granite—grey |
| 8 | 14 | Decomposed granite(?) |
| 14 | 155 | Granite—schist intervals |
| 155 | 172 | Broken granite—fractured |
| 172 | 450 | Grey granite |
| 450 | 481 | Fractured granite—schist intervals |
| 481 | 620 | Grey granite |
| 620 | 627 | (completely illegible) |
| 627 | 750 | Granite |
| 750 | | Total depth |

FIGURE 1 Topography

| ZONE | |
|---|---|
| GULATIONS | A-70 |
| REGULATIONS | L |
| Density | 0.25 |
| Lot Size | 4 AC |
| Building Type | C |
| Maximum Floor Area | - |
| Floor Area Ratio | - |
| Height | G |
| Lot Coverage | - |
| Setback | C |
| Open Space | - |
| L AREA REGULATIONS | POR S |




Eastern boundary of watershed

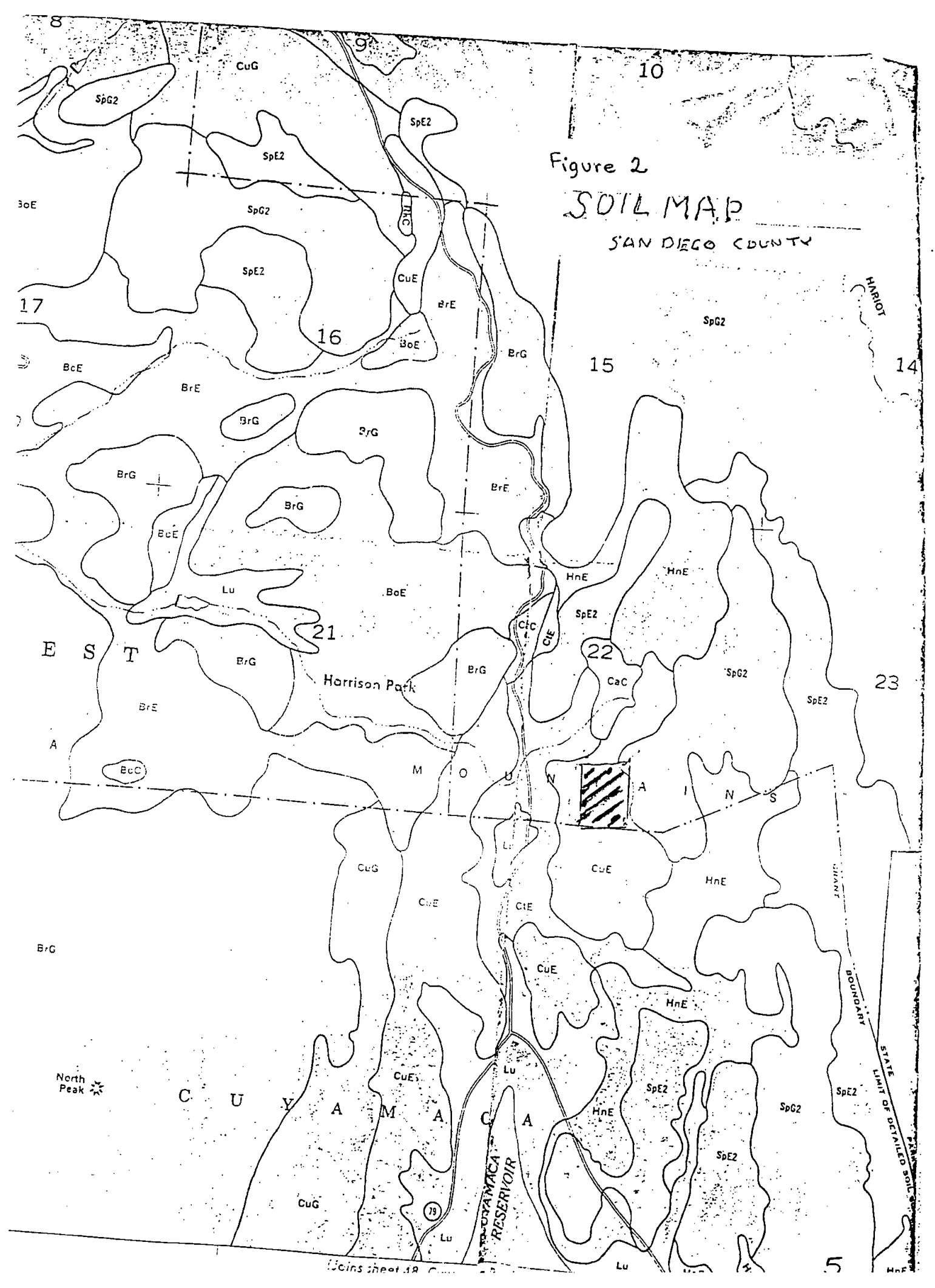
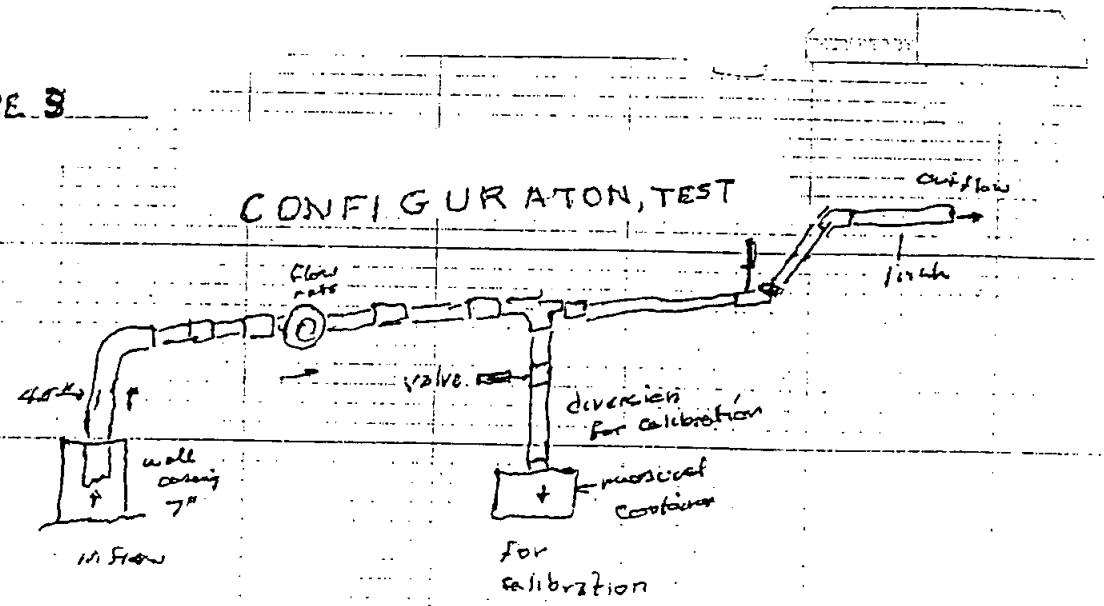


Figure 2
SOIL MAP
SAN DIEGO COUNTY
8
9
10
17
16
15
14
21
22
23
CuG
SpG2
SpE2
BoE
BkC
CuE
BrE
BrG
BcE
Lu
HnE
CtC
CtE
CaC
Harrison Park
BcC
M O U N T A I N S
C U Y A M A C A
North Peak
HARIOT
BOUNDARY
STATE
LIMIT OF DETAILED SOIL
TO CUYAMACA RESERVOIR
78
Lu
5

FIGURE 3


CONFIGURATON, TEST
outflow
flow rate
valve
diversion for calibration
wall casing 7"
inflow
graduated container for calibration

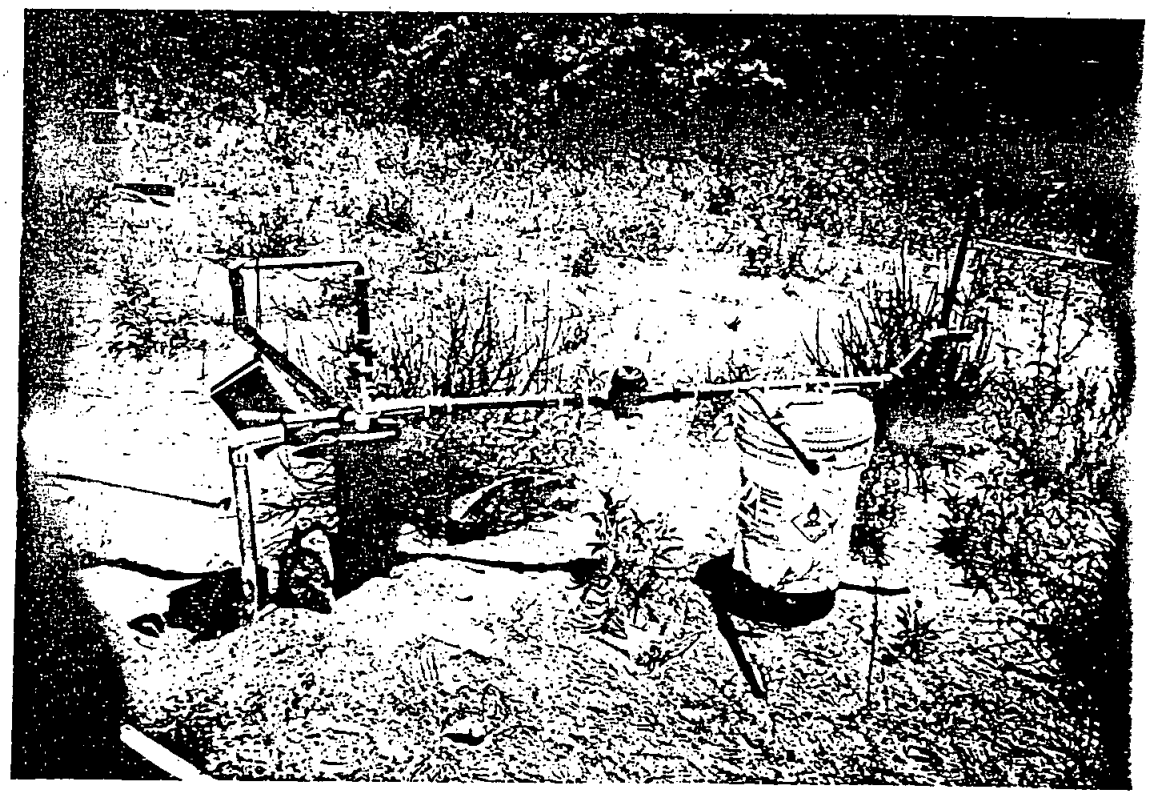


Figure 4. Pump test graph

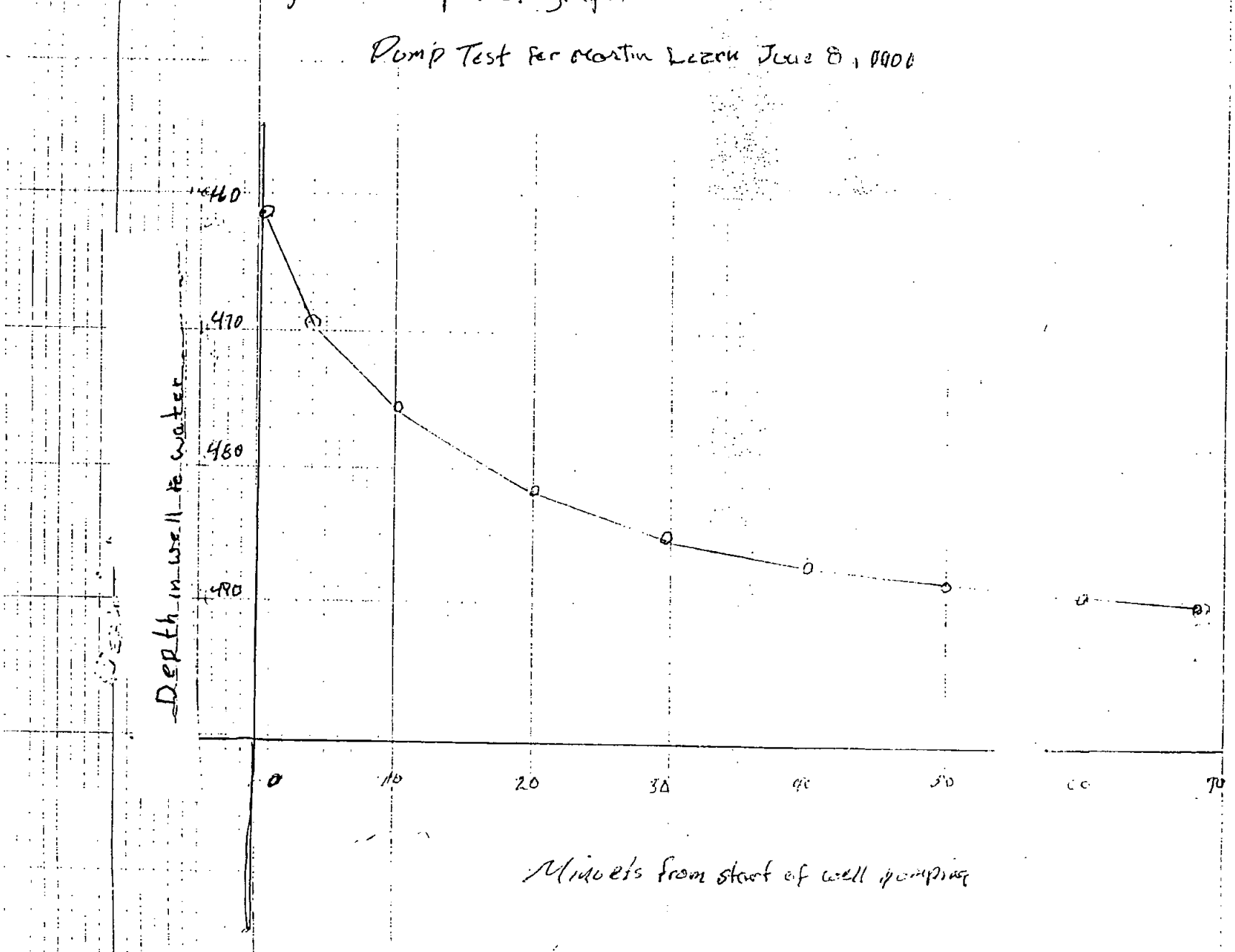
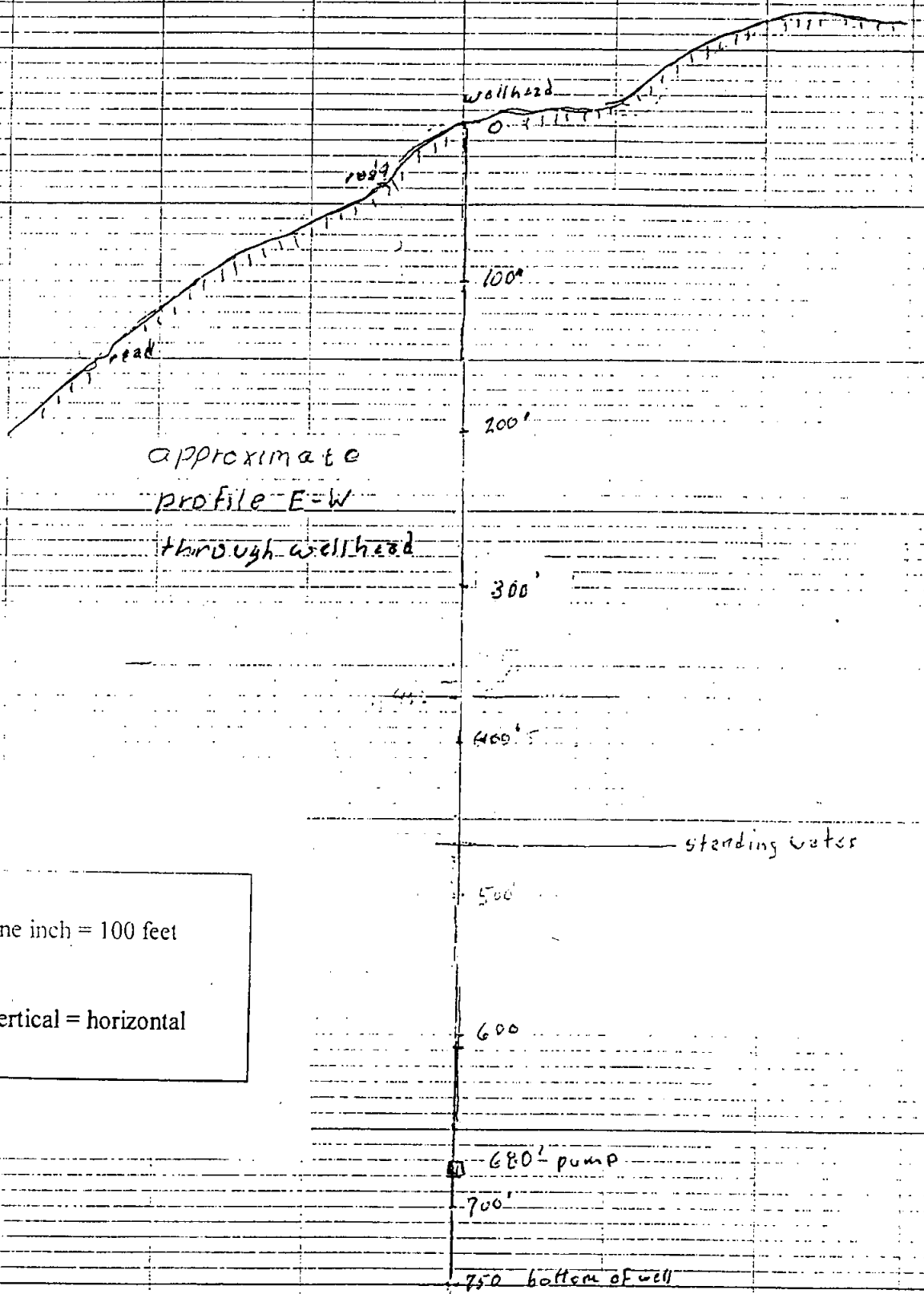


Figure 5. Relationship of surface topography to well depth.




One inch = 100 feet

Vertical = horizontal

**Well test performed November 10-11, 2001, on well located on property belonging to Dr. Martin Learn, Julian, California**

**Record of measurements to water level in well.**
Pumping started at 11:29AM, November 10, 2001, and continued until 12:00 noon on November 11.

| Time | Depth to water |
|---|---|
| 11:30am | 469.9 feet |
| 11:31 | 470.3 |
| 11:32 | 470.6 |
| 11:33 | 470.7 |
| 11:34 | 470.7 |
| [illegible] | 470.8 |
| 11:36 | 471.0 |
| 11:37 | 471.1 |
| 11:38 | 471.2 |
| 11:39 | 471.3 |
| 11:40 | 471.4 |
| 11:41 | 471.5 |
| 11:42 | 471.6 |
| 11:43 | 471.7 |
| 11:44 | 471.8 |
| 11:45 | 472.0 |
| 11:46 | 472.3 |
| 11:47 | 472.3 |
| 11:48 | 472.5 |
| 11:49 | 472.6 |
| 11:50 | 472.7 |
| 11:51 | 472.8 |
| 11:52 | 472.8 |
| 11:53 | 472.9 |
| 11:54 | 473 |
| 11:55 | 473 |
| 11:56 | 473.6 |
| 11:57 | 474.3 |
| 11:58 | 474.9 |
| 11:59 | 475 |
| 12:00 noon | 475.1 |

**Record of measurements to water level in well.**
During the first half hour, measurements were taken every minute. After the first half hour, the time intervals between measurements were gradually increased.

| Time | Depth to water |
|---|---|
| 12:00 noon | 475.1 |
| 12:10pm | 475.4 |
| 12:20 | 475.5 |
| 12:30 | 475.7 |
| 12:50 | 475.7 |
| 1:10pm | 475.8 |
| 1:30 | 475.8 |
| 1:50 | 475.8 |
| [illegible] | 475.9 |
| 2:45 | 475.8 |
| 3:00 | 475.9 |
| 3:15 | 475.95 |
| 3:40 | 476 |
| 4:00 | 476 |
| 5:00 | 476.1 |
| 5:30 | 476.3 |
| 6:00 | 476 |
| 7:00 | 476.2 |
| 8:05 | 476.3 |
| 9:00 | 476.3 |
| 10:00pm | 476.3 |
| 11:15pm | 476.3 |
| 12:30am | 476.3 |
| 1:30 | 476.3 |
| 2:45 | 476.3 |
| 3:50 | 476.3 |
| 5:05 | 476.3 |
| 6:00 | 476.3 |
| 7:15 | 476.4 |
| 8:05 | 476.4 |
| 9:20 | 476.5 |
| 10:05 | 476.55 |
| 11:00 | 476.6 |
| 12:00 noon | 476.6 |

# ATTACHMENTS

Dr. R. Gordon Gastil
Consulting Geologist, California State License 2891
PO Box 2200
Julian, California 92036

November 21, 2001

Dept. of Planning and Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123

Re: Hydrogeologic investigation for land division of Three Peaks property, Dr. Martin Learn, owner

Dear Planner:

This concerns testing of the well on property owned by Dr. Martin Learn.

The enclosed report was prepared on June 18, 2001. You requested that the well be pumped for a full 24 hours. Subsequent testing of the well was performed on November 10-11, 2001.

During the November test, the well was pumped continuously for 24 ½ hours, using a 10 kilowatt generator provided by Dr. Learn, and measuring apparatus provided by Acme Drilling. The depth to water in the well was measured continuously, with a tape. The rate of the flow of water was measured at the surface, by diversion to a calibrated pail, and the interval was measured with a stop watch. Six measurements of gallons per minute are plotted on the enclosed figures. The pump ran for 24 hours and 30 minutes, from 11:30am on the 10th, to noon on the 11th. As with the June test, the measured depth of the water table at the beginning of the test was 465.8 feet below the surface. For the first 30 minutes, measurements were taken at one minute intervals, then at 5 minute intervals, then at gradually larger intervals, during the 24 hour period. During the night the intervals were approximately one hour. The draw down is very steep during

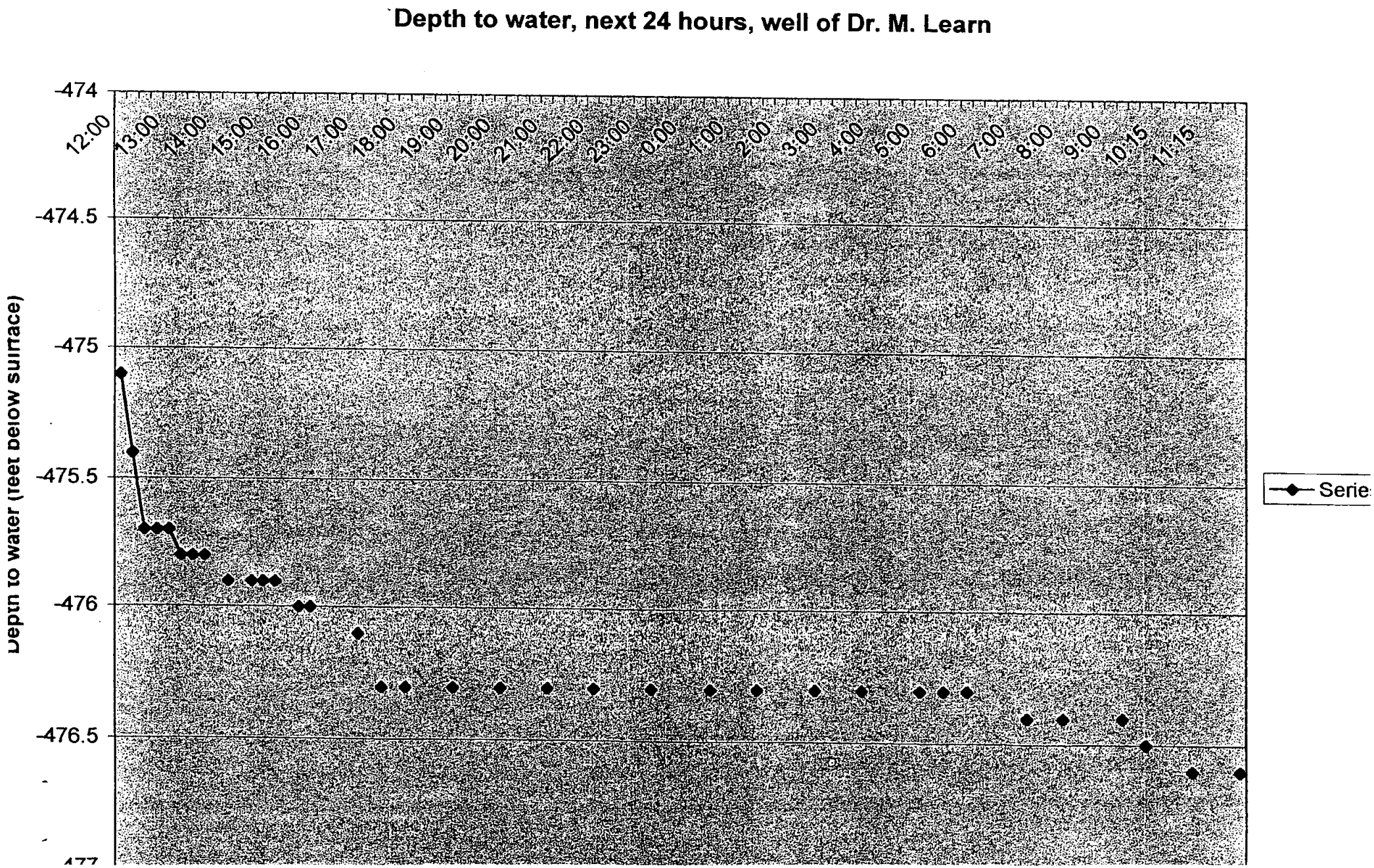
the first half hour, such that in the first thirty minutes the water level dropped seven feet. At four hours, the water table had dropped another foot and a half. After that, the profile is relatively flat. In 20 hours, the water table dropped only 3 tenths of a foot.

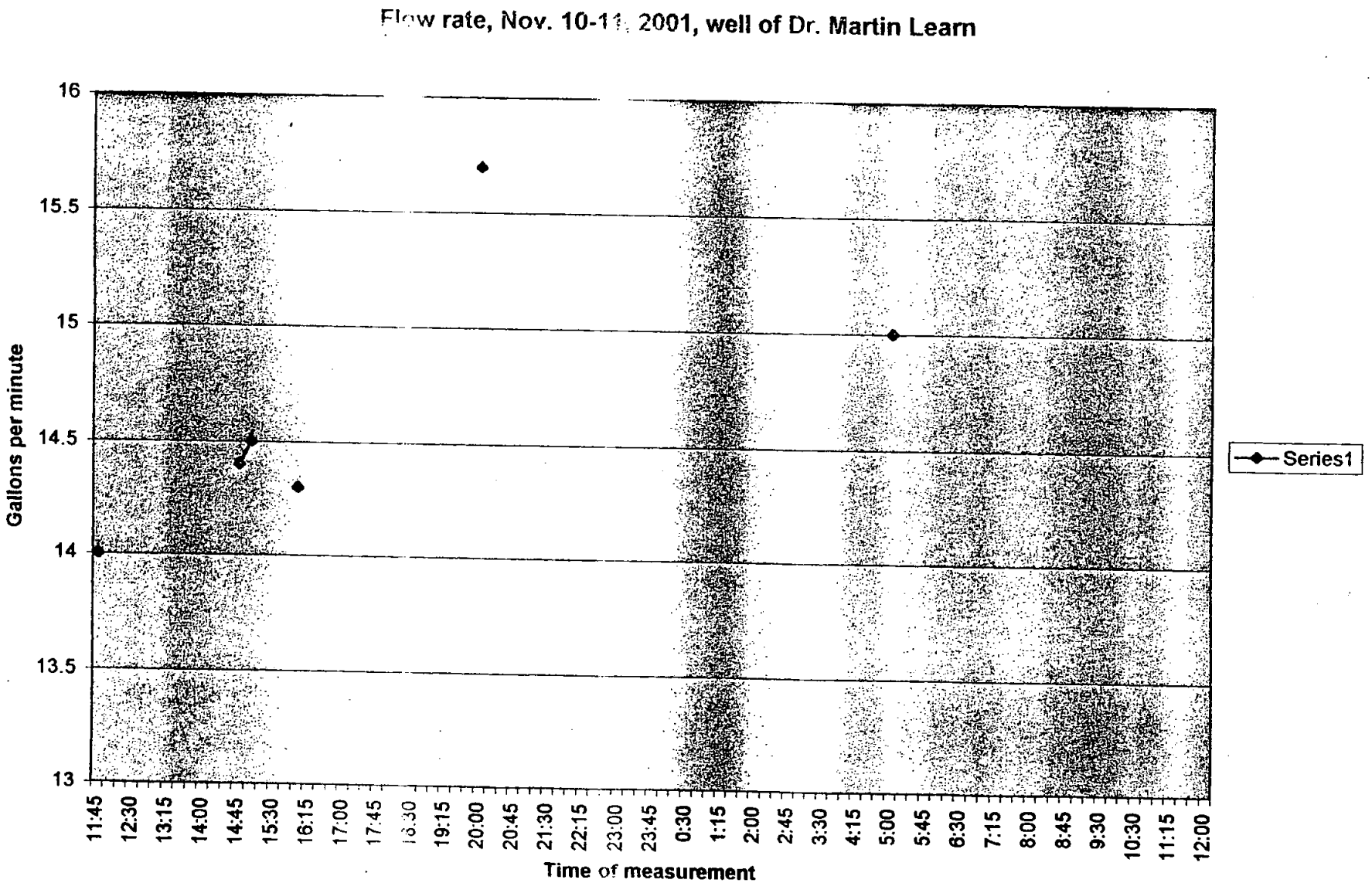
To test the recharge, the water level was measured again, at increasing intervals, for a total period of 60 minutes. During that hour, the water lever rose from 476.6 to 466.8 feet below the surface, showing a gain of 10.2 feet.

The enclosed Appendix to the report of June 18, 2001 shows the November test results in graphic form.

Gordon Gastil
Home telephone (619) 460-5758

Well test, beginning with 2nd half hour




Flow rate, Nov. 10-11, 2001, well of Dr. Martin Learn
Gallons per minute
16
15.5
15
14.5
14
13.5
13
11:45
12:30
13:15
14:00
14:45
15:30
16:15
17:00
17:45
18:30
19:15
20:00
20:45
21:30
22:15
23:00
23:45
0:30
1:15
2:00
2:45
3:30
4:15
5:00
5:45
6:30
7:15
8:00
8:45
9:30
10:30
11:15
12:00
Time of measurement
Series1

PO Box 2200
Julian, CA 92036

June 18, 2001

Martin Learn
4845 Tula Court
San Diego, CA 92122

Dear Martin:

I thought it appropriate to write a few words to you concerning the state of the well test. The well tested in the study is well number W06870, drilled July 7, 1999, by Peterson Drilling of Ramona.

Doug Eilar contacted me regarding the geology report for this project, and I agreed to provide the geology report required by the County of San Diego. Lee McComb, your project surveyor, took me around the property. He provided me with a topographic map of the project and adjacent area. I understood that the testing to be done concerned only the 750 foot well. You might wish the second well of 500 feet tested also, but that would be for your information only, and not for the County.

On May 24, I received a short note from Doug Eilar, saying that he was no longer working on this project, and that Craig Enloe of Julian would be carrying out the well test.

Craig Enloe later also dropped the project, saying that he did not have the proper equipment to carry out such a test.

I indicated that my fee would be $400 for one well, or $600 for both wells.

I spoke with John Peterson, San Diego County hydrologist, concerning the County requirements for a well test. He said I should not do anything until I had seen the scoping letter. I assumed that the scoping letter would give site-specific information, but the current letter entitled "Scoping Letter Insert" was dated December 7, 2000, and was not specific to this project. On June 7, I spoke with Laura Bloom at Ruffin Road, and she gave me a county guideline for hydrogeology reports.

Meanwhile, the well testing job had been assigned to Acme Drilling of Escondido. On June 5, they contacted me, and we agreed to meet in Julian at 9AM on June 8. We met at the well site, and proceeded with the test.

The flow of water was measured by a flow meter. It ranged from 12.9 to13 gallons per minute. The pump was set at 680 feet below the ground level. At that time the static surface of the water in the well was at 465 feet deep. After six minutes of pumping, the depth to the water was at 466.6 feet. Continuous pumping for more than one hour thereafter did not reduce the depth of the water more that a few tenths of a foot. We pumped continuously for 1 hour and 12 minutes, measuring the depth of the water every minute. This well provides more than the 12 gallons per minute, or more than 3 gallons per minute for each of 4 residences, as required by the County Planning Department.

If we had used a stronger pump, and could pump 25 or 50 gallons per minute, perhaps we would have been able to draw the water down to a lower level in the well. We stopped pumping when it took 19 minutes to lower the water level by one tenth of a foot (Table 1).

I am concerned that the County may consider we have not pumped for a long enough time. Their examples indicate pumping durations of 8 to 24 hours, continuously. But additional pumping, at a flow rate of 13 gallons per minute, would have only the effect of wasting good water.

Gordon Gastil

Registered Geologist, State of California, State License Number 2891

Dr. R. Gordon Gastil
Consulting Geologist, California State License 2891
PO Box 2200
Julian, California 92036

November 21, 2001

Dept. of Planning and Land Use
5201 Ruffin Rd., Suite B
San Diego, CA 92123

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Dear Planner:

This concerns testing of the well on property owned by Dr. Martin Learn.

The enclosed report was prepared on June 18, 2001. You requested that the well be pumped for a full 24 hours. Subsequent testing of the well was performed on November 10-11, 2001.

During the November test, the well was pumped continuously for 24 ½ hours, using a 10 kilowatt generator provided by Dr. Learn, and measuring apparatus provided by Acme Drilling. The depth to water in the well was measured continuously, with a tape. The rate of the flow of water was measured at the surface, by diversion to a calibrated pail, and the interval was measured with a stop watch. Six measurements of gallons per minute are plotted on the enclosed figures. The pump ran for 24 hours and 30 minutes, from 11:30am on the 10th, to noon on the 11th. As with the June test, the measured depth of the water table at the beginning of the test was 465.8 feet below the surface. For the first 30 minutes, measurements were taken at one minute intervals, then at 5 minute intervals, then at gradually larger intervals, during the 24 hour period. During the night the intervals were approximately one hour. The draw down is very steep during

the first half hour, such that in the first thirty minutes the water level dropped seven feet. At four hours, the water table had dropped another foot and a half. After that, the profile is relatively flat. In 20 hours, the water table dropped only 3 tenths of a foot.

To test the recharge, the water level was measured again, at increasing intervals, for a total period of 60 minutes. During that hour, the water lever rose from 476.6 to 466.8 feet below the surface, showing a gain of 10.2 feet.

The enclosed Appendix to the report of June 18, 2001 shows the November test results in graphic form.

Gordon Gastil
Home telephone (619) 460-5758

**R. Gordon Gastil, Consulting Geologist,**
**California Registered Geologist No. 2891**
**P.O. Box 256, La Mesa, CA 91944**

**January 5, 2002**

Martin P. Learn
4845 Tula Ct.
San Diego, California 92122

Re: Learn Lot Split; TPM 20571; LOG NO 00-10-007
Parcel No. APN 294-011-1400

Dear Dr. Learn,

On November 10 and 11, you brought a 10 kilowatt generator, and Ace Drilling brought their measuring apparatus. The depth to water was measured continuously with a tape. The flow of the water was not measured by the flow meter, which apparently was not functioning. The flow of water at the surface was measured by diversion to a calibrated pail, and the interval was measured with a stop watch. Six measurements of gallons per minute are plotted on the enclosed figures. The pump ran for 24 hours and 30 minutes, from 11:30am on the 10$^{th}$, to noon on the 11$^{th}$. As with the June test, the measured depth of the water table was 465.8 feet below the surface. For the first 30 minutes, measurements were taken at one minute intervals, then at 5 minute intervals, then at 10 minute intervals, then 15minute intervals. During the night the intervals were approximately one hour. The draw down is very steep during the first half hour, such that in the first thirty minutes the water level dropped seven feet. At four hours, the water table had dropped another foot and a half. After that, the profile is relatively flat. In 20 hours, the water table dropped only 3 tenths of a foot.

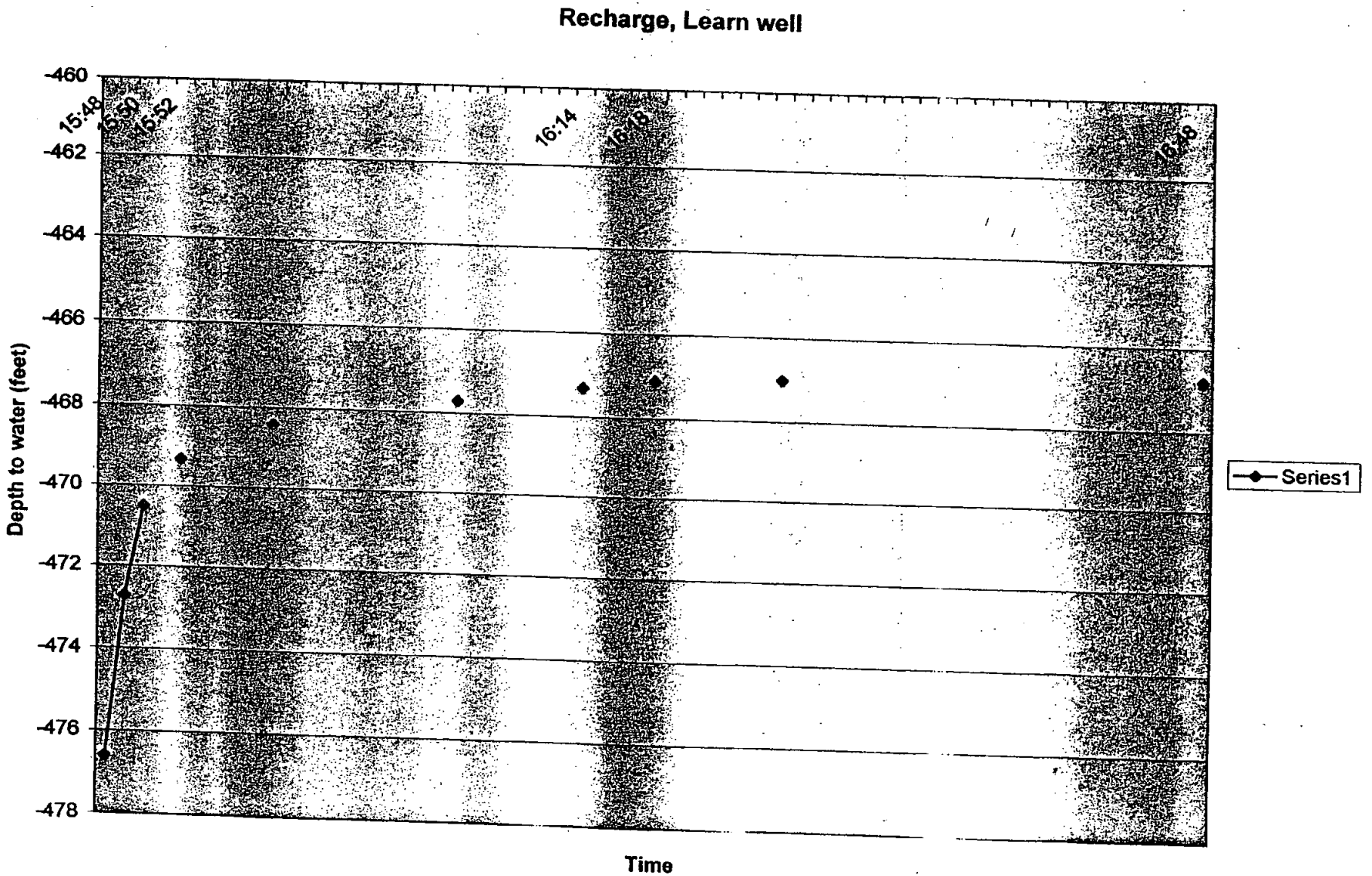
R. Gordon Gastil, Consulting Geologist,
California Registered Geologist No. 2891
P.O. Box 256, La Mesa, CA 91944

**January 5, 2002**

To test the recharge, the water level was measured again, at increasing intervals, for a total period of 60 minutes. During that hour, the water level rose from 476.6 to 466,8 feet below the surface, showing a gain of 10.2 feet. This proves that the recharge of the well is adequate to provide the 12 GPM continuous flow.

Signed: _____

R. Gordon Gastil
California Registered Geologist
Registration No. 2591


Recharge, Learn well
-460
-462
-464
-466
-468
-470
-472
-474
-476
-478
Depth to water (feet)
15:48
15:50
15:52
16:14
16:18
16:48
Time
Series1

# Biological Assessment for the County of San Diego Tentative Parcel Map 20571 in the Cuyamaca Mountain Community

[Log No. 00-10-008]

**Prepared For:**

**Dr. Martin Learn**
**4845 Tula Court**
**San Diego, California 92122**

Prepared By:

RBRiggan and Associates
10646 Marbury Avenue
San Diego, California 92126
619-233-5454

10 August 2001
Revised 5 November 2001
Revised 1 May 2002
RBR Job Number 1764.33D

## Table of Contents



## Attachments:

**Table of Contents** (continued)



## Appendix:

## Summary of the Biological Assessment

Tentative Parcel Map 20571 is the proposed minor subdivision of a 108.4-acre property located north of Cuyamaca Lake and the Sunrise Highway, east of State Route (SR) 79, and south of the community of Julian, in the County of San Diego. The proposed Tentative Parcel Map would subdivide the western escarpment of the property creating four lots of 7.3-, 4.4-, 4.0-, and 4.0-acres (gross) respectively. The balance of the property (approximately 88.7 gross acres) would constitute a remainder parcel.

The biological survey was conducted over a series of field dates in late 1999, through 2000, and into the early part of 2001.The bulk of the property is underlain by a complex series of mixed rocks, composed primarily of quartz diorite and apparent roof pendants of the Julian Schist (see Figure 3; Merriam, 1958). The northeastern corner of the site is mapped as being underlain by the primary body of Julian Schist (see Figure 3). No gabbroics are mapped on or adjacent to the TPM and none are anticipated given the pattern or insertion of the batholithic plutons.

Much of the property is drained by sheet flow — these areas do not meet any definition of wetland (federal, state or local) presently in use. There are, however, very minor drainages on some of the lower slopes. Even these (while classifiable as "non-wetland waters of the United States" under 33 CFR §328.3) appear to meet none of the tripartite definition of "wetland" used by the Fish and Wildlife Service, the California Department of Fish and Game, and the County of San Diego.

Essentially five vegetative types are mappable within the bounds of the Learn ownership. These five "communities" are discussed in detail below and are mapped in Figures 4 and 8. A complete listing of the plant species found during the course of the field surveys are listed in Table 2. The five vegetation types are:

Jeffrey Pine Forest
Mixed Montane Chaparral (including disturbed Mixed Chaparral)
Chamise Chaparral
Bedrock Outcrops
Symphoricarpos/Eriogonum Association (a special case of the Jeffrey Pine Forest)

Each of these vegetation types is defined, typical species listed and they are mapped in Figures 4 and 8. Vegetative mapping was facilitated by a high resolution aerial photograph and ground truthing.

Within these vegetative associations a concerted effort was made to identify endangered, threatened or otherwise sensitive plant and wildlife species. A federal protocol survey for the endangered Quino Checkerspot Butterfly was conducted over the project site. The only sensitive species encountered was the Coast Horned Lizard, a small population of which is scattered through the chaparral. No other listed or otherwise sensitive species were encountered.

Implementation of the Tract Map as proposed will result in the development of four residential lots

along with the development of the remainder parcel. These five residences will effect existing biological resources through grading of the site for homes, through the grading of roads and driveways, and through the clearing of vegetation for fire management purposes. These effects are summarized in the following table.

| | Anticipated Maximum Area of Impact | Mitigation Ratio * | Mitigation Requirement | Area of Actual Dedicated Open Space (Mitigation) |
|---|---|---|---|---|
| Jeffrey Pine Forest | 1.85-acres | 3:1 | 5.55-acres | 8.97-acres |
| Mixed Montane Chaparral | 15.57-acres | 1:1 | 15.57-acres | 30.81-acres |
| Chamise Chaparral | none | n/a | none | 0.05-acres |
| Rock outcrops | none | none | none | (Included in chaparral acreage) |
| Symphoricarpos/ Eriogonum | 0.8-acre | 1:1 | 0.8-acres | 0.10-acres |
| | | | Total Conserved Acreage | 40.38-acres |

* Mitigation ratios are per DPLU staff, personal communication to the senior author.

** This value includes 5-acres of disturbance anticipated within the remainder parcel. The exact location of this disturbance is not known in that the property owner is allowed to clear 5-acres by right without a permit. Similar clearing on the four parcels created with the TPM is restricted by the Open Space designator.

*** The 0.8-acres of mitigation for the loss of the Symphoricarpos/Eriogonum association is included within in the Jeffrey Pine Forest mitigation area; the Jeffrey Pine being considered an equal or more valuable habitat type.

In order to mitigate the potentially negative effects of the project, the permanent dedication of open space easements over a portion of the property is proposed. The specific locations of the easements are shown in Figures 10 through 17 rpl and they are summarized in the above table and in Figure 9B rpl. Implementation of these mitigation measures will reduce the potential effects of the project on biological resources to a level of insignificance.

# I. PROJECT LOCATION AND DESCRIPTION

Tentative Parcel Map 20571 is the proposed minor subdivision of a 108.4-acre property located north of Cuyamaca Lake and the Sunrise Highway, east of State Route (SR) 79, and south of the community of Julian, in the County of San Diego. The site is west of and in close proximity to SR 79, north of and in close proximity to the Mason Valley Truck Trail, south of the KQ Ranch, and east of Harrison Park (see Figures 1 and 2). The subject property is Assessor's Parcel Number 294-011-14. The property has no direct access to a public street. Rather, access is taken from the terminus of Winn Ranch Road, a private, gated road located north of Mason Valley Truck Trail and south Harrison Park Road.

Topographically, the property is dominated by portions of two northwest — southeast trending ridges. The central ridge is slightly lower in height but affords spectacular views from El Centro and the Salton Sea on the east, deep into Mexico to the south, to the Pacific Ocean to the west, and Palomar and San Jacinto Mountains to the north. The central valley separating these two ridges is shallowly developed, being at the headwaters of drainages to the northwest and to the southeast (see Figure 8, and 2). For the purposes of this report the eastern most ridge (which lies at the eastern edge of the property) will be simply referred to as the "eastern ridge." The ridge that dominates the central part of the site will be referred to as the "central ridge." The western part of the property (the location of the proposed four lots) is essentially part of an escarpment that leads from the central ridge down to the series of valleys occupied by SR 79, and will be referred to as such.

Both the eastern and the central ridge exceed 5,000-feet in elevation, high country for San Diego County. the highest point on the property is on the eastern ridge at slightly greater than 5,030-feet. The lowest point is in the northwest corner of the site at an elevation of 4,740-feet.

Properties on all sides of Tentative Parcel Map 20571 are privately owned. Much of the terrain in the general vicinity is in various public ownerships, but no such properties have a common boundary with the TPM (see Figure 1). The private lands to the east and south remain completely undeveloped or are used only for range cattle, if that. Lands to the north include the private campground on the KQ Ranch and intervening rural estate development. Lands to the immediate west include parcels developed as or available for rural estates. Now abandoned gold mines associated with the former Julian District (see Weber, 1963) are located immediately to the north and southeast of the subject property.

The proposed Tentative Parcel Map would subdivide the western escarpment of the property creating four lots of 7.3-, 4.4-, 4.0-, and 4.0-acres (gross) respectively. The balance of the property (approximately 88.7 gross acres) would constitute a remainder parcel. Proposed uses for all five parcels are as rural residential. Proposed grading for homes and appurtenant structures are shown in Figures 8 and 10 rpl through 14 rpl as are the location for a private street and the necessary driveways. All of the units would be serviced by septic systems and the locations of the leach fields are also shown on the indicated Figures.

# II. METHODOLOGY

The biological survey was conducted over a series of field dates in late 1999, through 2000, and into the early part of 2001. This field effort included a focused, protocol survey for the Quino Checkerspot Butterfly (*Euphydryas editha quino*) a federally listed species known to occur in the general vicinity. The Quino protocol survey is reported separately and copies of the report may be obtained from the author. The field dates for the biological survey were as follows:

1. 4 October 1999 — initial field visit to the site with the applicant. This was a general site assessment effort and extensive notes were taken on both flora and fauna. Two observers (Seneca and Riggan). Weather conditions were warm, clam and clear — "Indian Summer").

2. 9 March 2000 — in field 1630 to 2030 hours. Wind irregular varying from dead calm to approximately 8-miles per hour, dying after sun set. Clouds lowering after sunset to elevation of central ridge. Air temperature in the low to mid-40's with high humidity. Spotted Owl tapes were played starting at sunset at seven different stations across the property. One observer: Riggan.

3. 26 March 2000 — in field 1345 to 1945 hours. Calm, clear and cool with relatively low humidity. Air temperature in the low 40's with little cooling during the observational period. Starting during civil twilight, Western Screech Owl tapes were played at several stations across the property. One observer: Riggan

4. 7 April, 16 April, 30 April, 3 May, and 20 May 2000 — The senior author conducted a protocol Quino survey effort. Please refer to the Quino survey report for additional details as to the times and weather conditions. One observer: Riggan.

5. 25 March 2001 — in the field 0930 through 1300 hours. Dry, calm, clear, with air temperatures in the low 60's. Two observers: Riggan and Morse.

A series of pedestrian transects were walked across the site during the cumulative survey effort. The "transects" were placed so that all parts of the site could be visually inspected and were placed in a manner that allowed the physical examination of each micro-habitat observed within the restraints imposed by soil type and topography. Despite the maturity of the chaparral system that occupies much of the property, it has a fairly open canopy (and/or is penetrated by numerous bedrock outcrops) which allowed pedestrian movement through virtually all parts of the site.

Because of the timing of the survey, with the bulk of the work being performed during March and April, this constitutes a "spring" survey of the site.

The goals of the survey effort were as follows:

1. To determine if there are any sensitive plant species within the bounds of the parcel. Special

attention was placed, to the greatest extent possible, on unique or different micro-habitats.

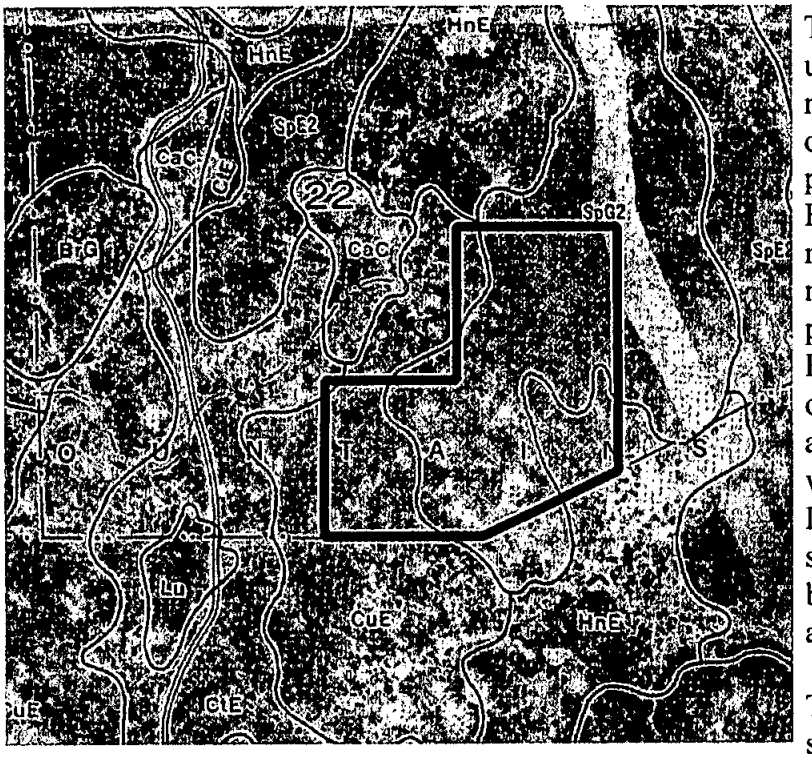
2. To determine the presence or absence of any of several sensitive wildlife species known to occur in the general region of the property.

3. To determine as early in the season as possible the presence or absence of *Plantago erecta*, and other plant species that serve as the larval food plants of the Quino Checkerspot Butterfly.

4. To determine the presence or absence of wetlands or similar, sensitive habitats.

In order to meet the above outlined goals, all sign (including track, scat, burrows, runways, and others), direct observation, and auditory inputs (such as songs and calls) were utilized to identify the species present. Standard naming references are listed in the References Cited section of this report. Plant identifications were made in the field with some material collected for laboratory analysis. The survey effort was conducted until a point of diminishing returns was reached.

# III. PHYSICAL ENVIRONMENT




The bulk of the property is underlain by a complex series of mixed rocks, composed primarily of quartz diorite and apparent roof pendants of the Julian Schist (see Figure 3; Merriam, 1958). The northeastern corner of the site is mapped as being underlain by the primary body of Julian Schist (see Figure 3). No gabbroics are mapped on or adjacent to the TPM. Now abandoned gold mines associated with the historic Julian Mining District lie to the north and to the southeast of the subject property, but there is no indication of mining activity on-site.

The underlying bedrock member is shallowly weathered resulting in numerous bedrock outcrops, especially on the central ridge. The larger of these outcrops are mapped in Figure 8 and some are illustrated in Figures 5 and 6.

Surficial soils are mapped by Bowman, et al. (1973) and a scanned segment of the Julian Quadrangle (sheet 39 from that study) is provided as the above text figure. As can be seen in the Figure, there are three soils types mapped within the TPM, specifically:

- Holland stony fine sandy loam (HnE) — these are well-drained , moderately deep soils developed in material weathered from micaceous schist.

- Crouch rocky coarse sandy loam (CuE) — these soils are well drained and are developed from acid igneous rocks and micaceous schist

- Sheephead rocky fine sandy loam (SpG2) — these are also well-drained but shallow sandy loams formed in material weathered from micaceous schist and gneiss.

Despite the size of the property, no springs, seeps, perennial streams or other water sources were noted at any time during the survey of the property. Drainage swales are shallowly developed and the soils on the floors of such drainages match the soils of the surrounding slopes. No mesic development was noted on any of the drainage swales, the vegetation present being indistinguishable from the vegetation on the surrounding slopes. Runoff is apparently brief and rapid, immediately following major precipitation events.

Much of the property is drained by sheet flow — these areas do not meet any definition of wetland (federal, state or local) presently in use. There are, however, very minor drainages on some of the lower slopes. Even these (while classifiable as "non-wetland waters of the United States" under 33 CFR §328.3) appear to meet none of the tripartite definition of "wetland" used by the Fish and Wildlife Service, the California Department of Fish and Game, and the County of San Diego (see the Resource Protection Ordinance) — [(1) sufficient hydrology to create anaerobic growing conditions for one week during the growing season, (2) a predominance of hydrophytic vegetation, and, (3) the presence of hydric soils]. The only point at which it might be possible to evoke Section 404 of the Federal Clean Water Act would be on (for example) the driveway of Parcel 3 where it crosses a small swale. This "fill," however, is so de minimus in length and area that it clearly would be covered by a Number 14 Nationwide Permit (Linear Transportation Crossings; see FR 65(47): 12818-12899).

# IV. BIOLOGICAL RESOURCES

## A. Vegetation and Flora

Essentially five vegetative types are mappable within the bounds of the Learn ownership. These five "communities" are discussed in detail below and are mapped in Figures 4 and 8. A complete listing of the plant species found during the course of the field surveys are listed in Table 2. To the greatest extent possible the classification scheme used by Holland (1986) has been used in the description of the vegetation.

In the mapping of the vegetation on a given piece of real estate there is question of scale and there is the particular subjectivity of the individual doing the mapping (this exercise is one of the best examples of biologists *fitting straight lines to curved surfaces*). For example, if one chose to use a small patch size, say on the order of a tenth of an acre or less (±4,000 square feet or roughly quadrats 65-feet on a side) then what is mapped as "Mixed Montane Chaparral" in Figure 4 could be broken up into a dozen or so chaparral "flavors" such as "Scrub Oak Chaparral" or "Whitebark Wild Lilac Chaparral." such an effort becomes meaningless when one considers that we are dealing with "community" definitions (California Towhees use all flavors of chaparral, for example). This author has, therefore, taken a community scale definition of vegetation mapping with the result presented in Figures 4 and 8.

**Mixed Montane Chaparral.** Mixed chaparral dominates the Learn property. It is diverse, including a number of dominant species. The association appears to be an old growth, not having experienced a fire in several decades (a century or more). Mixed Montane Chaparral (Holland, 1986: element code 37510) appears to be the name most applicable (in terms of species composition, elevation, and geographic distribution) of the Holland chaparral types. This vegetation type, as found on Tentative Parcel Map 20571, is dominated by the following shrub species:

| | |
|---|---|
| Chamise | *Adenostoma fasciculatum* |
| Laguna Manzanita | *Arctostaphylos glandulosa* ssp. *adamsii* |
| Chaparral Whitethorn | *Ceanothus leucodermis* |
| Mountain Mahogany | *Cercocarpus betuloides* |
| California Buckwheat | *Eriogonum fasciculatum* |
| Muller's Oak | *Quercus cornelius-mulleri* |
| Our Lord's Candle | *Yucca whipplei* |

and a number of others (see Table 2).

Included in this category is a small area of the property that has been mapped (see Figures 4 and 8) as "disturbed [Mixed] Chaparral." This area lies within the old Julian-Sunrise Field Break. This fire break was originally constructed in the early 1960's (?) and was designed to serve as a major fire barrier between the desert areas to the east and the mountain forests to the west. This "field break" just crosses the extreme northeastern corner of the Learn property. The chaparral in this area was originally identical to that on the balance of the property but it has been highly modified over the years by mechanical clearing, artificial plantings, sheep grazing and other means.

**Jeffrey Pine Forest.** The floor of the south central valley and much of the western escarpment (see Figure 4) is dominated by a pine/oak association best classified as a Jeffrey Pine Forest (Holland, 2986; element code 85100). This vegetation type is visually obvious and is dominated by the following species:

| | |
|---|---|
| Jeffrey Pine | *Pinus jeffreyi* |
| California Black Oak | *Quercus kelloggii* |
| Snowberry | *Symphoricarpos mollis* |

This association occupies only the lower elevations of the property, an apparent conundrum when one confiders that the neighboring North Peak (and each of the other major peaks in the Cuyamaca chain) is dominated by this association literally to its "peak" — yet on the Learn property the ridge is dominated by chaparral. It is anticipated that a number of factors contribute to this incongruous distribution: (a) orographic lifting probably removes much of the moisture from clouds further to the west, leaving rainfall on the Learn property somewhat impoverished by comparison, (b) topographically the terrain begins its "fall" into the desert a short distance to the east of the Learn parcel, a fact that may result in higher winds on the ridges than on similar properties just to the west, and (c) the relative shallow soils on the ridges may have insufficient water holding capacity to support the trees. Whatever the case, the distribution of this vegetation on-site is somewhat limited.

**Chamise Chaparral**. A more xeric south and west facing slope in the eastern part of the property (see Figures 4 and 8) supports a near monotypic association of Chamise (*Adenostoma fasciculatum*). Because of the extreme low diversity of this association, its relatively large area, and the obvious effect of a monoculture on community structure, it has been mapped as a separate chaparral type. This association (Holland, 1986; element code 37200) is limited in it occurrence within the bounds of the project.

**Snowberry/Buckwheat Association**. In the northwestern corner of the property, adjacent to the Montane coniferous (Jeffrey Pine) forest within the Learn property and perhaps transitional to the meadow environment on the property further to the north, is a xeric, open stand dominated by two sub-shrubs:

| | |
|---|---|
| Snowberry | *Symphoricarpos mollis* |
| Wright's Buckwheat | *Eriogonum wrightii* |

This is ***NOT*** a meadow association — none of the grasses, mesic herbs, or geophytes characteristic of meadow edges in the Cuyamaca area were found in this association. Neither is this association a "pebble plain" a dry type of "meadow" characteristic of gabbroics in the Cuyamaca Mountains. Pebble Plains also have characteristic suite of native plant species associated with them, a suite completely lacking from the area mapped within the Learn property.

Given the predilection of Wright's Buckwheat to occur on heavily disturbed and or over-grazed soils, it is probable that the Snowberry/Eriogonum association has suffered some prior mechanical disturbance or over-grazing that has resulted in the current vegetation type. It should be noted that this vegetation type is located immediately adjacent to the residence to the north (a residence which actually intrudes slightly onto the Learn property) and it is unknown what prior site disturbances could be credited to this home and small equestrian facility. In addition, this association is located on the floor of the forest adjacent to — and in some small areas below — the forest trees. If one assumes that the origin of the association is through a mechanism of human intervention (grazing for example) and that it is ultimately a modification of the surrounding vegetation, then the Snowberrry/Buckwheat Associates is a special case of the Jeffrey Pine Forest (element code 85100). It appears (based on vegetation, soils conditions, and proximity of a source of disturbance) that this association is a highly disturbed Jeffrey Pine Forest floor.

**Bedrock Outcrops**. The vegetation associated with the numerous bedrock outcrops differs in many aspects from the adjacent chaparral (the notable lack of soils being the controlling factor) while still containing numerous individuals of that association. In many cases chaparral plants are found growing in the numerous cracks and fissures in the bedrock. Plants typical of the bedrock "association" are:

| | |
|---|---|
| Felt Paint-brush | *Castilleja foliolosa* |
| Cleveland's Lipfern | *Cheilanthes* cf. *clevelandii* |
| Dark-tip Bird's Beak | *Cordylanthus rigidus* |
| Abram's Dudleya | *Dudleya abramsii* |
| Wooly Lotus | *Lotus heermannii* |
| Spanish Clover | *Lotus purshianus* var. *purshianus* |
| Variable Prickly-pear | *Opuntia* cf. *phaeacantha* |
| Bird's-foot Fern | *Pellaea mucronata* |
| Stonecrop | *Sedum spathulifolium* |

Despite the fact that many of the plants are specifically and only associated with the bedrock outcrops, they did not form a community of such specificity as to be classified by Holland (1986).

## B. Sensitive Plant Species

One of the principal goals of the biological survey was the determination of the presence or absence of sensitive plant species. Prior to initiation of the field work, a search was made of the latest California Native Plant Society Electronic Database (edition of 1 July 2000 was used for this report, and the year 2001 field work) to determine those plant species considered sensitive and known to occur within approximately a 10-mile radius of the subject property. This search produced a list of 50 species. This list is presented as Table 1 and the readers's attention is directed to that Table for additional information. Each entry in the Table has been annotated as to whether or not the species would be expected on the subject property given the unique habitats present within the site. Of the 50 species that are listed, 31would not be anticipated given their specific habitat requirements. The remaining 19 species from the list could "reasonably" be expected within the bounds of the proposed Tentative Parcel Map 20571 Tract. In segregating these 50 species into "could occur" and "not expected" we have been quite conservative and have probably included in the "possible" list (below) some species that would not actually be anticipated on the Learn property.

The 19 "possible" sensitive species are:

| | |
|---|---|
| Hirshberg's Rock Cress | *Arabis hirshbergiae* |
| Otay Manzanita | *Arctostaphylos otayensis* |
| San Diego Milk-vetch | *Astragalus oocarpus* |
| Orcutt's Brodiaea | *Brodiaea orcuttii* |
| Dunn's Mariposa Lily | *Calochortus dunnii* |
| Parish's Chaenactis | *Chaenactis parishii* |

| | |
|---|---|
| Cuyamaca Larkspur | *Delphinium hesperium* ssp. *brevior* |
| Laguna Mountains Goldenbush | *Ericameria cuneata* var. *macrocephala* |
| Leafy Buckwheat | *Eriogonum foliosum* |
| San Diego Gumplant | Grindelia hirsutula var. hallii |
| Laguna Mountains Alumroot | *Heuchera brevistaminea* |
| San Diego County Alumroot | *Heuchera rubescens* var. *versicolor* |
| San Diego Sunflower | *Hulsea californica* |
| Orcutt's Linanthus | *Linanthus orcuttii* |
| Hall's Monardella | *Monardella macrantha* ssp. *hallii* |
| Baja Navarretia | *Navarretia peninsularis* |
| San Bernardino Blue Grass | *Poa atropurpurea* |
| Southern Jewel-flower | *Streptanthus campestris* |
| Velvety False Lupine | *Thermopsis californica* var. *semota* |

A diligent search was conducted for all of the species during the field surveys of the subject property. However, none were found to occur on-site. Of these 19 species, most have substantial above ground parts and or are perennial or shrubby in nature. These species, if present, should have been detected during the survey efforts. The lack of mesic micro-environments and the lack of gabbroic soils within the bounds of TPM 20571 militate against the occurrence of many of these 19 species.

The County of San Diego's staff, in reviewing this report, requested additional documentation as to why no sensitive plant species were found within the bounds of the Learn property. In response to that request, the autecology of each of the above 19 species was examined in much closer detail and Table 1A was prepared. That table provides a detailed discussion of each of the 19 species and explains in much greater detail why 17 of the species were not encountered on the Learn site. The reader's attention is directed to that table.

Of the 19 species identified and discussed in this table, the absence of 17 can be logically accounted for either due to a lack of identification during the field survey of do to micro-habitat considerations. Two of the species, however, are relatively ephemeral annuals and, due to several factors, their presence or absence from the property cannot be conclusively determined. These two species are Leafy Buckwheat (*Eriogonum foliosum*) and Orcutt's Linanthus (*Linanthus orcuttii*). Both are relatively ephemeral annuals, both are probably subject to the annual vagaries of rainfall, and both are easily confused with sibling species in the field. It is possible that they occur on-site and were simply missed during the survey and it is possible that they occur on-site but did not flower this year due to the low rainfall (about 50 percent of normal in the Cuyamacas). There is insufficient data to support either a presence or absence determination. Indeed, if the following spring (2002) is also a dry year neither species might germinate. Clearly determination of presence or absence of these two species is highly speculative. The California Environmental Quality Act, in addressing *speculative* impacts, provides the following guidance at Section 15145:

> "If, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact."

Having provided the code section, it should also be noted that these are *rare* plants that we are addressing and, by definition, the probability of occurrence is limited. In addition, only a small portion of the chaparral within the bounds of the overall Learn ownership is going to be disturbed, thereby further limiting the probability of disturbance of these two plant species, if they occur on-site.

One additional question raised by staff was the probability of occurrence of gabbroic soils within the bounds of the Learn property. Such soils are known to support a much higher proportion of sensitive plant species than do soils derived from other components or plutons within the southern California Batholith (such as granites, tonalites, or diorites). As can been seen in Figure 3, **no** gabbros are mapped beneath the Learn site, the closest such intrusion being the North Peak pluton, approximately a mile to the west. We understand that geologic mapping at the scale shown is at best crude, however, current thinking about the formation of the southern California Batholith envisions the placement of the individual plutons as separate events derived from different melts in the subduction zone and spaced over significant time periods.

The Julian Schist, by comparison, is a series of roof pendants sitting on the top of the batholith. The Schist represents the remnants of the once much more extensive marine sediments beneath which the batholith was placed. The Learn property is mapped as "Mixed Rocks (Quartz Diorite and Schist)." The underlying pluton is a Diorite in which sit the pendants of Schist. As can be seen in Figure 3, the size of the individual pluton is measured in miles, a scale that does not anticipate ***mini***-plutons smaller than the size of the Learn property. It is, therefore, highly unlikely that there are any gabbros within the bounds of the property.

## C. Wildlife

During the course of the field surveys, efforts were made to assess all available sign (tracks, burrows, trails, scat and the like) as a means of ascertaining the wildlife species present on the property.

**Amphibians.** Given the lack of wetlands on the property, the near complete lack of amphibian species is not surprising. No springs, seeps or other sources of water were located during the course of the survey effort. None of the washes that cross the property appear to carry water except for brief periods immediately following major precipitation events. The "excessively drained," coarse, sandy soils do not lend themselves to ponding. It was extremely surprising, therefore, when a Canyon Tree Frog (*Pseudacris* (*Hyla*) *cadaverina*) was captured beneath the pines in the central valley, on-site. The frog was actually beneath a plastic tarp that the property owner had placed over a small amount of construction material stored at the edge of the pine/oak forest. The Canyon Tree Frog is normally found in boulder lined streams and arroyos with relatively permanent water resources. This individual was found in such a xeric location one could only hypothesize that it was coming out of "hibernation" and would return overland to a favorable site off property (probably to the south).

**Reptiles.** The following species were observed:

| | |
|---|---|
| Side-blotched Lizard | *Uta stansburiana* |
| Western Fence Lizard | *Sceloporus occidentalis* |
| Southern Sagebrush Lizard | *Sceloporus vandenburgianus* |
| Coast Horned Lizard | *Phrynosoma coronatum* |

Aside these four lizard species no other reptile species were noted. The majority of the reptiles seen were noted during the Quino survey effort (that field effort being conducted during the middle of the day and during warm temperatures). The complete lack of snakes (and even snake tracks) was a surprise. The numerous jeep trails on-site develop a fine powdery cover eminently suitable for tracking, yet no snake tracks were observed. Given the amount of time on the property during the combined general biology and Quino effort (and given that the vast bulk of the time was during temperature regimes ideal for reptiles) the shortness of the list is a little surprising. It may actually reflect the fact that there are relatively few reptile species present on the property.

There are, however, undoubtedly other reptile species present. For example, there are a number of cryptic, generally small, snakes that are easily overlooked. Long-nosed Snakes (*Rhinocheilus lecontei*), Ring-necked Snakes (*Diadophis amabilis*), and Night Snakes (*Hypsiglena torquata*) would typically be found in the chaparral but would be overlooked due to their secretive, "buried in the leaf litter" habits.

**Mammals.** The following species were noted on-site during the field surveys. This list is also de minimus given the apparent "wildness" of the site and the adjacent properties. The lack of mammalian diversity is a little surprising.

| Species | Occurrence |
|---|---|
| *Canis latrans*<br>Coyote | Track and scat assignable to this universal predator were found at scattered stations on the property |
| *Urocyon cinereoargenteus*<br>Gray Fox | A single individual was observed in the eastern part of the property and track were seen at scattered locations. |
| *Odocoileus hemionus*<br>Mule Deer | Tracks were identified and confirmed with droppings assignable to this species. Neither, however were common. |
| *Neotoma fuscipes*<br>Dusky-footed Woodrat | The large stick nests of this species were seen at a number of stations in the heavy brush |
| *Scapanus latimanus*<br>Broad-footed Mole | Surprisingly, given the aridity of the soil, the classic "pushed-up" burrow of this species was seen in a stand of heavier chaparral on the primary ridge. Comparable burrows were also seen at a number of other locations on-site. |
| *Thomomys bottae*<br>Valley Pocket Gopher | Abundant: the burrows of this species were found throughout. |

**Birds.** The avifauna is the most visible wildlife resource on the subject property. Bird species noted during the course of the field effort are detailed in Table 3. This table has been extensively annotated as to the occurrence of the individual species and the reader's attention is directed to the table for additional information.

It should be noted that a concerted effort was made to identify the Owl species occurring on the Learn property. Owl tapes were played on two nights during the latter part of the breeding/nesting season for the local species (see Methods section for discussion). A small number of Western Screech Owls were noted (in response to the recordings of that species) but no other Owls were seen or heard. Spotted Owl was considered a distinct possibility and tapes of that species were played on a different evening. In the senior author's experience, a number of Owl species will respond to Spotted Owl calls. None, however, were heard.

The avifauna observed on-site is typical for mountain chaparral/pine-oak habitats. No sensitive bird species were observed on the property and, for a variety of reasons, none are expected. Sensitive wildlife species are discussed in detail in the following sections of the report.

## D. Sensitive Wildlife Species

One of the principal goals of the biological reconnaissance was the identification and delineation of populations of sensitive wildlife species. In the following paragraphs we describe the occurrence of such species or the reasons why such species were not encountered. A complete listing of the wildlife species known to occur in the immediate vicinity of the Tentative Parcel Map 20571 is included as Table 4. The Reader's attention is directed to that Table for additional information on the target sensitive species.

**Quino Checkerspot Butterfly.** The Quino Checkerspot Butterfly (*Euphydryas editha quino*) was listed as endangered under the Federal Endangered Species Act (ESA) in early 1997 (Fish and Wildlife Service, 1997a). The species is best thought of as a "two phase" animal. The larvae are obligate feeders on one (two? three?) food plants: Dot-seed Plantain (*Plantago erecta*); perhaps Owl's Clover (*Castilleja exserta*); and possibly on other members of the Scrophulariaceae family. The presence or absence of these food plants is usually sufficient to determine the presence or absence of the larvae on a given site. The second "phase" is the adult butterfly. The males of the species exhibit what is referred to as "hilltopping" behavior. They fly to prominent topographical points where they congregate, spending hours each day inspecting each butterfly that passes by, hoping to find a receptive female Quino.

None of the food plants suitable for the Quino Checkerspot were identified on any of the survey dates. While the high point on the central ridge of the property (elevation 5,025-feet), serves as a hilltopping location for a number of butterfly species, no individuals of the Quino Checkerspot were observed (see Riggan, 2000). Absent any suitable habitat for the larvae and absent any indication of the adult butterflies, it would appear that the project will have no effect on this species.

**Coast Horned Lizard**. Two individuals of the Coast Horned Lizard (*Phrynosoma coronatum*) were identified during the course of the survey of Tentative Parcel Map 20571. Given the relative abundance of the prey species of the Coast Horned Lizards — ants of the genus *Pogonomyrmex* sp. — and the wide distribution of sandy soils on the property, it is anticipated that a relatively large population of the lizards may be present. While considered a species of concern by both the Fish and Wildlife Service and the Department of Fish and Game, this Lizard is widespread in San Diego County and is protected on numerous federal and state lands in the vicinity of the Tentative Parcel Map 20571. The extent of these federally and state controlled wildlands is illustrated in Figure 1. Due to the relative commonality of the species on these lands, it is felt that the losses on the Tentative Parcel Map 20571 property are not individually significant. They do, however, contribute to the cumulative loss of this species.

**Other Sensitive Species**. A total of 49 sensitive wildlife species are listed in Table 4. Although known to occur in the general vicinity of the project, many can be eliminated from concern relative to this particular property due to a lack of suitable habitats. For example, the Toad, Frog and Newt, and a number of others (such as the Southwestern Willow Flycatcher and the Least Bell's Vireo) can be eliminated from consideration due to the complete lack of wetland or even riparian resources on the subject property. Similarly, the lack of free standing water on or in the immediate vicinity of the property militates against the occurrence of the various bat species. Through comparable considerations of habitat, most of the 49 species on the list can be eliminated from further concern.

It is not anticipated that the implementation of the Tentative Parcel Map 20571 will adversely affect sensitive wildlife species, other than those discussed above.

# V. ANALYSIS AND RECOMMENDATION

## A. Anticipated Impacts

Implementation of Tentative Parcel Map 20571 as presently designed will result in the subdivision of 19.7-acres of the property into four residential lots of 4.0-, 4.0-, 4.4-, and 7.3-acres each, respectively. The balance of the ownership is a 88.7-acre "remainder parcel" that could also support a single residence. As is required by County ordinance, proposed grading is shown on the Parcel Map for each of the four lots and for the remainder lots. If future grading plans are in substantial conformance with the grading shown on the Parcel Map, then the County must approve the grading as ministerial. As such, the only discretionary approval (unless the future, proposed grading is not in substantial conformance), and the only right to condition the property for mitigation, is at the Parcel Map stage.

Impacts to biological resources were, therefore, computed based on the grading shown for the four lots and the remainder lots. These impacts were computed based on the following parameters:

A. The graded pads (exclusive of the cut and fill slopes) were taken as a specific, direct impact on the resources present.

B. The California Public Resources Code, Section 4291, requires a minimum of 30-feet of vegetation removal adjacent to all structures in mountainous or forested lands. The Memorandum of Understanding between the wildlife agencies, the fire agencies, and the County of San Diego (1997) also allows an additional 70-feet of "Fuel modification" beyond the 30-foot zone specified by State statute — unless a lesser zone of clearing and fuel modification is authorized by the local Fire District. Appendix A is a copy of the letter received by the applicant from the Julian Cuyamaca Fired Protection District authorizing 50-feet of fuel modification in all directions around structures. The anticipated impact of the project (see Figures 9B rpl through 17 rpl) assume a maximum of 50-feet of vegetation modification in a non-buildable zone extending from the top of the graded pad for each home. This isi a worst case estimate of the anticipated disturbance in that the pads may never be graded as large as shown on the Tentative Parcel Map and the location of future structures may allow inclusion of some of the pad surface as part of the 50-foot fuel modification zone. However, in that this present process may be the only discretionary authority the County has over the project, worst case impacts need to be estimated.

C. Roads and driveways will also have an adverse effect on existing resources. The layout shown in Figure 8 utilizes the existing jeep trails on the property to the greatest extent possible, however, the County mandated road and driveway widths are greater than the widths of the existing tracks, in most cases. This leads to additional impact on the existing biological resources.

D. It is proposed that the future homes be served by septic systems. Accordingly, the proposed leach field locations are also shown on the plats. These areas will required extensive grading to install the leach fields and will, therefore, result in biological effects. Since this disturbance will resemble the partial removal of vegetation associated with the fuel modification zones, the septic fields were lumped with fuel modification zones where possible. In addition, selected areas in Parcel 1 and in Parcel 2 are relatively flat lying and are surrounded by proposed development. These are potential usable areas (not steeply sloped lands) that are adjacent to the leach fields and/or graded pads. These areas have been identified as "non-buildable" areas on Figures 10 rpl -14 rpl and are treated as "impacted." These areas do not require fuel modification zones (no flammable structures will be allowed), rather these areas will be disturbed by equestrian facilities, septic fields, and the like. A non-buildable easement will be required over these areas or the design will have to be modified to include fuel zones.

E. In the extreme northwestern corner of the property the applicant has indicated that a small area of Snowberry and Wright's Buckwheat will be in part dedicated to the property owner to the north (whose home touches the "real" property line between the two parcels) The applicant has also indicated that this small area is also an ideal location for a small equestrian facility. As such, that portion of the lot is shown as developed in Figure 10 rpl. This area will also be a "non-buildable" easement area.

All of the above effects have been mapped for each of the four proposed lots and for the proposed

development of the remainder parcel. This mapping is presented as Figures 10 rpl through 14 rpl, all of which are indexed in Figure 9. This form of presentation was chosen in that each of the types of effects (along with the proposed mitigation) could be accurately shown in color. This level of accuracy is important in that the Open Space Easements will have to be plotted at some future time and defined by metes and bounds.

The impacts defined by the above parameters are summarized in the following table:

| | Anticipated Maximum Area of Impact | Mitigation Ratio * | Mitigation Requirement | Area of Actual Dedicated Open Space (Mitigation) |
|---|---|---|---|---|
| Jeffrey Pine Forest | 1.85-acres | 3:1 | 5.55-acres | 8.97-acres |
| Mixed Montane Chaparral | 15.57-acres | 1:1 | 15.57-acres | 30.81-acres |
| Chamise Chaparral | none | n/a | none | 0.05-acres |
| Rock outcrops | none | none | none | (Included in chaparral acreage) |
| Symphoricarpos/ Eriogonum | 0.8-acre | 1:1 | 0.8-acres | 0.10-acres |
| | | | Total Conserved Acreage | 40.38-acres |

* Mitigation ratios are per DPLU staff, personal communication to the senior author.

** This value includes 5-acres of disturbance anticipated within the remainder parcel. The exact location of this disturbance is not known in that the property owner is allowed to clear 5-acres by right without a permit. Similar clearing on the four parcels created with the TPM is restricted by the Open Space designator.

*** The 0.8-acres of mitigation for the loss of the Symphoricarpos/Eriogonum association is included within in the Jeffrey Pine Forest mitigation area; the Jeffrey Pine being considered an equal or more valuable habitat type.

All of the anticipated areas of impact are illustrated in Figures 10 rpl through 17 rpl and are the anticipated areas of mitigation (Open Space Easements over portions of the property).

## B. Recommended Mitigation Measures

Mitigation of the anticipated loss of habitat can be accomplished through the preservation of habitats on-site. Recommended mitigation ratios were obtained from the County of San Diego and were applied as shown in the above text table. The mitigation (open space) areas were chosen for compliance with the following criteria:

1. The vegetation types within the open space should have habitat values equal to or greater than the impacted vegetation.

2. The mitigation areas shall be contiguous with existing open areas so as to minimize edge effects.

3. The selected mitigation areas should be amenable to mapping by means of metes and bounds.

The proposed dedicated open space areas are shown in detail in Figures 10 rpl through 17 rpl with a summary of the open space illustrated in Figure 9B rpl. It is anticipated that the open space areas will be conditioned so as to allow minimal disturbance for the purposes of the placement of infrastructure (if necessary; for example, electrical lines) and will be conditioned so as to allow placement of minimum width, unpaved, access roads (when such roads cannot be placed elsewhere).

While on initial examination of Figure 9B rpl (and Figures 10 rpl through 17 rpl), the open space design may appear gerrymandered and disjunct, it is in fact far more coherent. As designed, the open space has the following characteristics:

1. Individual elements are contiguous to steeply sloped off-site lands that are restrained from future development by virtue of those steep slopes.

2. Individual elements of the open space are separated by only narrow rural roads and driveways that are essentially transparent to wildlife given their limited width, natural shoulders, extremely low average daily traffic and the actual or anticipated density of the vegetation to either side of the traveled way. An example of this transparency is afforded by the residential development on the nearby south slope of North Peak. Here homes are essentially embedded in the Pine/Oak and are serviced by both public and private roads. Conversations with residents of this area indicate that large wildlife (Raccoons, Mountain Lions and Mule Deer) move through the "subdivision" without apparent restraint.

3. The open space within the four individual lots is taken as the maximum possible area given the restraints of access and fuel modification zones. The intent is to preserve as much of the natural area as possible thereby making the lots essentially transparent to wildlife.

4. Open space elements along the southern property boundary will (in the near term) be contiguous with future state park lands. The senior author has been advised (Laura Itagawa, Supervising Ranger, Cuyamaca Rancho State Park, personal communication, 1 September 2001) that this property (the Tulloch property, approximately 2,100-acres) has been acquired by the Nature Conservancy for ultimate transfer to the State of California. As such, the open space within the Learn property is contiguous to the pending State Park land to the south.

5. The gerrymandered shape of the open space is based on a deliberate effort to conserve the greatest amount of Pine/Oak forest commensurate with the anticipated impacts within the four created lots.

Implementation of these mitigation measures will reduce the anticipated effects of the project on biological resources to a level of insignificance.

# VI. CERTIFICATION

This report is based on independent field examination and analysis of the property known as the Dr. Learn parcel or proposed Tentative Parcel Map 20571 in the County of San Diego. Any errors or omissions are solely the responsibility of the Senior author.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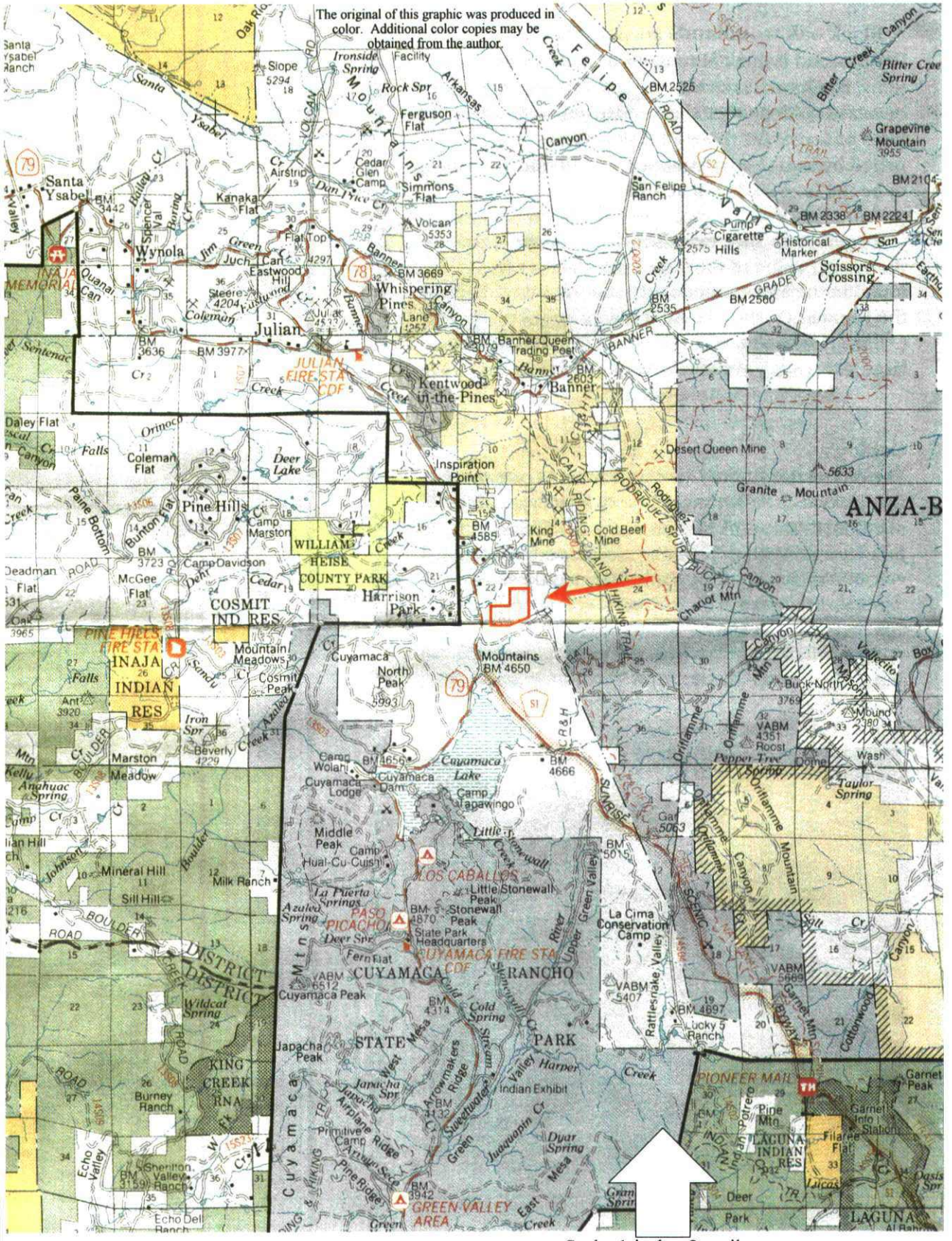
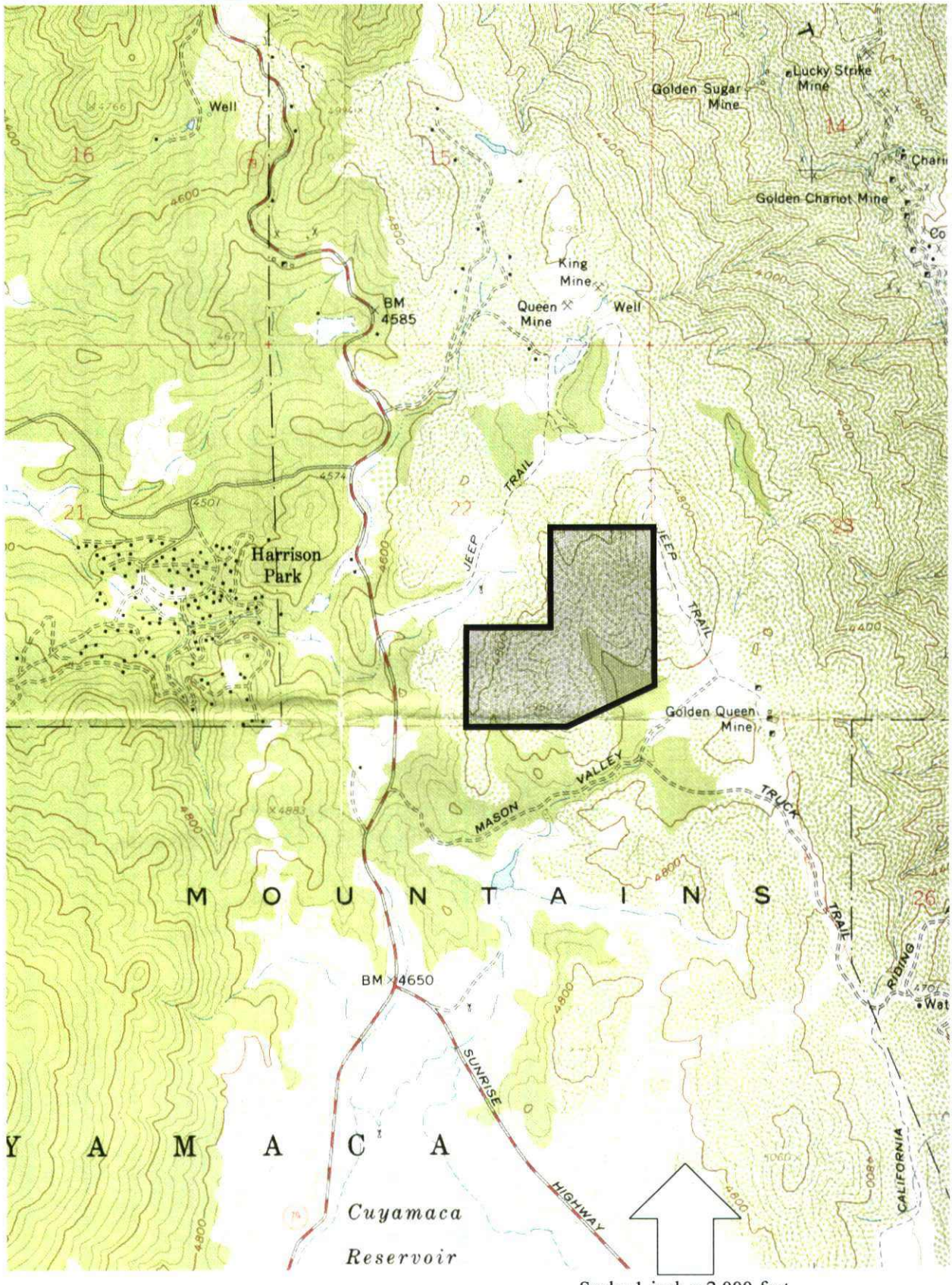


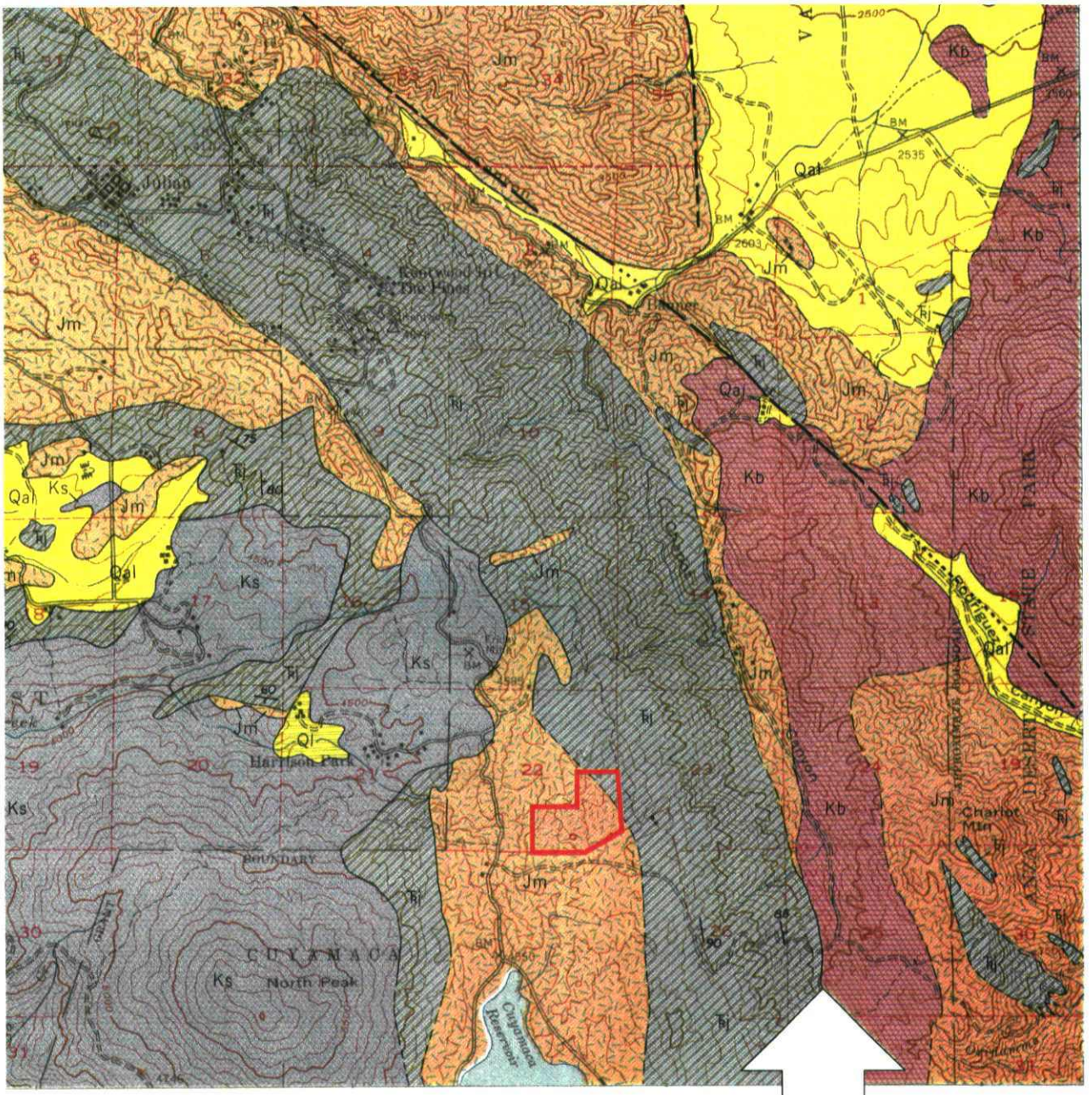

RBRiggan and Associates Job Number 1764.33D 1 April 2001 [:\1764-Fig-1.wpg]

| RBRiggan and Associates | Regional Location Map — Location of the Learn Property on a Cleveland National Forest Base Map | Figure 1 |
|---|---|---|




RBRiggan and Associates Job Number 1764.33D 28 September 1999 Scale: 1-inch = 2,000-feet [:\1764-fig2.wpg]

| RBRiggan and Associates | Location of the Learn/Winn Road Lot Split on a Scanned Portion of the U.S.G.S. 7½-minute Julian Quadrangle Map | Figure 2 |
|---|---|---|




KEY TO ROCK TYPES IN PROJECT VICINITY:

- Kb — Bonsall Tonalite
- Ks — Cuyamaca Peak (San Marcos) Gabbro
- Jm — Mixed Rocks (Quartz Diorite and Schist)
- Kj — Julian Schist

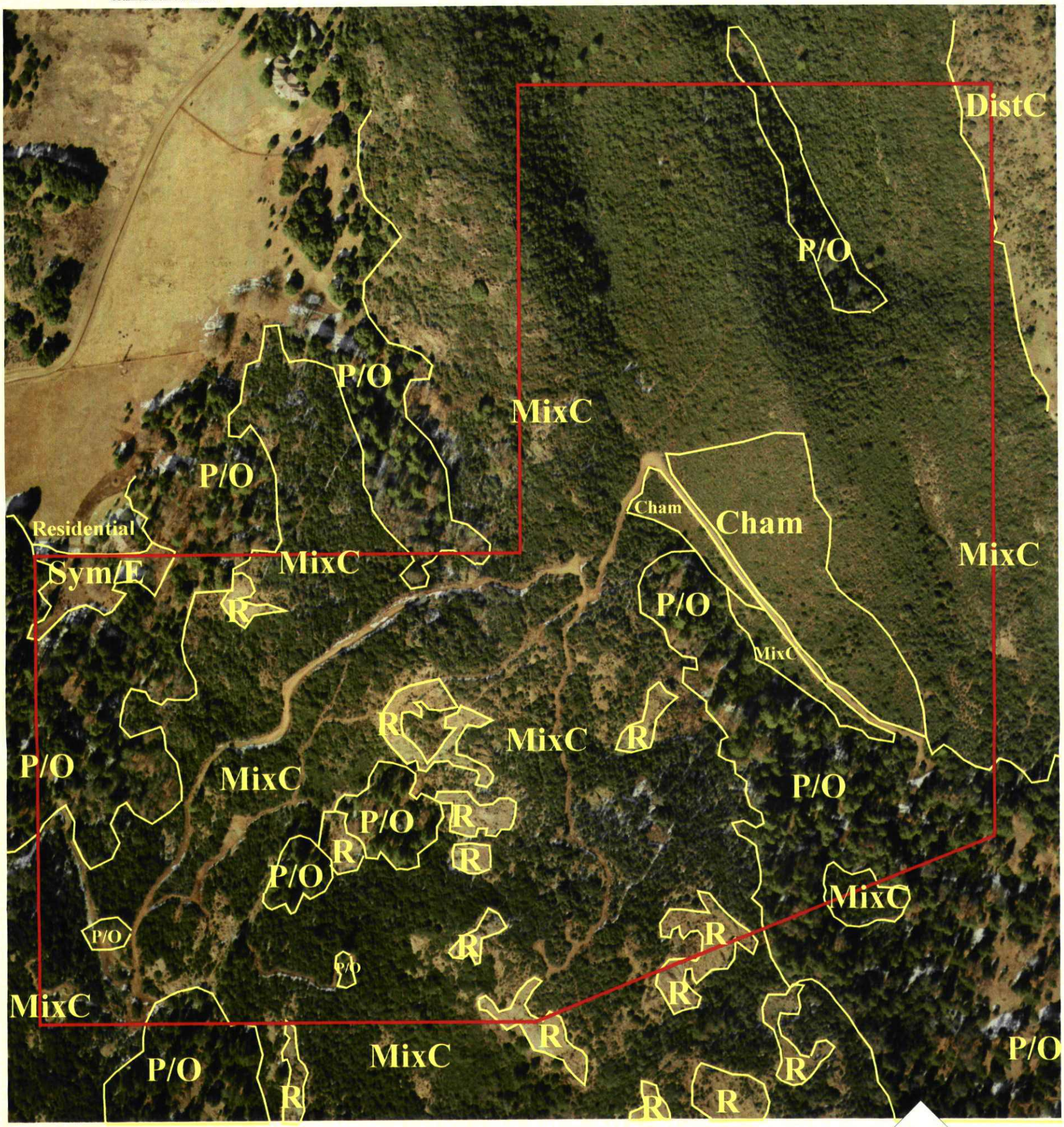
Scale: 1-inch = 5,208-feet
1:62,500

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

RBRiggan and Associates Job Number 1764.33D 15 February 2001 [:\1764-Fig-3.wpg]

| RBRiggan and Associates | **Proposed Tentative Parcel Map 20571 Superimposed on a Scanned Section of the Santa Ysabel Quadrangle Geology Map** | **Figure 3** |
|---|---|---|

The original of this graphic was produced in color. Additional color copies may be obtained from the author.




**KEY** to the Mapped Vegetation Units (Specific Associations are Discussed in Detail in the Text of the Report.):

**P/O** — Pine/Oak: Jeffrey Pine Forest (Holland Element Code 85100)

**MixC** — Mixed Chaparral: Mixed Montane Chaparral (Holland Element Code 37510) along with unmappable elements of other chaparral types, such as Scrub Oak Chaparral (Element Code 37900).

**Cham** — Chamise Chaparral (Holland Element Code 37200). Xeric soils with an almost monotypic stand of *Adenostoma fasciculatum*.

**R** — Rock: A type not classified by Holland. These are bedrock outcrops of mixed Julian Schist and granitics with scatterings of plants (see text). No gabbroics were observed within the TPM.

**Sym/E** — *Symphoricarpos* and *Eriogonum*, Snow-berry and Buckwheat: this is an artificial construct used to describe a plant association that is outside of the framework normally used. This is a dry site dominated by small, shrubby Snow-berry and Buckwheat plants. The site is xeric and is not definable as a meadow (see text). This association appears to be a "heavily disturbed" special case of the Jeffrey Pine Forest (see text).

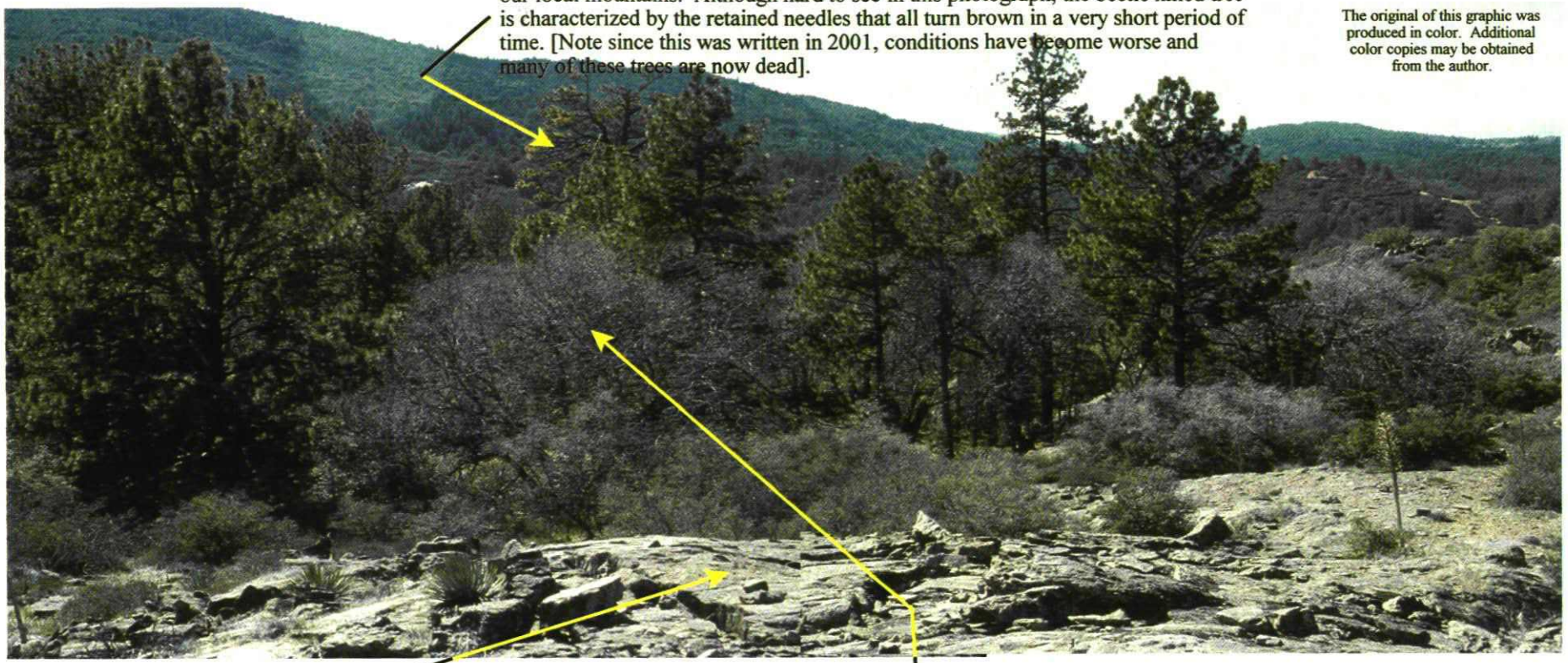
"Barren" — While not used in the mapping of the above area the reader should note the number of existing jeep trails and fire roads that support no vegetation.

**DistC** — Disturbed [Mixed] Chaparral: Vegetation on the Julian-Sunrise Field Break, a fuel break dating back decades. Effectively Holland Element Code 37510.

**Scale: 1-inch = 303-feet**

RBRiggan and Associates Job Number 1764.33D 15 February 2001 — Revised 5 November 2001 [\1764-Fig-4.wpg]

| RBRiggan and Associates | **Vegetation Map — The Learn Property Boundary Shown on a Winter 1999-2000 Fine-scale Color Aerial Photograph of the Site and Vicinity** | **Figure 4** |
|---|---|---|




RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-5.wpg]

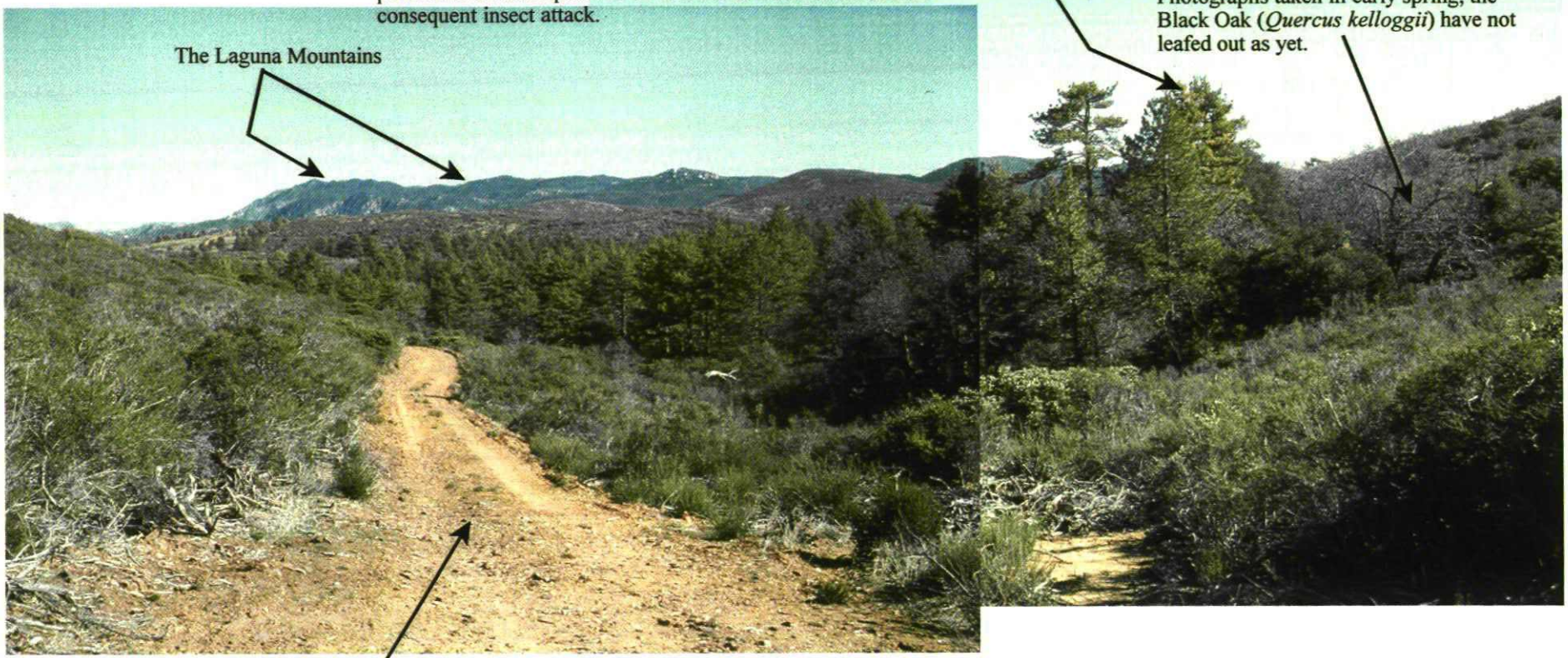
| RBRiggan and Associates | **Dr. Learn Parcel Map — Site Photographs**<br>**Panorama of a Portion of the Central Ridge on the Property,**<br>**Looking West with North Peak to the far Left.** | **Figure 5** |
|---|---|---|


The original of this graphic was produced in color. Additional color copies may be obtained from the author.

While the focus of this panorama seems to be the bedrock outcrops, it must be emphasized that the bulk of the contiguous ownership is dominated by a Montane Mixed Chaparral. Elements of that chaparral association occupy the small patches of soil found on the above outcrop.

RBRiggan and Associates Job Number 1764.33D 1 August 2001 [:\1764-Fig-6.wpg]

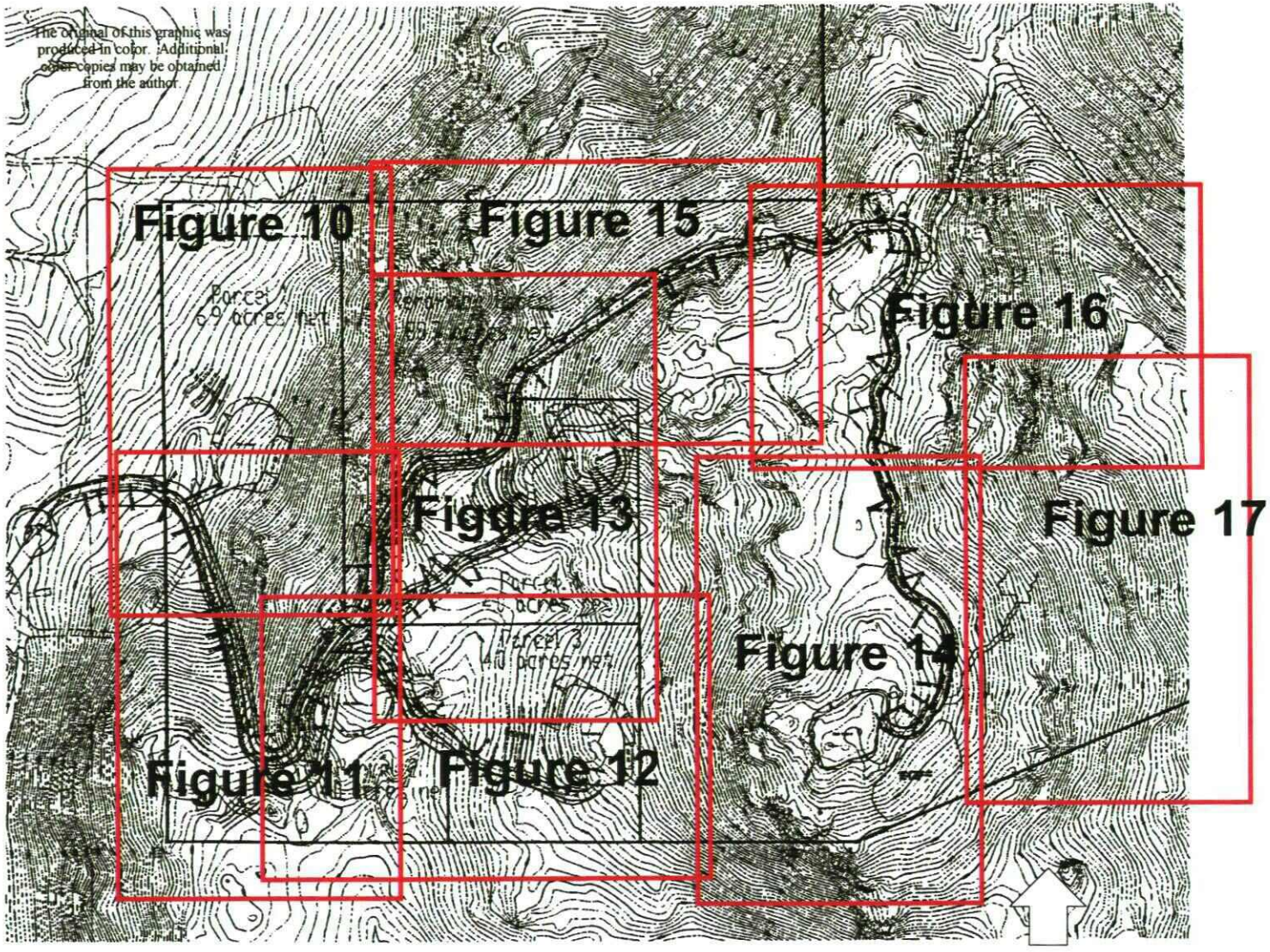
| RBRiggan and Associates | **Dr. Learn Parcel Map — Site Photographs<br>Panorama Looking North Along the Central Ridge that Dominates the Property. Figure 5 is Contiguous to the Left** | **Figure 6** |
|---|---|---|




The original of this graphic was produced in color. Additional color copies may be obtained from the author.

RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-7.wpg]

| RBRiggan and Associates | **Dr. Learn Parcel Map — Site Photographs<br>Panorama Looking South Along the Axis of the Valley that Dominates the Eastern "Remainder Parcel"** | **Figure 7** |
|---|---|---|




**NOTE: The normal practice for Biological Report submittals to the County of San Diego is to show the areas of impact and mitigation on a copy of the actual map submitted for approval. Because of the complexity of developed areas, two fire management zones, other areas of impact (septic fields) and the complex pattern of open space associated with this Tentative Parcel Map, it was elected to show the impacts and mitigation in color on segments of the Tract Map. The Figures indexed here illustrate those aspects of the project. It is felt that this presentation is far clearer than would be a series of black overlays on a single plat.**

**Please see the text for a complete discussion of the anticipated project impacts and the proposed mitigation. Figure 4 illustrates the entire TPM with the overlying vegetation mapped in details as does Figure 8.**

RBRiggan and Associates Job Number 1764.33D 15 August 2001 Revised 1 May 2002 [:\1764-Fig-9.wpg]

| RBRiggan and Associates | **TPM 20571: Index Map for Graphics (Following) Which Illustrate the Anticipated Areas of Biological Impact and the Areas of Proposed Open Space (see Figures 9A, 9B, and Text for a Detailed Explanation)** | **Figure 9** |
|---|---|---|

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

KEY to OVERLAYS used in the following plats:

Red cross-hatch denotes areas proposed for conservation as natural open space. A variety of criteria (not the least of which being input from County Department of Planning and Land Use staff) went into the proposed open space delineation. The reader is referred to the text of the document for additional parameters considered in designing the open space.

Green plaid denotes the areas around proposed building sites that are designated as Fuel Modification Zone or Limited Building Zone. This "zone" is taken as a distance of thirty feet from the edge of the buildable pad as shown on the TPM. To the extent that the entire pad may not be graded and/or utilized form construction the area of fuel modification may be actually less than that shown. The 30-foot zone is authorized by the Julian *Cuyamaca Fire Protection District.

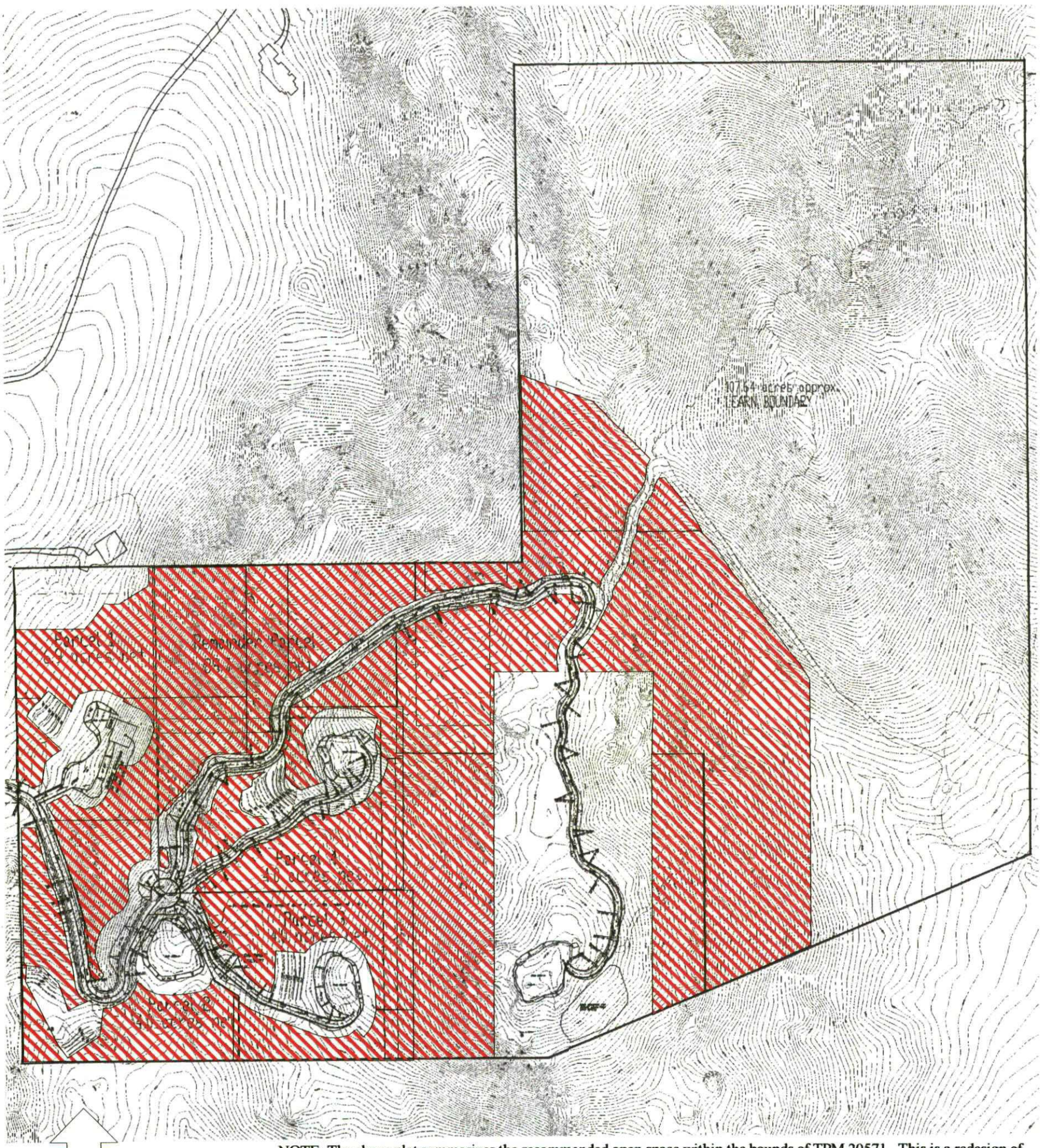
Brown plaid designates those areas within the individual lots that are proposed for potential construction. These areas are selected on a worst case basis and the entire area designated may not be built or graded. To the extent that the built area is less than that shown on the following plats, then the fuel modification zones can be concomitantly reduced. The proposed roadways are arbitrarily included in this category.

Blue plaid designates those areas proposed for utilization by the future residents of the lots but which are restricted such that no flammable buildings may be constructed. These areas may be utilized as horse pasturage, septic fields, and the like. This color is also used to designate zones to either side of the proposed roads that are reserved for possible modification due to the construction of drains and other water control structures in association with the roadways. The strip along the roadways may also be cleared in part for the purposes of fire control.

Vegetation within the are as shown as green, brown, or blue is considered as "impacted." Areas shown in red are conserved and are intended as mitigation for the impacted areas.

RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-9Arpl.wpg]

| RBRiggan and Associates | **TPM 20571: Index Map for Graphics (Continued) Which Illustrate the Anticipated Areas of Biological Impact and the Areas of Proposed Open Space (see Text and Figure 9)** | **Figure 9Arpl** |
|---|---|---|




Scale: 1-inch = ±285-feet

NOTE: The above plat summarizes the recommended open space within the bounds of TPM 20571. This is a redesign of the open space based on extensive conversations with County staff and based on a redesign of the project that reduced the anticipated areas of impact. Specific parameters that were controlling of this open space design included:

1. Individual homes and the access roads have been placed so as to minimize the loss of habitat within the Tract itself. The bulk of each lot is retained as open space so as to minimize the potential for future clearing while assuring that the minor subdivision is as transparent to wildlife as possible.

2. Open space is extended to the south to link with the future State Park lands along the southern property boundary. Similarly, open space is extended to the north central part of the property to match up with steep, off-site lands and to the west to match open space on the neighboring tract.

3. The gerrymandered shape of the open space is based on a deliberate effort to conserve the greatest amount of Pine/Oak forest commensurate with the anticipated impacts within the four created lots.

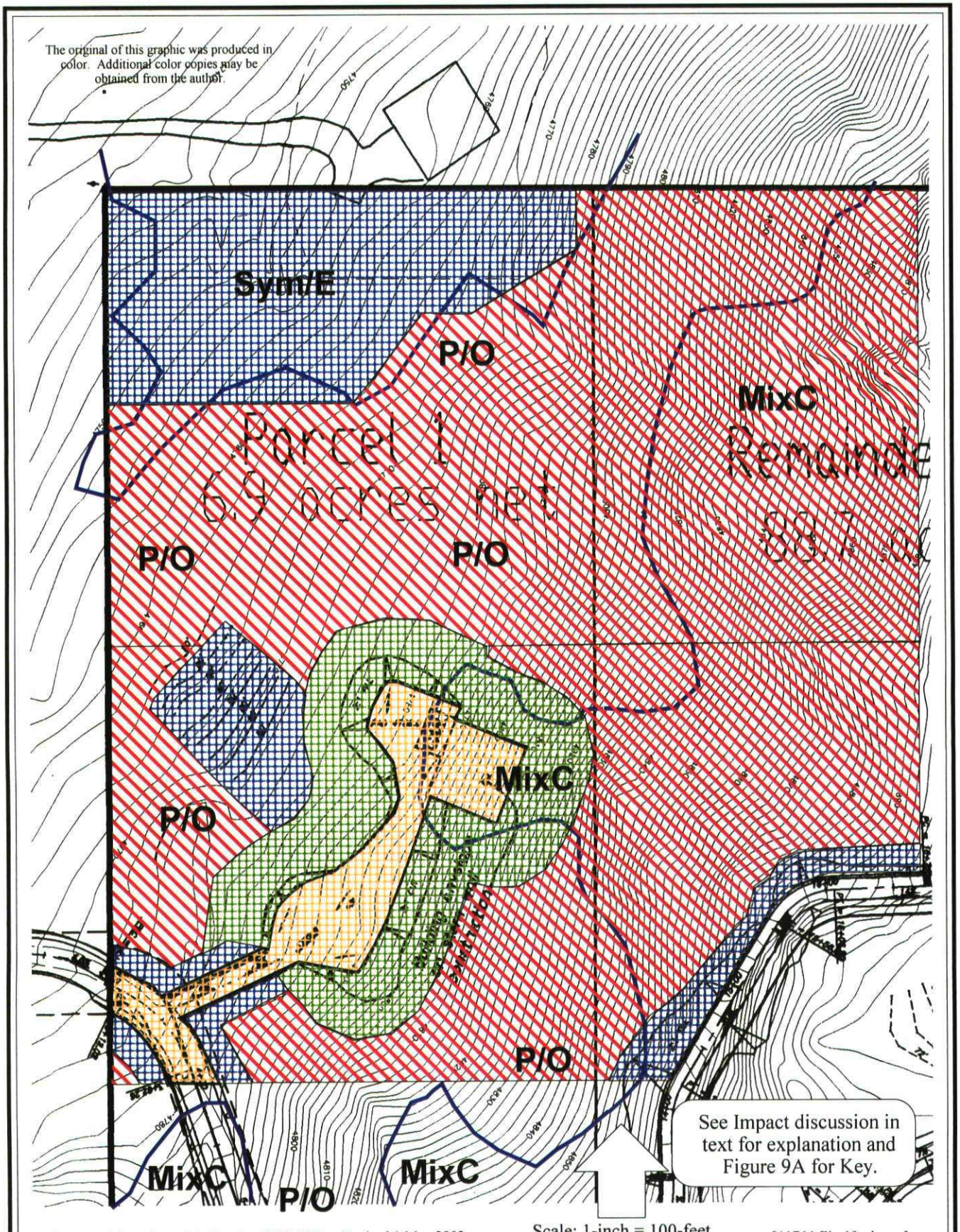
4. The areas of impact (especially as shown in the following Figures 10 through 17) have been overstated, especially along the interior roads. On the roads, a width of from 10 to 30-feet has been shown as "disturbed" along either side of the roadway so as to allow for the construction of storm drains, fuel breaks and the like. The amount of clearing anticipated in the Figures will, in all likely hood, never be achieved.

RBRiggan and Associaes Job Number 1764.33D 5 November 2001 1764-Fig-9B-rpl.wpg]

**RBRiggan and Associates**

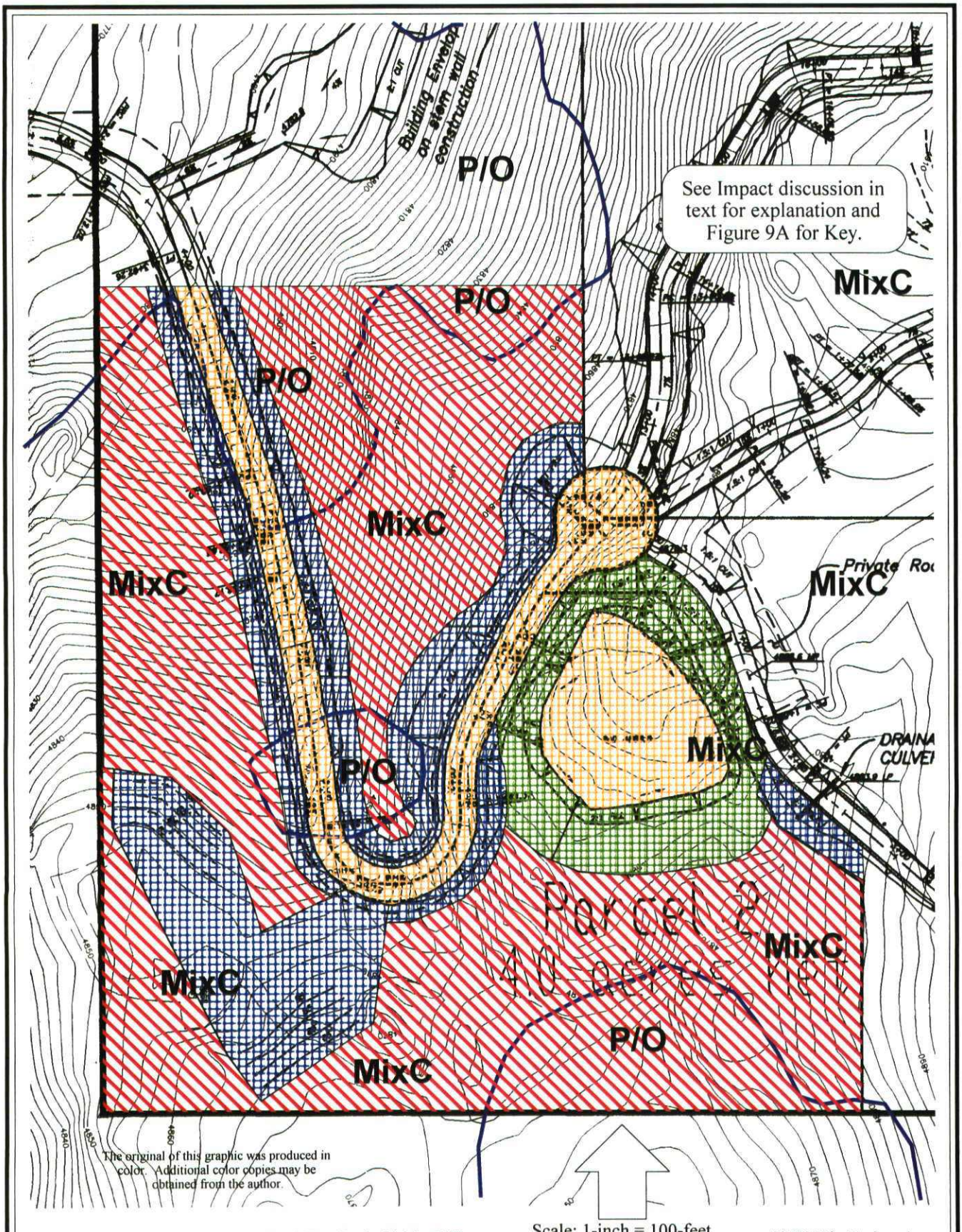
**The Learn Property — TPM 20571**
**Plat Illustrating the Proposed Open Space (see Figures 10 through 17 for a Detailed Presentation**

**Figure 9B$_{rpl}$**



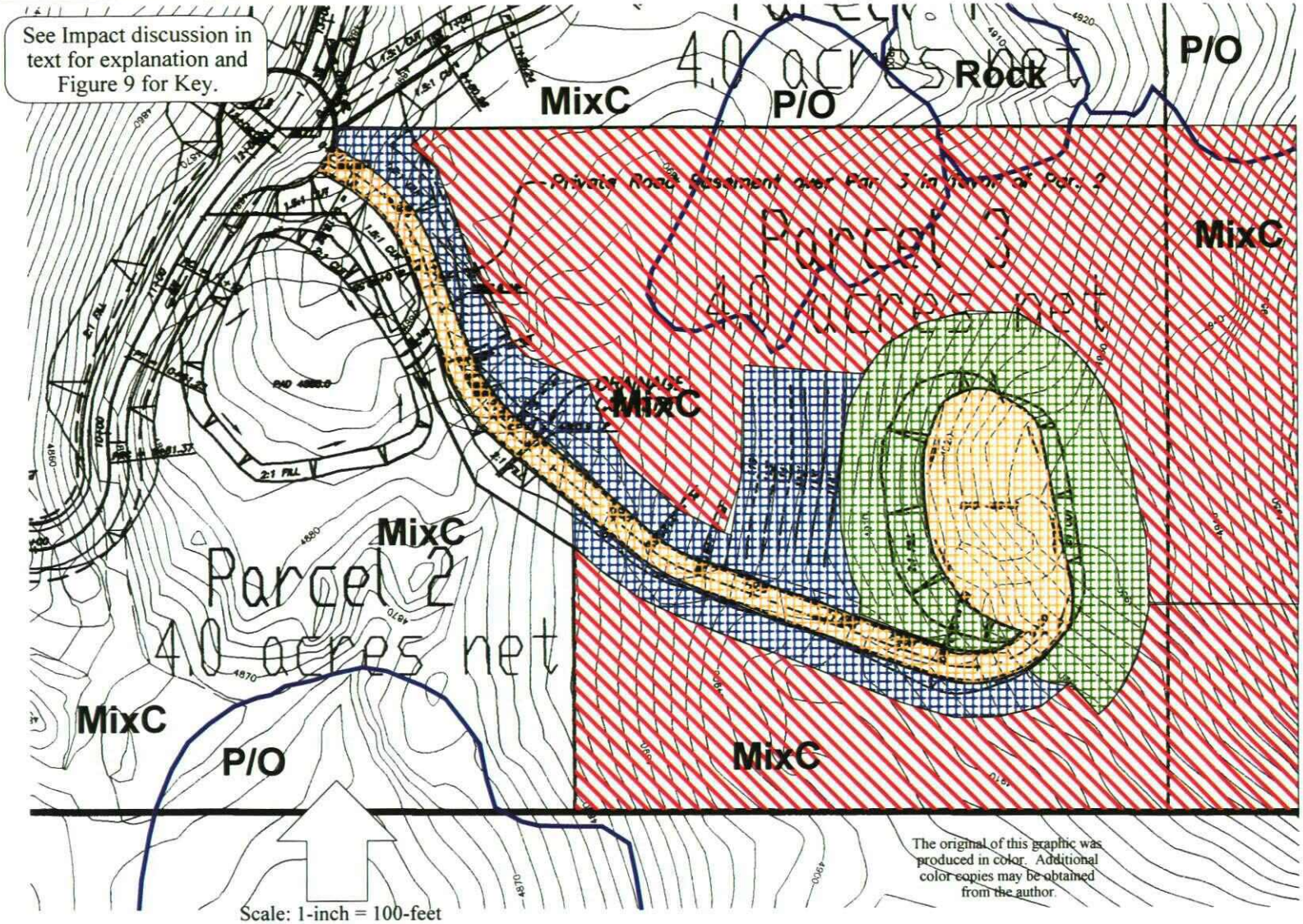

RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 Scale: 1-inch = 100-feet [:\1764-Fig-10rpl.wpg]

| RBRiggan and Associates | TPM 20571: Areas of Direct Impact, Fuel Modification Zones, and Open Space in the North Half of Parcel One. | Figure 10rpl |
|---|---|---|



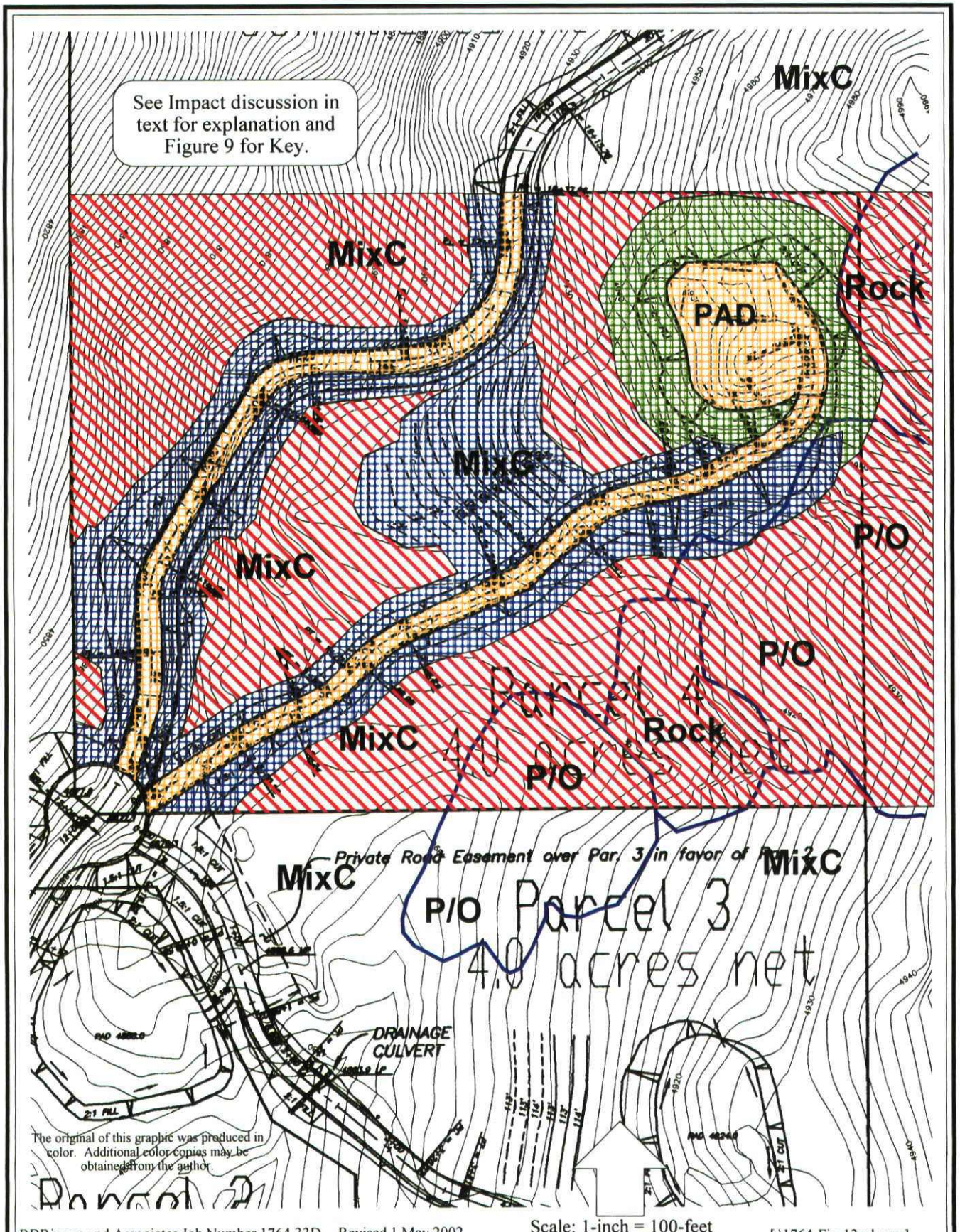

RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-11rpl.wpg]

| RBRiggan and Associates | TPM 20571: Areas of Direct Impact, Fuel Modification Zones, and Open Space in Parcel 2 and the South Half of Parcel 1 | Figure 11rpl |
|---|---|---|



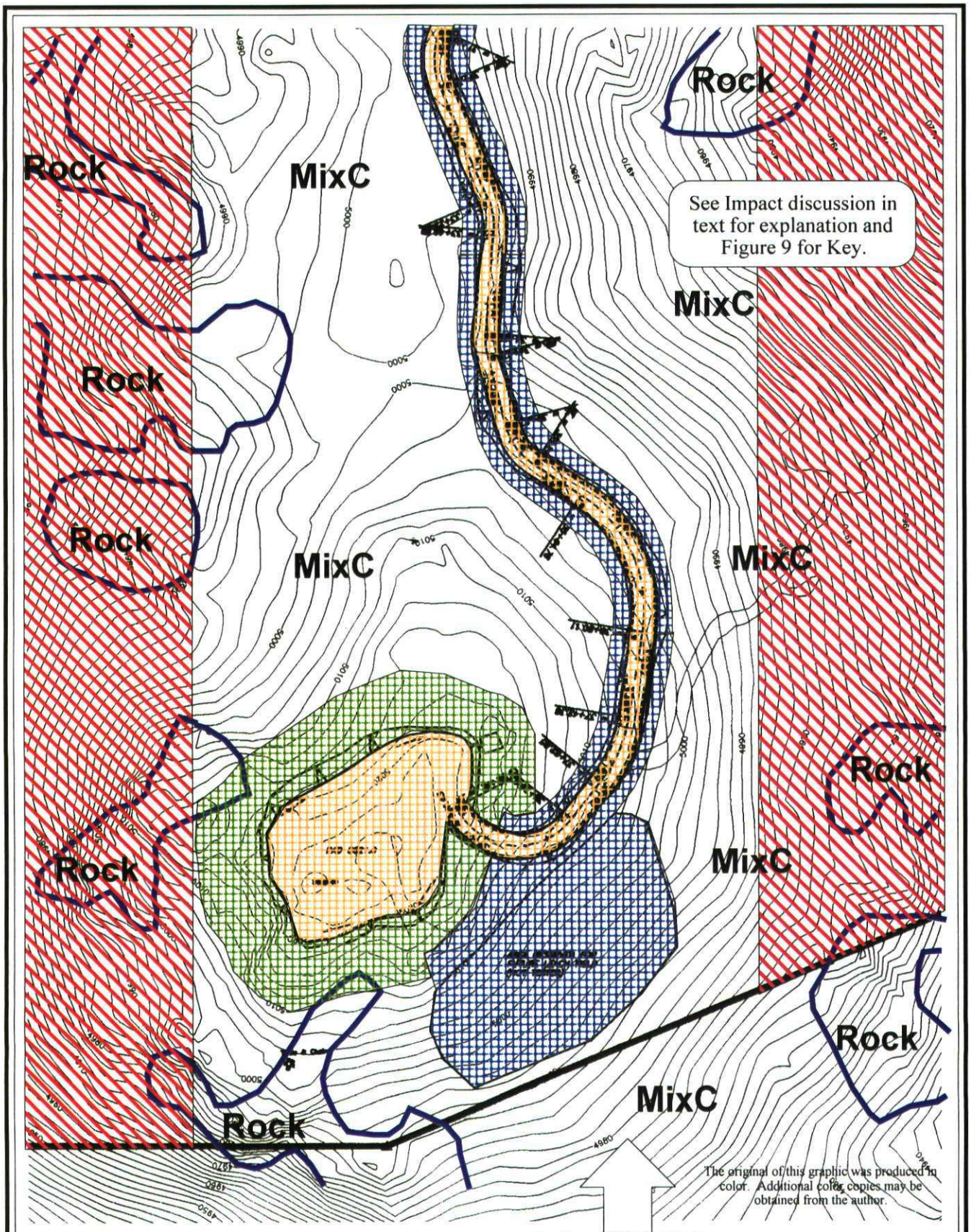

RBRiggan and Associates Job Number 1764.33D Revised 1 May2002 [:\1764-Fig-12rpl.wpg]

| RBRiggan and Associates | **TPM 20571: Areas of Direct Impact, Fuel Modification Zones, and Open Space in and adjacent to Parcel 3.** | **Figure 12rpl** |
|---|---|---|




RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 Scale: 1-inch = 100-feet [:\1764-Fig-13rpl.wpg]

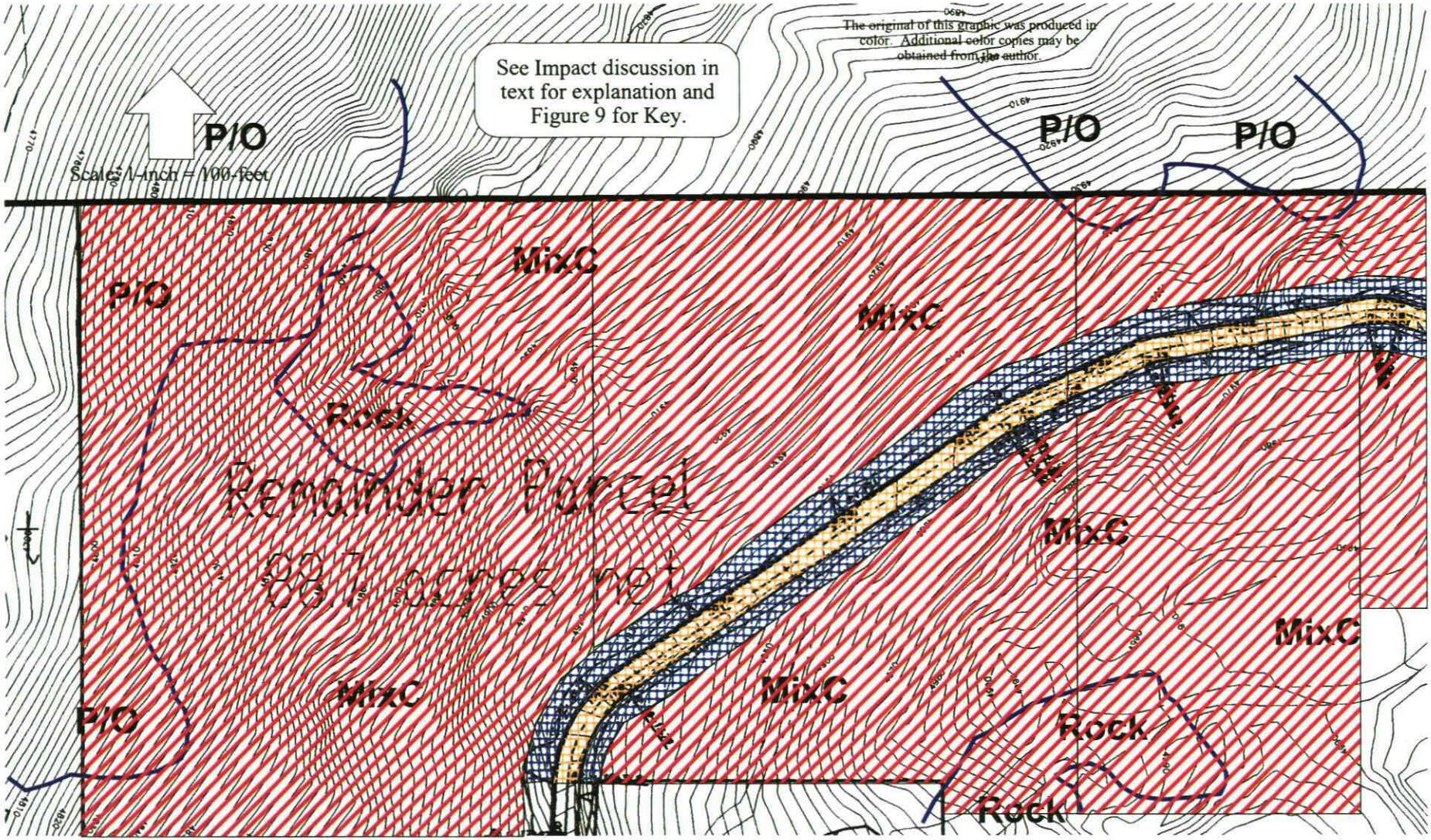
| RBRiggan and Associates | TPM 20571: Areas of Direct Impact, Fuel Modification, and Open Space in Parcel 4 and the Adjacent Remainder Parcel. | Figure 13rpl |
|---|---|---|




Scale: 1-inch = 100-feet

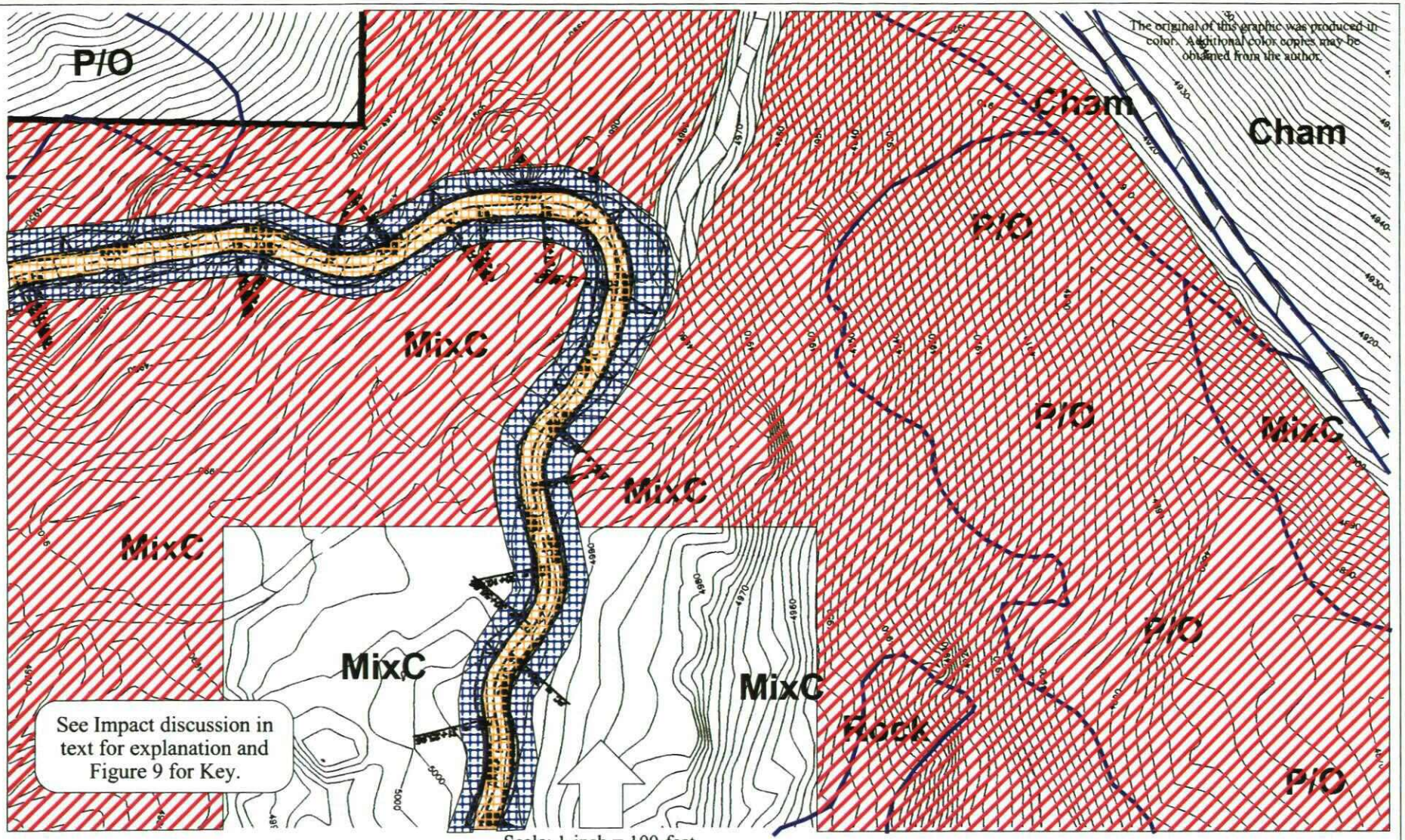
RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-14rpl.wpg]

| RBRiggan and Associates | **TPM 20571: Areas of Direct Impact, and Fuel Modification Zones, in the Remainder Parcel (for Open Space see Figure 9B).** | **Figure 14rpl** |
|---|---|---|



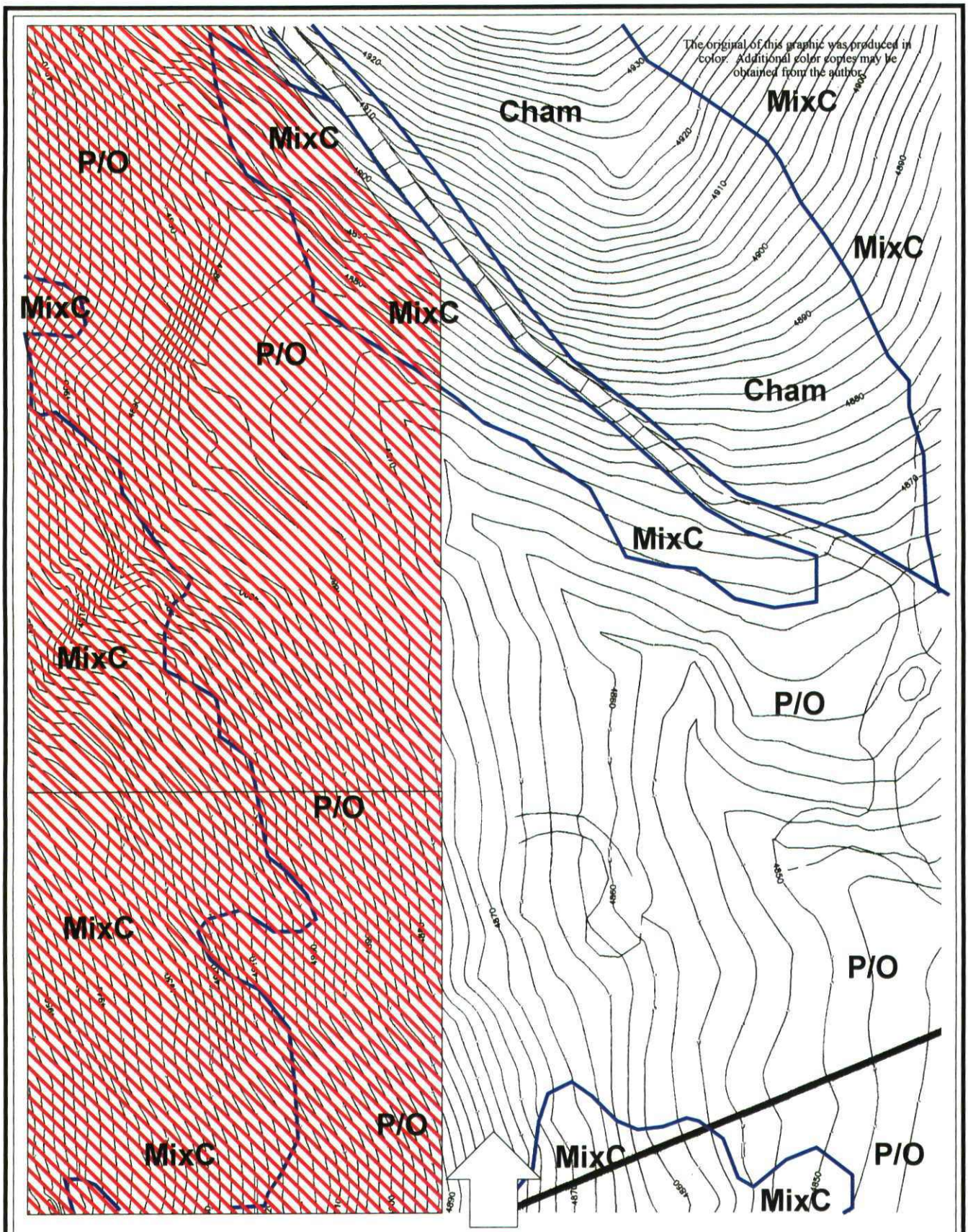

RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-15rpl.wpg]

| RBRiggan and Associates | **TPM 20571: A Portion of the Open Space Mapped to the east of the Proposed Four Lots, onto the Remainder Lot (see also Figure 16 and see Figure 9B for a complete plot of the Open Space).** | **Figure 15rpl** |
|---|---|---|




RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 Scale: 1-inch = 100-feet [:\1764-Fig-16rpl.wpg]

| RBRiggan and Associates | **TPM 20571: Portion of the Open Space Mapped to the East of the Proposed Four Lots, onto the Remainder Lot (see also Figure 15rpl and 17rpl). All of the Proposed Open Space within the Bounds ot the TPM and Remainder Parcel is Mapped in Figure 9B** | **Figure 16rpl** |
|---|---|---|




RBRiggan and Associates Job Number 1764.33D Revised 1 May 2002 [:\1764-Fig-17rpl.wpg]

| RBRiggan and Associates | TPM 20571: Open Space Mapped on the Remainder Lot (see also Figure 9B for a complete layout of the Open Space) | Figure 17 rpl |
|---|---|---|

## Table 1

# Threatened, Endangered, and Otherwise Sensitive Plants Known to Occur within an Approximate Ten-Mile Radius of the Learn Property

[NOTE: See following Table 1A for additional discussion]

**Species/Common Name/Occurrence** — **CNPS/State/Federal Status**

*Abronia villosa* var. *aurita*
Chaparral Sand Verbena — List 1B, 2-3-3/-/-
[Not Expected: found in chaparral and coastal sage scrub habitats at elevations similar to those on-site but the sandy substrate required by the species is not present.]

*Arabis hirshbergiae*
Hirshberg's Rock Cress — List 1B, 3-2-3
[**Possible**: Known from only two occurrences near Cuyamaca Lake on pebble pavement, however, given the proximity of the lake and the similarity of pebble pavement soils to the soils adjacent to bed rock outcrops on the Learn property, the species is considered possible.]

*Arctostaphylos otayensis*
Otay Manzanita — List 1B, 3-2-3/-/SOC
[**Possible (??):** A chaparral species, one frequently confused with other similar species of Manzanita. Typically found on gabbroic or metavolcanic rocks, neither of which are found within the bounds of the subject property.]

*Astragalus insularis* var. *harwoodii*
Harwood's Milk Vetch — List 2, 2-2-1/-/-
[Not Expected: This is a desert species that occurs close to the base of the mountains]

*Astragalus oocarpus*
San Diego Milk Vetch — List 1B, 3-2-3/-/SOC
[**Possible:** This robust perennial is found in chaparral openings at elevations similar to those on-site.]

*Ayenia compacta*
Ayenia — List 2, 2-1-1/-/-
[Not Expected: This is a Mojave desert shrub found at much lower elevations and in the more xeric scrub exposures typical of the Mojave and Colorado desert habitats.]

**Table 1** (continued)

*Berberis nevinii*
Nevin's Barberry — List 1B, 3-3-3/CE/FE
[Not Expected: Generally found at much lower elevations, adjacent to riparian scrub and in similar mesic systems.]

*Brodiaea orcuttii*
Orcutt's Brodiaea — List 1B, 1-3-2/-/SOC
[**Possible (??):** Generally found in coniferous and chaparral environments in mesic clay soils. Soils compatible with this species were not noted during thee ground survey. No areas of mesic clay were noted, the bulk of the property is well drained and loamy to gravelly in character.]

*Calochortus dunnii*
Dunn's Mariposa Lily — List 1B, 2-2-2/CR/SOC
[**Possible (??):** This geophyte is typical of close-coned forests and chaparrals generally on gabbroic soils or metavolcanics, soil types not found within the bounds of the subject property.]

*Ceanothus cyaneus*
Lakeside Ceanothus — List 1B, 3-2-2/-/SOC
[Not Expected: A large robust shrub generally found at much lower elevations than the subject property.]

*Chaenactis parishii*
Parish's Chaenactis — List 1B, 2-1-2/-/-
[**Possible:** Found in rocky chaparral habitats at elevations similar to those on-site.]

*Chorizanthe polygonoides* var. *longispina*
Long Spined Spineflower — List 1B, 2-2-2/-/SOC
[Not Expected: Generally found on clay — a type not found on-site — in the interstices between individual shrubs and at a lower elevation.]

*Clarkia delicata*
Delicate Clarkia — List 1B, 2-2-2/-/-
[Not Expected: Generally found at lower elevations in chaparral or cismontane woodlands]

*Cupressus forbesii*
Tecate Cypress — List 1B, 3-3-2/-/SOC
[Not Expected: Although this cypress is found to the south and much farther to the north of the subject property, the known occurrences in California are fewer than five, this is also a species of mesic chaparral systems on metavolcanic or gabbroic rocks.]

**Table 1** (continued)

*Cupressus stephensonii*
Cuyamaca Cypress — List 1B, 3-3-3/-SOC
[Not Expected: This well known cypress occurs in small populations on the west side of Cuyamaca Peak on gabbroic soils. It is also known from artificial plantings in the general vicinity of the desert view overlook and may occur at other points in the Cuyamaca Mountains as either a native or as a horticultural planting.]

*Deinandra floribunda*
Tecate Tarplant — List 1B, 2-2-2/-/SOC
[Not Expected: This species is found much farther south within the County and at much lower elevations, sandy washes.]

*Delphinium hesperium* ssp. *cuyamacae*
Cuyamaca Larkspur — List 1B, 2-2-3/CR/SOC
[**Possible**: Found in coniferous forests in more mesic environments.]

*Downingia concolor* var. *brevior*
Cuyamaca Lake Downingia — List 1B, 3-3-3/CE/SOC
[Not expected: Typically a species of vernally mesic meadows and vernal wetlands, habitats not found on-site]

*Dudleya alainae*
Banner Dudleya — List 3, 3-2-3/-/-
[Not Expected: A plant of rocky desert exposures, generally at much lower elevations.]

*Ericameria cuneata var. macrocephala*
Laguna Mountains Goldenbush — List 1B, 2-1-3/-/-
[**Possible:** Known from granitic chaparral exposures in the Laguna Mountains, a type certainly found within the bounds of the subject property geographically close.]

*Eriogonum foliosum*
Leafy Buckwheat — List 1B, 3-2-2/-/-
[**Possible:** Found in chaparral and lower montane coniferous forests at elevations similar to those on the subject property.]

*Fremontodendron mexicanum*
Mexican Flannelbush — List 1B, 3-3-2/CR/FE
[Not Expected: Known from gabbroic or metavolcanic soils and at much lower elevations than the subject property.]

**Table 1** (continued)

*Grindelia hirsutula* var. *hallii*
San Diego Gumplant — List 1B, 2-2-3/-/-
[**Possible:** Found in chaparral and montane coniferous forests at elevations similar to those on the subject property.]

*Heuchera brevistaminea*
Laguna Mountains Alumroot — List 1B, 3-1-3/-/-
[**Possible:** A species of the high San Diego County Mountains where it is found on rocky sites.]

*Heuchera rubescens* var. *versicolor*
San Diego County Alumroot — List 2, 3-1-1/-/-
[**Possible:** A species of chaparral and lower montane coniferous forests where it occurs on rocky exposures.]

*Hulsea californica*
San Diego Sunflower — List 1B, 2-1-3/-/-
[**Possible:** A species of coniferous forests and chaparral, generally in openings and burned areas.]

*Lepidium flavum* var. *felipense*
Borrego Valley Pepper-Grass — List 1B, 3-2-3/-/SOC
[Not Expected: A species of the desert mountains, generally found at much lower elevations than the subject property, and in desert habitat types.]

*Lessingia glandulifera* var. *tomentosa*
Warner Springs Lessingia — List 1B, 2-1-3/-/SOC
[Not Expected: Typically a very rare plant from sandy openings in the chaparral. Generally found in more xeric conditions in the slightly lower elevation mountains to the east of Ranchita and Warner's Ranch.]

*Lewisia brachycalyx*
Short-sepaled Lewisia — List 2, 2-2-1/-/-
[Not Expected: A species of more mesic habitats; a type not found on-site.]

*Lilium parryi*
Lemon Lily — List 1B, 2-2-2/-/SOC
[Not Expected: Known from San Diego County primarily at Palomar Mountain where it's occurrence is extremely limited. A species of coniferous forests and related mesic systems.]

**Table 1** (continued)

*Limnanthes gracilis* ssp. *parishii*
Parish's Meadowfoam — List 1B, 2-2-3/CE/SOC
[Not Expected: A species of vernally mesic meadows and vernal pools. This is generally a species of much wetter micro-habitats than those found within the bounds of the subject property.]

*Linanthus orcuttii*
Orcutt's Linanthus — List 1B, 2-1-2/-/SOC
[**Possible:** A species of chaparral coniferous forests, generally at the elevation of the subject property.]

*Lupinus excubitus* var. *medius*
Mountain Springs Bush Lupine — List 1B, 2-1-2/-/SOC
[Not Expected: Primarily a species of Pinyon and Juniper Woodlands, a vegetation type found in the desert mountains.]

*Machaeranthera asteroides* var. *lagunensis*
Mount Laguna Aster — List 2, 3-3-1/CR/SOC
[Not Expected: Known occurrences are only in the Wooded Hill area of Mount Laguna.]

*Mentzelia hirsutissima*
Hairy Stickleaf — List 2, 2-1-1/-/-
[Not Expected: A desert annual of rocky habitats, found generally at much lower elevations than the subject property.]

*Monardella hypoleuca* ssp. *lanata*
Felt-leaved Monardella — List 1B, 2-2-2/-/-
[Not Expected: Generally found at much lower elevations and coastal environments. A species of oak woodlands and chaparral systems.]

*Monardella macrantha* ssp. *hallii*
Hall's Monardella — List 1B, 2-1-3/-/-
[**Possible:** A species of broad leaf oak forests, chaparral and woodlands, generally at the elevations of the subject property]

*Muilla clevelandii*
San Diego Goldenstar — List 1B, 2-3-2/-/SOC
[Not Expected: A chaparral or sage scrub species found in clay soils and vernally mesic areas at considerably lower elevations than are found on the subject property.]

**Table 1** (continued)

*Navarretia peninsularis*
Baja Navarretia — List 1B, 2-2-2/-/-
[**Possible:** Found in openings in the chaparral and in coniferous forests generally at the elevation of the subject property.]

*Poa atropurpurea*
San Bernardino Blue Grass — List 1B, 2-2-3/-/FE
[**Possible:** Known primarily from the San Bernardino and Laguna Mountains, occurrences within the subject property are possible on more mesic meadow-like exposures.]

*Ribes canthariforme*
Moreno Currant — List 1B, 3-1-3/-/SOC
[Not Expected: Fewer than 15 occurrences found south of the subject property and generally at a much lower elevation.]

*Rorippa gambelii*
Gambel's Water Cress — List 1B, 3-3-2/CT/FE
[Not Expected: A species of marshes and swamps; habitat types not found on-site.]

*Rubus glaucifolius var. ganderi*
Cuyamaca Raspberry — List 1B, 3-1-3/-/SOC
[Not Expected: Known from coniferous forests on gabbroic soils in the Cuyamaca mountains (on North and Middle Peak) gabbroics are not found within the project site.]

*Scutellaria bolanderi* ssp. *austromontana*
Southern Skullcap — List 1B, 2-2-3/-/-
[Not Expected: Known from mesic or minor wetland exposures in chaparral and coniferous forests (habitats not found on-site) at roughly the altitude of the subject property.]

*Selaginella eremophila*
Desert Spike-Moss — List 2, 3-2-1/-/-
[Not Expected: A desert scrub species found on gravelly or rocky soils or exposures at considerably lower elevations than the subject property.]

*Senecio ganderi*
Gander's Ragwort — List 1B, 3-2-3/CR/SOC
[Not Expected: Found on gabbroic soils (a type not found on-site) beneath chaparral shrubs primarily on north facing exposures, and at lower elevations than the subject property.]

**Table 1** (continued)

*Senna covesii*
Cove's Cassia — List 2, 2-2-1/-/-
[Not Expected: A species of sandy desert scrub habitats, and generally at lower elevations than the subject property.]

*Streptanthus campestris*
Southern Jewel Flower — List 1B, 2-1-2/-/-
[**Possible:** Found in chaparral and coniferous forests generally on the extreme eastern edge of the mountains at approximately the elevation of the subject property.]

*Thermopsis californica* var. *semota*
Velvety False Lupine — List 1B, 2-2-3/-/SOC
[**Possible:** Relatively common in the Cuyamaca-Laguna-Julian area on meadows and grasslands at roughly the elevation of the subject property.]

*Xylorhiza orcuttii*
Orcutt's Woody-Aster — List 1B, 2-2-2/-/SOC
[Not Expected: A desert shrub found primarily at much lower elevations than the subject property.]

**Table 1** (continued)

**Key to the R-E-D code:**

Rarity (first digit)

1 — Rare, but found in sufficient numbers and distributed widely enough that the potential for extinction or extirpation is low at this time.

2 — Occurrence confined to several populations or to one extended population.

3 — Occurrence limited to one or few highly restricted populations or present in such small numbers that it is seldom reported.

Endangerment (second digit)

1 — Not Endangered

2 — Endangered in a portion of it's range

3 — Endangered throughout it's range

Distribution (third digit)

1 — More or less widespread outside California

2 — Rare outside of California

3 — Endemic to California

**CNPS "List"**

List 1B — Plants threatened or endangered in California and elsewhere

List 2 — Plants rare, threatened or endangered in California but more common elsewhere

List 3 — Plants about which more information is needed; a watch list

**Status Codes**

CR — State of California listed as rare

CE — State of California listed as endangered

CT — State of California listed as threatened

SOC — Federal "species of concern" a designator used for species that may be at risk in the future or for which there is insufficient information to proceed with a listing action at this time.

FE — Designated Endangered under Federal Endangered Species Act

FT — Designated as Threatened under the Federal Endangered Species Act

**Quadrangle Maps researched in the preparation of the above list:**

19B — Monument Peak
19C — Mount Laguna
20A — Cuyamaca Peak
20D — Descanso
33A — Ranchita
33B — Warner's Ranch
33D — Julian**

**Indicates map that served as the centroid of the search.

# TABLE 1A

## AN ANALYSIS OF THE CNPS PLANT SPECIES WHOSE OCCURRENCE ON THE SUBJECT PROPERTY IS PROBLEMATIC

This list, and its detailed discussion of species, augments Table 1. In Table 1, those sensitive plant species that are known to occur within a ten-mile radius of the subject property are listed and discussed. Those whose occurrence on-site can be readily discounted by virtue of various factors related to habitat and range are so treated in Table 1 ("Not Expected"). However, of the 50 sensitive plant species known to occur within a radius of 10-miles, 19 could not be *easily* eliminated from further consideration ("Possible"). These 19 species are discussed in greater detail in this table. This discussion provides additional detail to explain the lack of observation of any of these species within the bounds of the TPM. This detailed table was added to the Biological Assessment as a part of the revisions requested by County staff.

Of the 19 species identified and discussed in this table, the absence of 17 can be logically accounted for either due to a lack of identification during the field survey of do to micro-habitat considerations. Two of the species, however, are relatively ephemeral annuals and, due to several factors, their presence or absence from the property cannot be conclusively determined. These two species are discussed further in text.

**Note**: The second column (headed "P/A") summarizes the Presence or absence of the species on the Learn Property. "N" is used to indicate that the species is probably Not found within the bounds of the site, for the stated reasons. A "?" is used to denote those species which were not observed but for which there is insufficient data to determine probable presence or absence on the property.

| Scientific and Common Names | P/A | Analysis |
|---|---|---|
| *Arabis hirshbergiae* Hirshberg's Rock Cress | N | Micro-habitat suitable for this species was not found on-site except in very restricted areas. This *Arabis* is found on pebble plains, a habitat found mainly on gabbroic soils (a soil type not found on the Learn property). *Arabis* typically blooms earlier in the season and would have been detected during the April and May survey dates if present. |
| *Arctostaphylos otayensis* Otay Manzanita | N | A burl-less manzanita with leafy bracts, this shrub is easily distinguished. It was not found during the site survey. |
| *Astragalus oocarpus* San Diego Milk-vetch | N | A large and showy species, but very erect compared to the decumbent *A. douglasii* found on the property. Both species are close and difficult to distinguish but all specimens observed appeared to be assignable to *douglasii*. Even this latter species is uncommon within the bounds of the Learn property. |

| Scientific and Common Names | P/A | Analysis |
|---|---|---|
| *Brodiaea orcuttii*<br>Orcutt's Brodiaea | N | This is usually a species of grasslands on mesic clay soils, a type not found within the bounds of the Learn property, which is far to xeric to be expected to support this species. In addition, this is a May blooming species, one which would have been noticed during the spring surveys. |
| *Calochortus dunnii*<br>Dunn's Mariposa Lily | N | This is a species of dry-stony ridges in chaparral and Yellow Pine Forest at elevations of from 5-5,600-ft. — which sounds like a description of the subject property. This is, however, a species of gabbroic or metavolcanic soils, a type not found within the bounds of the Learn property. Typically this species blooms from May to June. Given the lack of geologically suitable habitat this species probably is not found within the bounds of the property. It was certainly not observed during the spring field dates. |
| *Chaenactis parishii*<br>Parish's Chaenactis | N | A subshrub (from a woody crown), found on open, vegetated slopes above 4,300-feet, this species would have been visible on any of the field dates. It was not observed. |
| *Delphinium hesperium* ssp. *cuyamacae*<br>Cuyamaca Larkspur | N | Known in the immediate vicinity of the Learn property, this is, however, a plant of grassy meadows at the lower edge of the Yellow Pine Forest. The Learn property is xeric and meadow habitats are not found on-site. This is also quite a showy plant, and one easily observed in the field. It was not found on the Learn property. |
| *Ericameria cuneata* var. *macrocephala*<br>Laguna Mountains Goldenbush | N | This shrub is known only from the Laguna Mountains, a few miles to the southeast of the Learn property. This species is distinguished from the *E. linearifolia* found on-site by a notable difference in the width and shape of the leaves. As a shrub this species should have been observed if present on the subject property. |
| *Eriogonum foliosum*<br>Leafy Buckwheat | ? | This annual buckwheat is typically found on sandy substrates and is frequently over looked during site surveys. While sandy substrates are not typical of the Learn property, field observations are insufficient to absolutely determine the presence or absence of this species. Very close to the common *E. gracile* in the keys and easily confused with *E. davidsonii*, this is a confused taxon. For example, Wiggins (1980) treats it as a Baja California endemic. Considered rare in the Peninsular Range (Jepson Manuel) locating this species on any one property in the San Diego County mountains is problematic at best. In addition, this annual species may not germinate in drought years (such as the two just ended). The occurrence of this species may be sufficiently speculative as to invoke section 15145 of the CEQA Guidelines. |
| *Grindelia hirsutula* var. *hallii*<br>San Diego Gumplant | N | A perennial of dry slopes and meadows in pine/oak woodlands. The species is known from the immediate vicinity of the Learn property but was not observed during the course of the field effort. Perennial stems with dried flowers would have been present during the field dates and/or individuals would have been found in bloom. |

| Scientific and Common Names | P/A | Analysis |
|---|---|---|
| *Heuchera brevistaminea* Laguna Mountains Alumroot | N | This species is perennial from a rhizome and is found on dry, steep rocky areas; in the Laguna Mountains and south. Wiggins (1980) describes the habitat as "... shaded sides of boulders and along ledges, Yellow Pine Forest..." Beauchamp (1986) identifies localities only from the Laguna Mts. Blooms occur from May to July and could possibly have been missed during the field survey of the Learn property. While the leaf clusters superficially resemble other montane species they should not have been missed during the field survey, given their location within rock habitats. It is assumed that the leaf clusters would be visible despite the drought. |
| *Heuchera rubescens* var. *versicolor* San Diego County Alumroot | N | This species is perennial from a rhizome and is found on dry, steep rocky areas; in the vicinity of the Learn property it is found primarily on Cuyamaca Peak. Blooms occur from May to July and could possibly have been missed during the field survey of the property. While the leaf clusters superficially resemble other montane species they should not have been missed during the field survey, given their location within rock habitats. It is assumed that the leaf clusters would be visible despite the drought. |
| *Hulsea californica* San Diego Sunflower | N | This plant is a densely wooly, glandular, biennial. As such it would have had distinctive above ground parts visible during he course of the field survey. It was not found. |
| *Linanthus orcuttii* Orcutt's Linanthus | ? | This is an annual species found in openings in the chaparral and in the pine/oak forest. Typically in bloom from May to June this is a small plant (to four inches in height) that may or may not germinate during particularly dry years, such as the one just past. It presence or absence on-site cannot be confirmed. Locating this species on any one property in the San Diego County mountains is problematic at best. Even if the project were continued for a spring survey, this species may not be found if the next spring is a drought year such as the two just ended. The *Linanthus* observed on the property were the more simply branched *L. parviflorus*, however errors in identification could be made on such small plants. The occurrence of this species may be sufficiently speculative as to invoke section 15145 of the CEQA Guidelines. |
| *Monardella macrantha* ssp. *hallii* Hall's Monardella | N | This species is perennial from slender underground woody stalks. While not blooming until late summer, the plants are easily detectable by their vegetative parts and by their remarkable odor. No *Monardella* of any species were observed on-site during the field survey. |
| *Navarretia peninsularis* Baja Navarretia | N | This species is an ephemeral annual. Typically, it is found on more mesic soils beneath shrubs in the montane coniferous forest. The plants bloom from June-August. Given the somewhat cryptic nature of the plants and their small size (to 15 cm in height) it is possible that they were missed during the ground survey, especially since they bloom later in the summer. However, given the mesic habitat requirement, it is highly unlikely that the species is found on this fairly xeric property. |
| *Poa atropurpurea* San Bernardino Blue Grass | N | A perennial species of mesic meadows and grasslands, habitat types not found within the bounds of the Learn property. The subject property appears to be far to xeric for this species and none were observed. |

| Scientific and Common Names | P/A | Analysis |
|---|---|---|
| *Streptanthus campestris*<br>Southern Jewel-flower | N | This is a tall, erect, stout biennial that is easily observed on the dry slopes where it occurs. Plants in the *Arabis/Caulanthus/Streptanthus* group are of particular interest to the senior author in that they serve as a food source for a small suite of butterflies that occur primarily in the higher mountains of the County. On this basis (in addition to that of searching for sensitive plant species) a concerted effort was made to locate this species. It was not observed on the property. |
| *Thermopsis californica* var. *semota*<br>Velvety False Lupine | N | Not observed on the Learn property. This species is typically found on the edges of meadows and related grasslands. Flower are produced in May and are showy and visible from a distance. Individuals of this species were not seen during the field survey. |

# TABLE 2

## VASCULAR PLANTS OBSERVED ON THE LEARN — WINN RANCH ROAD LOT SPLIT SAN DIEGO COUNTY, CALIFORNIA

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Achillea millefolium* California Yarrow | N | Uncommon on-site, a few individuals were noted on the flat topography in the northwest corner of the site |
| *Adenostoma fasciculatum* Chamise | N | Locally abundant, a dominant in much of the chaparral |
| *Arctostaphylos glandulosa* ssp. *adamsii* Laguna Manzanita | N | Common in the chaparral, this species predominates in the chaparral itself |
| *Arctostaphylos glauca* Bigberry Manzanita | N | Uncommon, localized in the eastern valley, primarily in association with the coniferous forest and at the chaparral edge. |
| *Arctostaphylos pungens* Mexican Manzanita | N | Scattered on-site, primarily in association with the oak/coniferous forest |
| *Astragalus douglasii* Parish's Locoweed | N | Uncommon, a few widely scattered individuals were seen |
| *Athysanus pusillus* Dwarf Athysanus | N | Locally common in more open, grass-like areas |
| *Avena barbata* Wild Oats | I | Occasional, adventive at scattered locations |
| *Bloomeria crocea* Common Goldenstar | N | Relatively common geophyte both in openings between the woody plants and occasionally under other canopies |
| *Bromus diandrus* Rip-gut Grass | N | Localized, on the more disturbed soils |
| *Bromus madritensis* ssp. *rubens* Red Brome | I | Not common, widely scattered on the property as an adventive |
| *Calandrinia ciliata* Red Maids | N | Uncommon, found in early spring at scattered stations on disturbed soils. |
| *Camissonia* cf. *strigulosa* Evening-Primrose | N | Localized on recently disturbed soils and in openings in the chaparral where can be quite common |
| *Castilleja foliolosa* Felt Paint-brush | N | Localized on the bedrock outcrops |

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Ceanothus greggii perplexans*<br>Cupleaf Ceanothus | N | Occasional in the chaparral, not as common as the following |
| *Ceanothus leucodermis*<br>Chaparral Whitethorn | N | Locally abundant in the chaparral, in some areas (but on a small scale) forming near pure stands. |
| *Cercocarpus betuloides*<br>Mountain Mahogany | N | Abundant in the chaparral |
| *Chaenactis artemisiaefolia*<br>Artemisia Pincushion | N | Locally common in openings in the chaparral and along the edges of bedrock outcrops |
| *Cheilanthes* cf. *clevelandii*<br>Cleveland's Lip-fern | N | Relatively rare on-site, a few individuals were found in sheltered cracks in the exposed bedrock |
| *Chorizanthe fimbriata*<br>Turkish Rugging | N | Uncommon on-site, a few individuals were noted in openings in the chaparral |
| *Cirsium californicum*<br>California Thistle | N | Occasional, on disturbed soils in the chaparral |
| *Clarkia rhomboidea*<br>Diamond Clarkia | N | Occasional, found scattered in openings in the forest and in the chaparral |
| *Claytonia perfoliata*<br>Miner's Lettuce | N | Common, on micro-scale mesic exposures (shaded areas of stumps, rocks, trunks, shrubs). |
| *Cordylanthus rigidus*<br>ssp. *setigerus*<br>Dark-tip Bird's Beak | N | Uncommon, widely scattered in openings in the chaparral and adjacent to the bedrock outcrops |
| *Corethrogyne glomerata*<br>Corethrogyne | N | Uncommon, scattered on disturbed soils, in the northwestern corner of the property and in other openings in the chaparral and adjacent to the bedrock outcrops |
| *Dichelostemma pulchella*<br>Blue Dicks | N | Common, broadly distributed across the property. |
| *Dudleya abramsii*<br>Abram's Dudleya | N | Uncommon, isolated primarily in cracks in the bedrock outcrops |
| *Dudleya pulverulenta*<br>Chalk Lettuce | N | Relatively rare on-site, a few individuals were noted on sheltered aspects |
| *Epilobium canum* ssp. *latifolium*<br>California Fuchsia | N | Highly localized in dry washes |
| *Ericameria linearifolia*<br>Interior Golden-Bush | N | Uncommon, a few individuals were found along the central ridge |
| *Eriogonum fasciculatum*<br>California Buckwheat | N | Common, in openings in the chaparral and along the edges of the chaparral adjacent to the bedrock outcrops |

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Eriogonum wrightii* Wright's Buckwheat | N | Localized on-site, in the eastern valley and along the western property line; on disturbed soils |
| *Eriophyllum* cf. *confertiflorum* Golden Yarrow | N | Common, in openings in the chaparral |
| *Erodium cicutarium* Red-stemmed Filaree | I | Uncommon, found scattered on recently disturbed soils across the site |
| *Galium andrewsii* ssp. *andrewsii* Moss Bedstraw | N | Common, on open soils beneath shrubs and trees |
| *Galium angustifolium* var. *angustifolium* Narrow-leaf Bedstraw | N | Occasional, in the chaparral, clambering over other shrubs for support |
| *Galium aparine* Goose Grass | N | Occasional, widely scattered as an adventive |
| *Garrya flavescens* Silk-tassel Bush | N | Occasional, a sub-dominant in the chaparral |
| *Gutierrezia sarothrae* Matchweed | N | Uncommon, in openings in the chaparral and forest where adventive on disturbed soils |
| *Keckiella ternata* Summer Bush Penstemon | N | Scattered in openings in the chaparral and along the edges of the bedrock outcrops |
| *Lathyrus laetiflorus* ssp. *alefeldii* Canyon Pea | N | Uncommon, scattered in the chaparral where clambering over the other shrubs |
| *Lepidium nitidum* Shining Peppergrass | N | Common but localized on disturbed soils |
| *Linanthus parviflorus* Golden Gilia | N | Localized but highly common ground cover |
| *Lonicera subspicata* Honeysuckle | N | Relatively common, widely scattered shrub in the forest and chaparral systems |
| *Lotus heermannii* Woolly Lotus | N | Highly localized on exposed rock of the bedrock outcrops |
| *Lotus purshianus* var. *purshianus* Spanish Clover | N | Locally common on the open shallow soils adjacent to the bedrock outcrops. |
| *Lotus strigosus* Hirsute Lotus | N | Occasional, adventive on disturbed soils |
| *Lupinus* cf. *bicolor* Miniature Lupine | N | Occasional, on disturbed soils |

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Marah macrocarpus*<br>Wild Cucumber | N | Common, seen in the chaparral where clambering over other shrubs |
| *Mirabilis multiflora* var. *pubescens*<br>Froebel's Four O'Clock | N | Uncommon on-site, a few individuals were found on disturbed soils along the central ridge |
| *Muhlenbergia rigens*<br>Deergrass | N | Uncommon on site, a few individuals were found along some of the dry drainages |
| *Narcissus* cf. *pseudo-narcissus*<br>Daffodil | I | Planted individuals were found near the entrance gate at the terminus of Winn Ranch Road |
| *Nemophila menziesii*<br>Baby Blue-Eyes | N | Common, scattered in the chaparral and forest |
| *Opuntia* cf. *phaeacantha*<br>Cholla | N | Common but localized onto the shallow soils associated with the bedrock outcrops |
| *Orobanche fasciculata*<br>Pine Broom Rape | N | Scarce on-site, found in a few localities associated with *Eriogonum fasciculatum* (host) along the edges of the bedrock outcrops |
| *Pellaea mucronata*<br>Bird's-foot Fern | N | Uncommon, in sheltered places in bedrock outcrops |
| *Penstemon centranthifolius*<br>Scarlet Bugler | N | Uncommon, a few widely scattered individuals in openings in the other vegetation |
| *Penstemon spectabilis*<br>Showy Penstemon | N | This showy plant was found widely scattered in association with disturbed soils |
| *Phacelia brachyloba*<br>[no common name] | N | A fire follower, this would undoubtedly be abundant on-site in the year following a burn. However, only a few individuals were noted on recently disturbed soils. |
| *Phacelia* cf. *cicutaria*<br>Caterpillar Phacelia | N | Plants apparently assignable to this species are found in association with boulder and bedrock outcrops |
| *Pinus jefferyi*<br>Jeffrey Pine | N | Visually obvious, all of the pines on the property appeared to be of this species |
| *Plagiobothrys* cf. *nothofulvus*<br>Popcorn Flower | N | Occasional on disturbed soils |
| *Plantago patagonica*<br>Desert Plantain | N | Uncommon, found in only one location on site, just east of the central ridge on shallow soils in association with an extensive bedrock outcrop |
| *Prunus ilicifolia* ssp. *ilicifolia*<br>Holly-leafed Cherry | N | Occasional shrub in the chaparral, a sub-dominant |

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Prunus virginiana* var. *demissa*<br>Western Choke-cherry | N | Uncommon on-site, a few individuals found in association with the bedrock outcrops |
| *Quercus agrifolia*<br>Coast Live Oak | N | Uncommon in oak/coniferous forest, especially along the western edge of the property |
| *Quercus berberidifolia*<br>Scrub Oak | N | This scrub oak is distinguished by its minute trichomes with 6-8 rays which are more scattered than the densely compact trichomes of *Quercus cornellius-mulleri* (see Roberts Jr., Fred M. 1995). At least a few individuals assignable to this taxon were located based on leaves examined in the laboratory. |
| *Quercus chrysolepis*<br>Canyon Live Oak | N | Uncommon on-site, scattered individuals are found in the oak-coniferous woodlands |
| *Quercus cornellius-mulleri*<br>Muller's Oak | N | Distinguished from the other scrub oaks by the trichomes. This oak has dense trichomes with 12 rays (see Roberts Jr., Fred M. 1995). This may be the most common of the scrub oaks on the property. Of the specimens examined in the laboratory, the majority appeared to be assignable to this species. |
| *Quercus kelloggi*<br>California Black Oak | N | Perhaps the most common of the oak trees; scattered through the oak-coniferous forest |
| *Quercus x morehus*<br>Black Oak | N | The parents of this hybrid oak appear to be *Quercus kelloggii* and *Quercus wislizenii.* The leaf is large and lobed with a single spine on each lobe. One individual of this distinctive tree was found in the eastern valley. |
| *Quercus* sp.<br>Scrub Oak | N | Had time not been a limiting factor, other oaks with differing appearances could have been analyzed under laboratory conditions, especially those form the chaparral in the eastern part of the property. The Genus *Quercus* is is at best a confusing genus, given the numerous hybrids and highly variable leaf shapes. The one distinguishing factor for the white oaks seems to be the trichomes on the leaves, structures that can not be seen clearly with a hand lens. Accurate analysis demands that specimens be taken back to the laboratory. |
| *Rhamnus californica*<br>California Coffeeberry | N | Relatively rare on-site, only a few individuals were noted. |
| *Rhamnus ilicifolia*<br>Holly-leaf Redberry | N | Occasional shrub in the chaparral and in the forested areas. |
| *Rhus ovata*<br>Sugarbush | N | Uncommon on-site, a few individuals were found in the eastern part of the property |

| Species | Status/Occurrence on Site | |
|---|---|---|
| *Rhus trilobata*<br>Squawbush | N | Widely scattered across the property, a ground cover under trees in certain areas and an occasional shrub in the chaparral in more mesic exposures |
| *Rosa californica*<br>California Rose | N | Under trees in the western part of the property an uncommon elsewhere |
| *Salvia apiana*<br>White Sage | N | Associated with the shallow soils at the edges of the bedrock outcrops; occasional in the chaparral |
| *Sedum spathulifolium*<br>Stonecrop | N | Relatively rare on-site, associated with the bedrock outcrops where found in cracks in the rock |
| *Sidalcea malvaeflora*<br>Checker Mallow | N | Not common, associated with more mesic associations, especially under trees in the eastern valley |
| *Solidago* cf. *californica*<br>California Goldenrod | N | Localized, on disturbed soils at the edge of the forest or at the edges of bedrock outcrops |
| *Stephanomeria exigua* var. *deanei*<br>Dean's Wreath-plant | N | Occasional, scattered individuals noted on disturbed soils |
| *Symphoricarpos mollis*<br>Creeping Snowberry | N | A common ground cover beneath the trees in the western part of the property |
| cf. *Tauschia parishii*<br>Parish's Tauschia | N | Under chaparral shrubs, where relatively common |
| *Trichostema parishii*<br>Mountain Blue-curls | N | Uncommon, a few widely scattered individuals in the chaparral |
| *Vicia americana* var. *americana*<br>American Vetch | N | Relatively rare on-site, a few individuals were noted in openings in the chaparral |
| *Viola* cf. *purpurea*<br>ssp. *quercetorum*<br>Oak Yellow Violet | N | Uncommon, seen beneath the shrubs and trees in the eastern valley |
| *Yucca whipplei*<br>Our Lord's Candle | N | Visually obvious component of the chaparral |

# Table 3

## Bird Species Observed During a Survey of the Learn/Winn Road Property in the Cuyamaca Community County of San Diego, California*

| Species | Notes |
|---|---|
| Turkey Vulture (*Cathartes aura*) | Common, especially during the non-winter months. Frequently seen soaring on the thermal from the central ridge, frequently at eye-level. |
| Red-Shouldered Hawk (*Buteo lineatus*) | Primarily heard calling from the forest trees in the western part of the property. Probably a resident pair off-site to the west. |
| Red-tailed Hawk (*Buteo jamaicensis*) | Seen primarily over-flying the site; frequently seen soaring in the vicinity. |
| Wild Turkey (***Meleagris gallopavo***) | Heard, seen and t racked in the western part of the property. This highly invasive species was introduced into the County a few years ago and now occupies virtually all of the foothill/mountain regions. |
| Mountain Quail (*Oreortyx pictus*) | Probably resident on-site. Individuals of this species were clearly seen and heard. It is possible that the California Quail is also present. |
| Western Screech Owl (*Otus kennicottii*) | During the two nights spent owling, this was the only species encountered on-site (see text for discussion of techniques) |
| Mourning Dove (*Zenaida macroura*) | Seen in small numbers at widely scattered stations. Probably resident on-site. |
| Anna's Hummingbird (*Calypte anna*) | Common in the summer and fall |
| Costa's Hummingbird (*Calypte costae*) | Uncommon on-site, probably vertical local migrants from the heat of the desert |
| Acorn Woodpecker (*Melanerpes formicivorus)* | A colony occupies the oaks in the western part of the property |
| Nuttall's Woodpecker (*Picoides nuttallii*) | Occasional, heard at scattered localities on the property |
| Northern Flicker (*Colaptes auratus*) | Common, heard and seen in all parts of the property |
| Stellar's Jay (*Cyanocitta stelleri*) | Common resident, seen in all of the forested areas |
| Western Scrub Jay (*Aphelocoma californica*) | Common resident, seen primarily in the chaparral occupied areas of the site. |
| American Crow (*Corvus brachyrhynchos*) | Common resident. Widely scattered in the spring, in large flocks the balance of the year. |

| Species | Notes |
|---|---|
| Common Raven (*Corvus corax*) | Occasional on-site, seen primarily as pairs. |
| Ash-throated Flycatcher (*Myiarchus cinerascens*) | A summer resident, heard calling on a number of dates. |
| Mountain Chickadee (*Parus gambeli*) | On-site resident, undoubtedly breeds in the conifers. |
| Oak Titmouse (*Baeolophus inornatus*) | Seen and heard throughout the forested parts of the site, especially in the oaks. |
| Bushtit (*Psaltriparus minimus*) | Opportunistic, seen primarily in pairs in the spring and in large flocks the balance of the year. |
| White-breasted Nuthatch (*Sitta carolinensis*) | Occasional on-site. In the forested parts of the property. |
| Pygmy Nuthatch (*Sitta pygmaea*) | Seen primarily in the eastern canyon, this group focuses itself into the pines. |
| House Wren (*Troglodytes aedon*) | Widely scattered on-site; the species is a secondary hole nester and the occupied habitat is centered on an available nest hole. |
| Bewick's Wren (*Thryomanes bewickii*) | Uncommon, seen primarily in the chaparral |
| Ruby-crowned Kinglet (*Regulus calendula*) | An over-wintering species, seen primarily in the fall (frequently in large numbers) and in lesser numbers in the spring. |
| California Thrasher (*Toxostoma redivivum*) | Uncommon, in the chaparral where undoubtedly resident. |
| Hermit Thrush (*Catharus guttatus*) | A winter visitor, seen occasionally. |
| Western Bluebird (*Sialia mexicana*) | A common resident of the area, the majority of individuals are detected over head by their calls. May breed on the property in small numbers; they are secondary hole nesters. |
| Wrentit (*Chamaea fasciata*) | Resident in the chaparral. |
| Orange-crowned Warbler (*Vermivora celata*) | Spring and fall migrant. |
| Yellow-rumped Warbler (*Dendroica coronata*) | Abundant in the fall and to a lesser extent in the spring. Depending on the weather conditions may over-winter at the altitude of the property. |
| Western Meadowlark (*Sturnella neglecta*) | Heard singing from off-site to the south, apparently on the Tullock property. |
| Spotted Towhee (*Pipilo erythrophthalmus*) | Seen and heard in the heavier brush. |
| Dark-eyed Junco (*Junco hyemalis*) | Occasional, found in small numbers throughout the property but concentrated more in the forested areas. |

| Species | Notes |
|---|---|
| Black-headed Grosbeak (*Pheucticus melanocehpalus*) | Uncommon in spring and summer, a local breeding species equally at home in the heavy chaparral or the forested areas. |
| Purple Finch (*Carpodacus purpureus*) | A local breeding resident, a few individuals were seen on-site. |
| Lesser Goldfinch (*Carduelis psaltria*) | A few individuals heard and seen on-site; their local status is uncertain. |

* This table is a compilation of sightings made on a series of field dates, over a years period, by three different observers: Lisa Seneca, Gretchen Morse, and R. Riggan, Jr. Dates and times of the various surveys are given in the text of the report.

[:\1764bird-table.wpd]

# TABLE 4

## THREATENED, ENDANGERED AND SENSITIVE WILDLIFE SPECIES KNOWN TO OCCUR IN THE GENERAL VICINITY OF TENTATIVE PARCEL MAP 20571

| Species Name | Status | |
|---|---|---|
| | Federal[1] | State[2] |
| **Insects** | | |
| *Euphydryas editha quino* — Quino Checkerspot Butterfly | FE | none |
| *Pyrgus ruralis lagunae* — Laguna Mountains Skipper | FE | none |
| **Amphibians** | | |
| *Ensatina eschscholtzi klauberi* — Large-blotched Salamander | FSC | CSC |
| *Bufo californicus* — Arroyo Toad | FE | CSC |
| *Rana aurora draytonii* — California Red-legged Frog | FT | CSC |
| *Taricha torosa torosa* — Coast Range Newt | none | CSC |
| **Reptiles** | | |
| *Anniella pulchra pulchra* — Silvery Legless Lizard | FSC | CSC |
| *Cnemidophorus tigris* spp. *multiscutatus* — Coastal Whiptail | FSC | none |
| *Crotalus exsul ruber* — Northern Red Diamond Rattlesnake | FSC | CSC |
| *Eumeces skiltonianus interparietalis* — Coronado Western Skink | FSC | CSC |
| *Lampropeltis zonata pulchra* — San Diego Mountain Kingsnake | FSC | CSC |
| *Lichanura trivirgata* — Rosy Boa | FSC | none |
| *Phrynosoma coronatum* ssp. *blainvillei* — Coast Horned Lizard | FSC | CSC |
| *Salvadora hexalepis virgultea* — Coast Patch-nosed Snake | FSC | CSC |
| *Sceloporus orcutti* — Granite Spiny Lizard[3] | none | none |
| *Thamnophis hammondii* — Two-striped Garter Snake | none | CSC |
| **Mammals[4]** | | |
| *Bassariscus astutus* — Ring-tailed Cat | none | protected |

| Species Name | Status | |
|---|---|---|
| | Federal[1] | State[2] |
| *Chaetodipus (=Perognathus) californicus femoralis* — Dulzura California Pocket Mouse | FSC | CSC |
| *Chaetodipus (=Perognathus) fallax fallax* — Northwestern San Diego Pocket Mouse | FSC | CSC |
| *Choeronycteris mexicana* — Mexican Long-Tongued Bat | FSC | CSC |
| *Corynorhinus (=Plecotus) townsendii pallescens* — Western Big-eared Bat | FSC | CSC |
| *Euderma maculatum* — Spotted Bat | FSC | CSC |
| *Lepus californicus bennettii* — San Diego Black-tailed Jackrabbit | FSC | CSC |
| *Macrotus californicus* — California Leaf Nosed Bat | FSC | CSC |
| *Myotis evotis* — Long-eared Bat | FSC | none |
| *Myotis lucifugus occultus* — Occult Little Brown Bat | FSC | CSC |
| *Myotis thysanodes* — Fringed Myotis | FSC | none |
| *Myotis volans* — Long-legged Myotis | FSC | none |
| *Myotis yumanensis* — Yuma Myotis | FSC | none |
| *Neotoma lepida intermedia* — San Diego Desert Woodrat | FSC | CSC |
| *Nyctinomops (=Tadarida) macrotis* — Big Free-tailed Bat | FSC | CSC |
| *Onychomys torridus ramona* — Southern Grasshopper Mouse | FSC | CSC |
| *Ovis canadensis nelsoni* — Peninsular Bighorn Sheep | FE | protected |
| **Birds** | | |
| *Accipiter cooperii* — Cooper's Hawk (sensitive at nesting sites only) | none | CSC |
| *Aquila chrysaetos* — Golden Eagle | Eagle Protection Act | CSC |
| *Athene cunicularia* — Western Burrowing Owl (burrowing sites) | FSC | CSC |
| *Buteo lineatus* — Red-shouldered Hawk[3] | none | none |
| *Buteo regalis* — Ferruginous Hawk (sensitive on wintering grounds only) | FSC | CSC |
| *Dendroica petechia brewsteri* — Yellow Warbler (at nesting sites only) | none | CSC |
| *Elanus caeruleus* — White-tailed Kite | none | protected |
| *Empidonax traillii* ssp. *extimus* — Willow Flycatcher | E | E |

| Species Name | Status | |
|---|---|---|
| | Federal[1] | State[2] |
| *Eremophila alpestris* ssp. *actia* — Horned Lark | FSC | CSC |
| *Falco peregrinus anatum* — Peregrine Falcon | delisted | E |
| *Haliaeetus leucocephalus* — Bald Eagle | E | E |
| *Lanius ludovicianus* — Loggerhead Shrike (nesting sites only) | none | CSC |
| *Progne subis* — Purple Martin | none | CSC |
| *Strix occidentalis occidentalis* — California Spotted Owl | FSC | CSC |
| *Vireo bellii pusillus* — Bell's Vireo | E | E |
| *Vireo vicinior* — Gray Vireo (at nesting sites only) | none | CSC |

**Key to the Codes Appearing in the Table:**

| | |
|---|---|
| E | Endangered species (as designated by either the Fish and Wildlife Service or by the State of California) |
| T | Threatened species |
| PE | Proposed as Endangered |
| PT | Proposed as Threatened |
| FSC | Formerly considered as a category 1 or 2 species for listing under the Federal Endangered Species Act, but no longer under active consideration. Now listed as a "Federal Species of Concern." |
| CSC | California Species of Concern — as determined by the California Department of Fish and Game |
| protected | Two species protected by special State Statute (statutes enacted before the advent of the State Endangered Species Act) |
| none | Indicates that the species has no specific status with either the federal or the state wildlife agencies. |

**Numbered Notes:**

1 The Federal status of the listed is taken from: "State and Federally Listed Endangered and Threatened Animals of California," 2001, California Department of Fish and Game, posted at http://www.dfg.ca.gov/whdab/, 10 pp., and from the California Department of Fish and Game, Special Animals, January 2001, 52 pp., also posted at the same web site.

2 State of California status for the listed and sensitive species is taken from: Fish and Game, 2001; Jennings, 1994; and, Williams, 1986.

3 Certain species of bats, because they are: a) not listed or categorized by the Fish and Wildlife Service, and b) are widespread in California, are not included in the list despite being classified as Species of Special Concern by the state.

4 The "Blue List" (Tate, 1986) is **not** utilized to develop the list of sensitive species due to its age (over 10-years since last updated) and effective replacement by other, more current resources (e.g. see Fish and Wildlife Service).

# Appendix A

# JULIAN-CUYAMACA FIRE PROTECTION DISTRICT

POST OFFICE BOX 33

JULIAN, CALIFORNIA 92036

**JULIAN STATION** 760-765-1510

**CUYAMACA STATION** 760-765-0418


March 7, 2002

To Whom It May Concern:

With regards to the access road into 17925 Winn Ranch Rd. in Julian (APN 294-011-14), I have visited the site and find that the following conditions will meet the Julian Cuyamaca Fire Protection Districts road requirements.

1. 20 foot paved width with 18 feet where otherwise not practical.
2. 50' turning radius on the less than 180 degree turns measured from centerline. In areas where turning radius is less than 60', an additional width of paved roadbed shall be added to the center (interior) of curve for a total paved width of at least 24'.
3. 3" of asphalt concrete for access road including a short 20 percent rise.
4. 12-foot agricultural road extending from the end of the access road.
5. 50 foot fuel modification clearance in all directions around structures of brush, shrubs, and all tree branches lower than 8 feet above ground level.
6. All residences served by this access will be required to be outfitted with fire protection sprinkler systems as a mitigating condition of this access road.

I believe that this mitigation for the road requirements is in the best interest of all parties involved and if I can be of any other assistance please call me at (760) 765-1510.

Sincerely,

Kevin C. Dubler

Kevin C. Dubler, Chief
Julian Cuyamaca Fire Protection District

# Appendix B

# A Directed Survey for the Quino Checkerspot Butterfly Over the Martin Learn Property a Tentative Parcel Map in San Diego County, California

**Prepared For:**

**Dr. Martin Learn**
**4845 Tula Court**
**San Diego, California 92122**
**858-546-8008**

Prepared By:

RBRiggan and Associates
11228 Zapata Avenue
San Diego, California 92126
619-233-5454

10 August 2000
RBR Job Number 1792.33D

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**Attachments**

## Executive Summary

The Quino Checkerspot Butterfly (*Euphydryas editha quino*) is listed under the Federal Endangered Species Act (ESA) as an endangered species. Prior to construction that might adversely affect potentially occupied habitats, surveys are mandated so as to prevent a "take." The proposed Learn Property Tentative Parcel Map is located within the "mandatory" survey area established by the Federal Year 2000 Survey Protocols (Fish and Wildlife Service, 2000). A survey to determine the presence or absence of the species is required, therefore, by the County of San Diego in an abundance of caution and to meet the required CEQA (California Environmental Quality Act) documentation for the proposed project.

The protocol survey identified one small suitable food plant population for the Quino larvae but no adults were seen at this location and the Plantain population was limited in size. An active hilltopping location was identified and surveyed but it was not utilized by the Quino Checkerspot. The hilltop (Hill 4960, see Figure 3) serves as a hilltopping location for other Lepidopteran species (and other insects of several orders) but no activity by Quino Checkerspots was observed. No individuals of the Quino were located during the survey effort. Butterflies found within the bounds of the site were consistent with the habitats present and/or in the immediate vicinity. Implementation of the proposed Tract Map will not affect populations of the Quino Checkerspot Butterfly. Absent any significant effect on the Quino, no mitigation measures are required and none are recommended.

## I. Introduction

The Quino Checkerspot Butterfly (*Euphydryas editha quino*) is a small, colorful, spring flying, butterfly listed under the Federal Endangered Species Act (ESA) as an endangered subspecies. Thought to be extinct in 1995, a small population was found in Riverside County in 1996 and the subspecies was listed as endangered in 1997 (Fish and Wildlife Service). Surveys in 1997-1999 have identified three disjunct populations of the subspecies: one in the Lake Skinner area of Riverside County, one in the Otay Mountain area of San Diego County, and one in the Jacumba area of San Diego County.

The Quino Checkerspot Butterfly (*Euphydryas editha quino*) is best thought of as a "two phase" animal. The larvae are obligate feeders on one (two? three?) food plants: Dot-seed Plantain (*Plantago erecta*) and secondarily *Plantago patagonica* (no common name); perhaps Owl's Clover (*Castilleja exserta*); and possibly on other members of the Scrophulariaceae family. The presence or absence of these food plants is usually sufficient to determine the presence or absence of the larvae on a given site. The second "phase" is the adult butterfly. The males of the species exhibit what is referred to as "hilltopping" behavior. They fly to prominent topographical points where they congregate, spending hours each day inspecting each butterfly that passes by, hoping to find a receptive female Quino.

Surveys for the Quino focus on populations of the larval food plants and on topographic high points

where butterflies are observed exhibiting hilltopping behavior. Portions of a given property that are not suitable for the larval food plants and which are not topographic highs, are generally excluded from a survey effort under the current protocols (Fish and Wildlife Service, 2000).

## II. Project Location and Description

The proposed Learn Tentative Parcel Map (TPM) is located north of Cuyamaca Lake and the Sunrise Highway/SR 79 Junction and west of SR 79 at the terminus of Winn Ranch Road. The site is south of the town of Julian and east of Heise County Park. The Property includes a high ridge with views to the Salton Seas to the east and the Pacific to the west (see Figures 1, and 2). The property is the SW¼, SE ¼ and the NE¼ of Section 22, R. 4 E., T. 13 S., San Bernardino meridian, in the County of San Diego, California (Assessor's Parcel Number 294-011-14). The property has no direct access from a publicly maintained road. Rather, it is reached by means of a privately maintained road: Winn Ranch Road, which originates from State Route 79, north of the junction with Sunrise Highway. Surrounding land uses include rural residential developments, private roads, cattle ranches, and natural open space. The site totals approximately 150-acres.

It is the understanding of this author that the "development" proposal for the subject property is the subdivision of the site into four parcels. Such properties would then be subject to rural residential development or agricultural uses. It is also the author's understanding that the property owner intends to develop some parts of the property agriculturally, possibly in tree crops (for example, walnuts). The exact extent and nature of the proposed development is unknown. For the purposes of this study, however, it was assumed that the entire 150-acres would be disrupted as a part of the development process, either as residential or as agricultural uses. In fact, it is anticipated that significant parts of the property will be retained in natural open space easements. RBRiggan and Associates is presently preparing a comprehensive Biological Assessment for the property.

The property immediately to the east and south of the Learn parcel is a multi-hundred acre holding still used in part for cattle grazing. The lands to the west and north have been parceled to a limited extent and are partly developed as rural mountain residences. As can be seen in Figure 1, the site is near the Cuyamaca Rancho State Park but has no common property boundary with that facility. Similarly (see Figure 1) there are no mapped federal or state lands in immediate juxtaposition with the Learn Property.

## III. Methods

The Learn Property was surveyed approximately once a week during the duration of the five week, year 2000, Quino season. Weather conditions at the beginning and ending of each survey period were recorded and are presented in Table 1. The property was subject to an extensive pedestrian field effort with the focus of the effort being directed primarily to Hill 4960 (see Figure 3) and the ridge to the north f that hill (the hill being a significant hilltopping location). A secondary effort was

directed to the one *Plantago patagonica* population that was identified on the property (see also Figure 3) and to a number of other locations on the property, these being selected at random during the course of the survey effort. Initially, some effort was expended on the hill in the northeastern part of the site, but for reasons that are not understood, that hill did not serve a hilltopping function.

During all survey efforts for the Quino Checkerspot, this observer was equipped with a collapsible insect net (BioQuip), close focusing photographic gear, close focusing binoculars (10x30), and insect collecting equipment (various containers and killing jars). The photographic gear used this season consisted of a Canon Elan II body with a 25mm extension tube, and a Quantaray 70-300mm F4-5.6 macro focusing zoom lens. This equipment allowed a minimum working distance of approximately four feet with a maximum magnification of approximately 1:2. A Canon 380EX Speedlight flash was used on some field dates. On all field dates, wind, air temperature, and humidity were taken with a "TurboMeter" and a Control Company "Thermo-Hygro" meter respectively (both instruments available through Forestry Suppliers, Inc.).With these instruments it was possible to record wind speed to the nearest 0.1 mph, temperature to the nearest 0.1° and humidity to the nearest 5 percent.

Wherever possible, collecting was used to verify what would otherwise be transient field observations. For example, on this and other field sites, most of the Sara Orange-tips were netted in order to confirm the species, as were many of the smaller whites, and voucher specimens were taken of selected species. All specimens taken on this and other sites are viewable in the author's private collection (see Figure 6).

## IV. Results

The vegetation on the Learn property is a complex association of Interior Live Oak Chaparral (element code 37A00, in the sense of Holland, 1986) and what is probably best described as Sierra Mixed Conifer Forest (element code 84230, in the sense of Holland, 1986). There is also a small element best described as Chamise Chaparral (element code 37200). This latter association is dominated almost exclusively by Chamise (*Adenostoma fasciculatum*). Chamise, along with a number of other species, including Mountain Mahogany (*Cercocarpus betuloides*), two or three species of Scrub Oak (*Quercus* sp.), California Buckwheat (*Eriogonum fasciculatum*), Eastwood Manzanita (*Arctostaphylos glandulosa*) and a number of other shrubs dominate the chaparral. The chaparral, and to a lesser extent the coniferous forest, are intruded by numerous bedrock outcrops. These are particularly notable in the aerial photograph, where the larger outcrops have been mapped (see Figure 4). This vegetation has a high diversity and appears to have been undisturbed for a period of decades (with the exception of bulldozer tracks cut onto the property by a Manzanita "hunter" who illegally accessed the southeaster part of the property and a small series of jeep trails cut into the site by the owner). There are interstitial openings between the chaparral shrubs, especially where there are small rock outcrops, however, the bulk of the association has a closed canopy. The coniferous forest is also mature and is dominated by Jeffery Pine (*Pinus Jeffreyi*) and by California Black Oak (*Quercus kelloggii*). The vegetation is mapped in Figure 4.

The oak-conifer forest and the closed canopy chaparral are "excluded" areas within the intent of the year 2000 protocols (Fish and Wildlife Service, 2000). These two vegetative associations account for at least 85 percent of the property (see aerial photograph, Figure 4). The balance of the site (approximately fifteen percent) is occupied by the bedrock outcrops and the association of plants characteristic of these shallow soils. The food plants associated with the larvae of the Quino Checkerspot do not occur in either closed canopy chaparral or beneath the essentially closed canopy of the oak-conifer forest. Plantain, however, would be expected in association with the shallow soils around the bedrock outcrops and a small population of *Plantago patagonica* (no common name) was found north of Hill 4960 (see Figure 3 and 4). This latter species replaces *Plantago erecta* at higher elevations and is used by the Quino, when that species occurs at such higher locations (Gordon Pratt, 2000).

RBRiggan and Associates is also conducting a Biological Assessment of the Learn property and the field effort associated with that survey (in March and April) was used to locate *Plantago* populations within the bounds of the property. Additional field efforts were conducted concurrent with the Quino field survey but no additional populations of larval food plants were uncovered by any of these efforts. The closed canopy areas were not examined in detail for the larval food plants, as the habitat requirements of *Plantago* sp. are not consistent with such a shaded condition. The edges of the Jeep trails were closely examined for *Plantago* but all appeared recent enough as to not support populations of the species.

Published geological mapping for the area (see Merriam, 1958 and Weber, 1963) indicate that the bulk of the property is best characterized as "mixed rocks" — composed of a checkerboard of quartz diorite (very similar to granite) and Julian Schist. The extreme northeastern corner of the property appears to be underlain entirely by the Julian Schist. The latter is a metamorphic marine sediment while the diorite is an intrusive of the southern California batholith. No gabbroic bodies are mapped on the property.

Surficial soils are mapped on the property as follows (Bowman, et al., 1973):

- Crouch rock coarse sandy loam — these soils are well-drained, deep to moderately deep, and form in material weathered from acid igneous rock and micaceous schist. They occupy the west facing slopes of the site, below the higher ridges.
- Holland stony fine sandy loam — these are well-drained, moderately deep soils, developed in materials weathered from micaceous schists. On the Learn property this is mapped beneath the oak-coniferous forest and adjacent chaparral in the southeastern part o the site.
- Sheephead rocky fine sandy loam — this soil type is found on mountain uplands and on the Learn property it occupies the higher central ground of the site. These soils are well-drained, shallow, and have formed in material weathered from micaceous schist and gneiss.

It was initially thought that the high ground on Hill 4960 might serve as a localized hilltopping location and this proved to be quite true. This high point was examined in detail on each of the five site visits that comprise the Quino survey effort. The bulk of the individual butterflies encountered

during the survey were found on this part of the property. Hill 4960 is occupied by an old growth, mature mixed chaparral. Some of the oaks are arborescent and reach heights of at least twelve feet. The property owner has cut as series of trails on this part of the property and these were used to good advantage during the survey effort. Typically the Swallowtails and Whites would patrol across the crest of the Hill. The Swallowtails would fly above the chaparral while the whites tended to stay lower, more within the trails and other openings. Hairstreaks (*Callophrys* sp.) would wait on low shrubs at the edge of the openings in the chaparral on the Hill while the *Erynnis* and some Polyommatinae would station keep higher on the shrubs, adjacent to intersticial openings.

The hill in the northeastern part of the site was initially though to be a hilltopping location but this did not prove to be the case. Little butterfly activity was observed on this chaparral covered knoll and (despite the ease of access due to a foot trail developed by the owner) little effort was expended on it as part of the survey effort.

Wildflower development on the site was not spectacular (due to both the terrain and vegetation and due to the dry year) and no large concentrations of nectaring plants were noted on the property. Many of the wildflowers were best developed on the rock outcrops and little nectaring behavior was observed at these sites. Scattered Thistle (*Cirsium californicum*) and the California Buckwheat were the most utilized species, as least as nectaring sources.

A total of 18 butterfly species were observed on-site during the course of the survey effort. Those encountered were typical of the San Diego County chaparral/oak-pine mountains. foothills. Specific observations of interest included the following:

- All of the *Anthocharis* were netted (whenever possible) and all proved to be sara.
- The small whites flying on the property in the early part of the season could not be identifed on the wing. All were netted in order to determine their species.
- The small whites were themselves a point of interest. This is the only location in three seasons that we have found the Small White (*Pontia sisymbrii*). See Figure 6).
- In some cases, particularly on 20 May, not all of the Blues could be identified on the wing (at least four species were flying on Hill 4960 on that date). For this reason, the sub-family Polyommatinae was simply used as the catch-all in Table 2 and the Field Notes to indicate those individuals that could be comfortably identified.
- The one Dog-face seen was a fly-by on Hill 4960.
- Common generalists such as *Apodemia virgulti* were not seen during the course of this survey effort. This was particularly surprising given the commonality of this species at similar elevations in the Laguna Mountains and in other parts of the Cuyamacas. The lack of this species in the data cannot be adequately explained.

A compilation of the butterflies observed during the protocol survey effort is presented as Tables 2. The reader's attention is directed to this table, to the attached Figure 6 and 7, and to the attached Field Notes for additional information and detail on the results of the field efforts.

## V. Recommendation

Neither larvae nor adults of the Quino Checkerspot Butterfly were identified during the protocol survey, even at the location of one population of an appropriate larval food plant and at one active hilltopping location. In that no Quino Checkerspot Butterflies were found within the bounds of the property, it would appear that development of the Learn Property will have no effect on the endangered Quino Checkerspot Butterfly. Absent a demonstrable effect on the species, no mitigation measures are required, and none are recommended.

## VI. Certification

This report is based on an independent review and analysis of the 150-acre property within the County of San Diego identified as the Martin Learn Property (APN 294-011-14). Any errors or omissions are solely the responsibility of the author.

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RBR Job Number 1792.33D
18 August 2000

[:\1792Quino-rpt.wpd]

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[:\1792ref-cit.wpd]

# Table 1

## Summary of Weather Conditions at the Time of the Individual Survey Dates

| Learn/Winn Ranch Road Property | | | | | | |
|---|---|---|---|---|---|---|
| Date | Beginning of Observational Period | | | End of Observational Period | | |
| | Wind | Air Temp | Humidity | Wind | Air Temp | Humidity |
| 7 April | 0.0-5.2mph | 81.5° | 31% | — mph | 73.4° | 30% |
| 16 April | 0.0-5.5 | 69.9° | 31% | 0.0-3.2 | 71.1° | 28% |
| 30 April | 2.3-6.7 | 75.3° | 31% | 1.3-7.9 | 75.9° | 26% |
| 3 May | 0.0-1.2 | 68.7° | 34% | 0.8-2.5 | 77.3° | 24% |
| 20 May | 0.0-2.5 | 93.4° | 30% | 0.0-10.6 | 83.3° | 27% |

[:\1792weather-tbl.wpd]

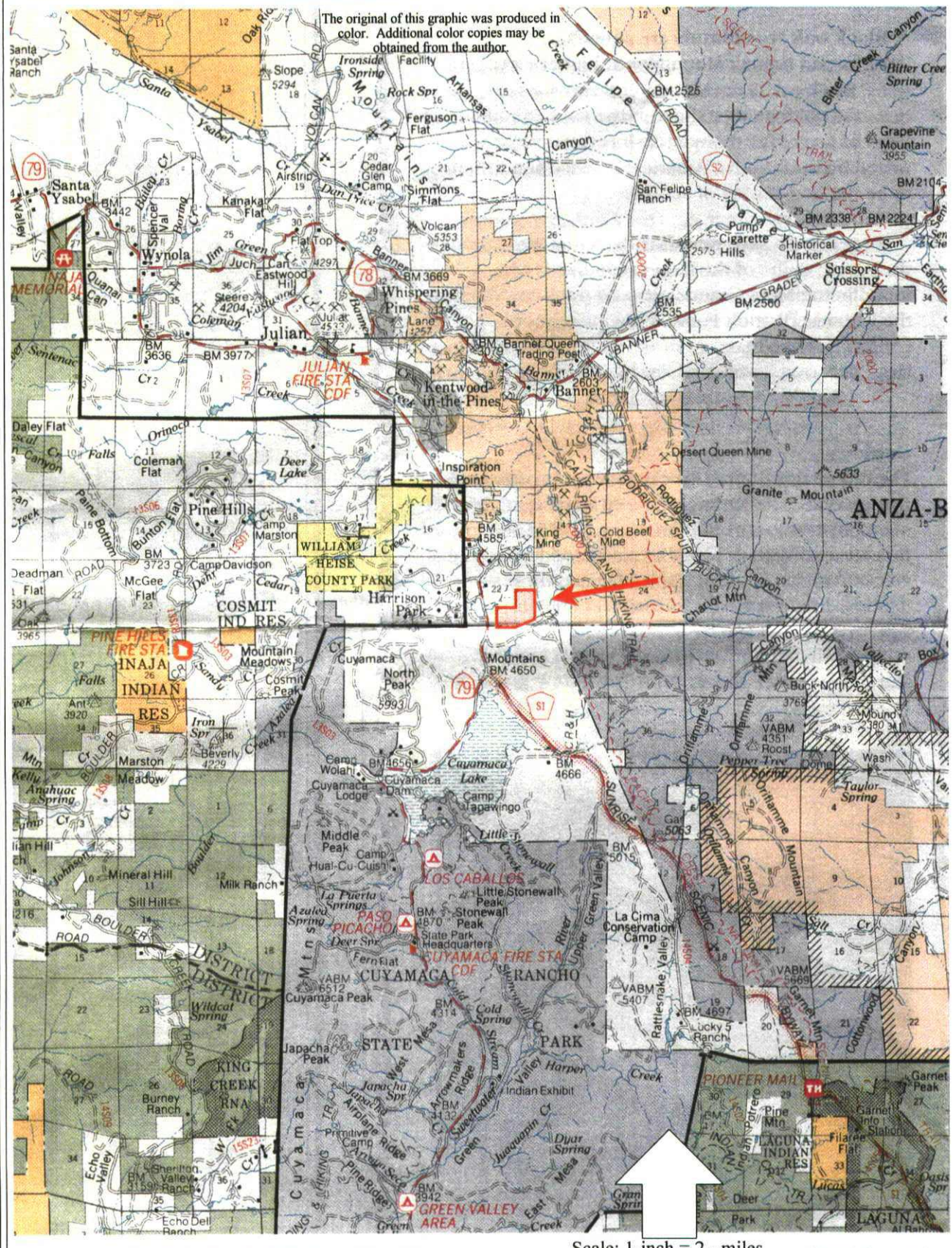
## TABLE 2

## Summary of the Butterfly Species Observed on the Learn Property

| Scientific Name*/Common Name | 7 April | 16 April | 30 April | 3 May | 20 May |
|---|---|---|---|---|---|
| *Anthocharis sara* (Sara Orange-tip) | 8 | 4 | 5 | 3 | 1 |
| *Brephidium exilis* (Pygmy Blue) | 1 | | | | |
| *Callophrys affinis* (Perplexing Hairstreak) | 2 | 1 | | | |
| *Callophrys augustinus* (Brown Elfin) | | | | 3 | 2 |
| *Celastrina ladon* (Spring Azure) | | | | 3 | 8 |
| *Colias harfordii* (Harford's Sulphur) | | | | 1 | |
| *Erynnis* sp. (Dusky-Wing) | 5 | 6 | | 6 | 17 |
| *Erynnis* cf. *funeralis* (Funereal Dusky-Wing) | 3 | 2 | 1 | | |
| *Euchloe hyantis* (California Marble) | | 9 | | 2 | |
| *Euphilotes battoides* (Western Square-dotted Blue) | | | | 7 | 30 |
| *Glaucopsyche lygdamus* (Southern Blue) | 2 | 4 | 2 | | |
| *Icaricia acmon* (Acmon Blue) | | | 1 | 1 | 2 |
| *Leptotes marina* (Marine Blue) | | | | | 2 |
| *Papilio eurymedon* (Pale Swallowtail) | 1 | 3 | 2 | 5 | 8 |
| Polyommatinae (un-identified blues) | 3 | | | | 13 |
| *Pontia protodice* (Common White) | 1 | | | | |
| *Pontia sisymbrii* (Spring White) | | 11 | 3 | 1 | |
| *Vanessa annabella* (West Coast Lady) | | | 2 | | |
| *Zerene eurydice* (California Dog-face) | | | | | 1 |
| Total Individuals/ Total Species Observed | 26/ 9 | 40/ 8 | 16/ 7 | 32/ 10 | 84/ 10 |

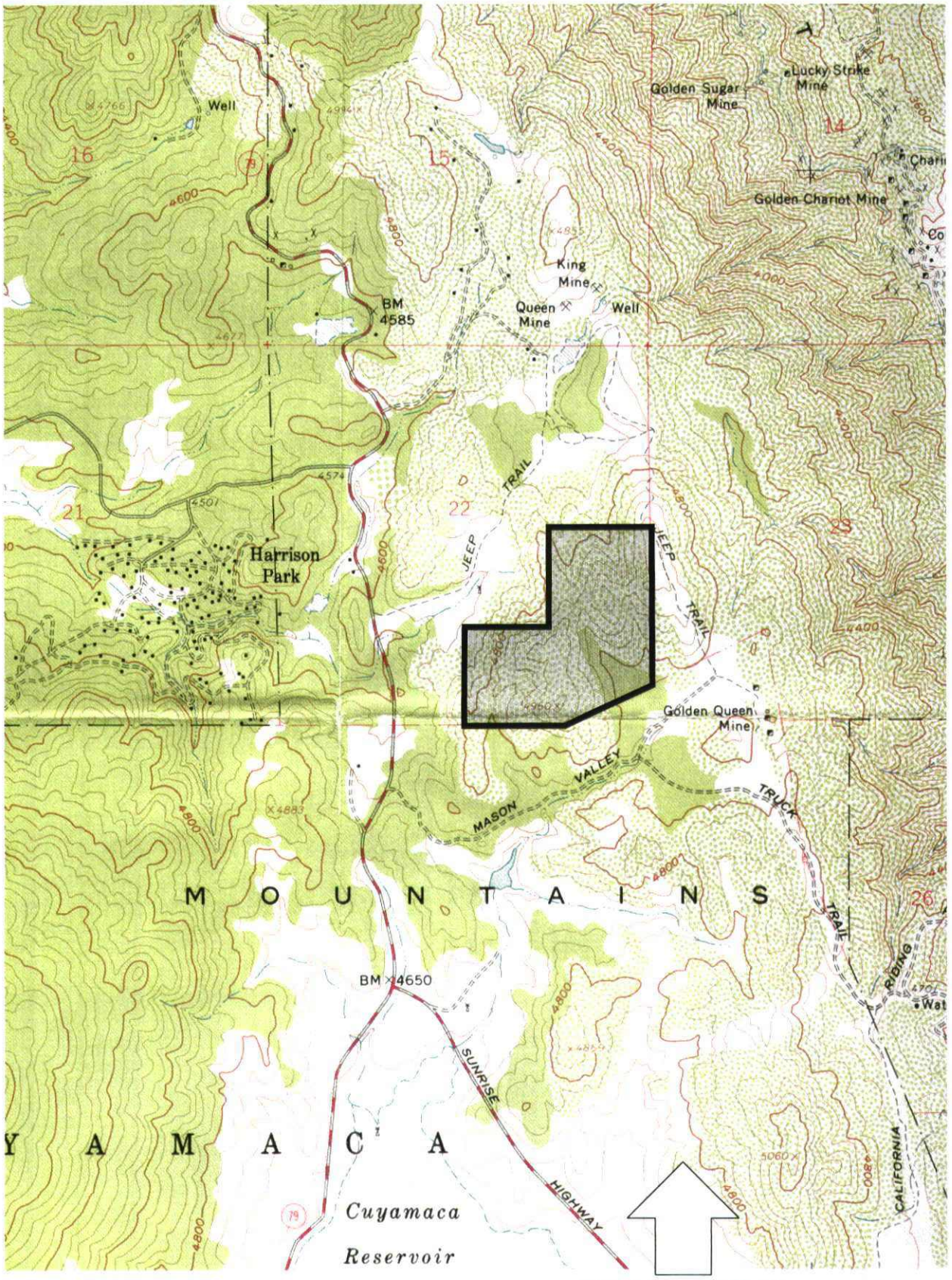
[For a discussion of the species names, identification, and species observed, see text]

[:\1792bug_tbl.wpd]



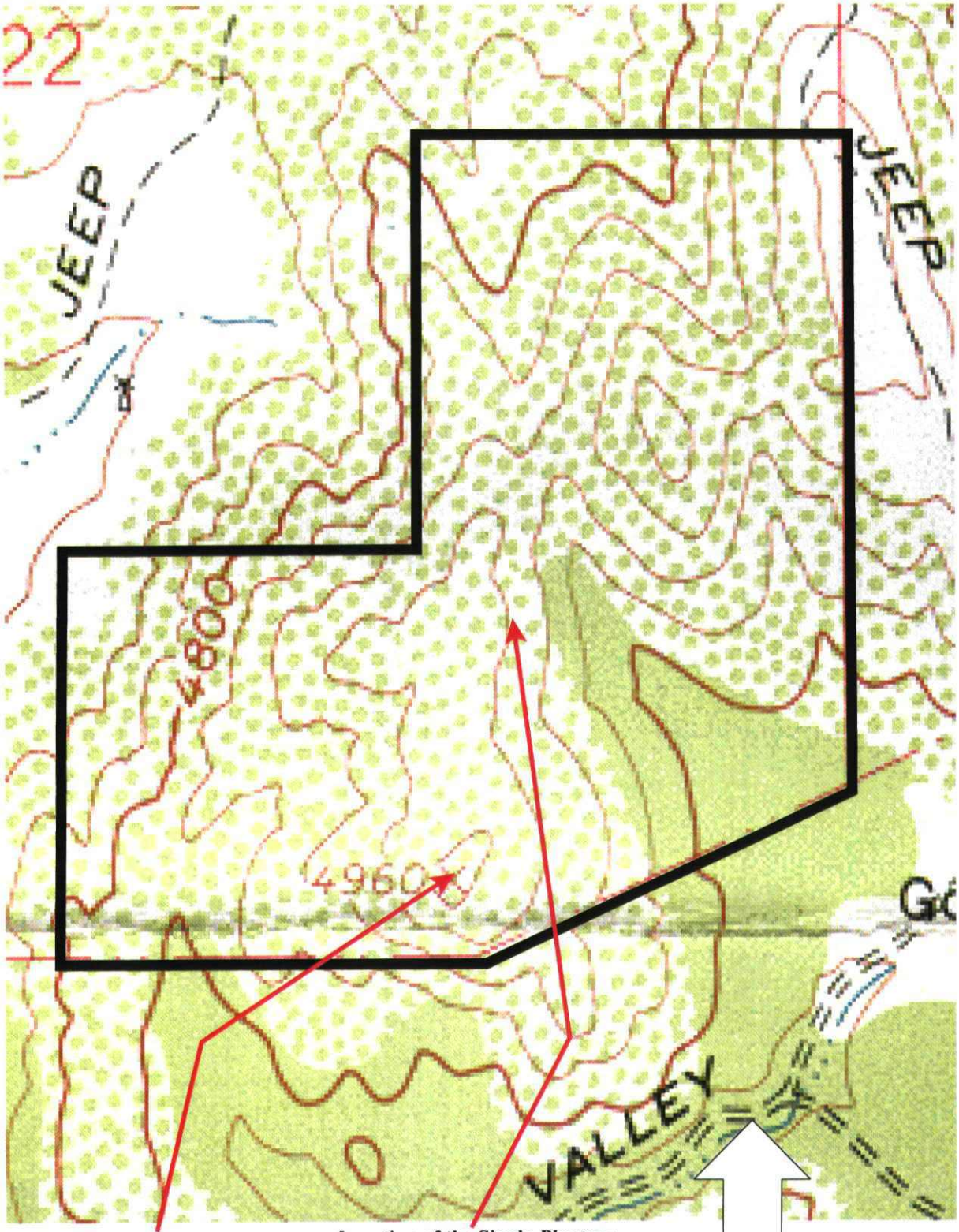

RBRiggan and Associates Job Number 1792.33D 1 July 2000 [:\1792-Fig-1.wpg]

| RBRiggan and Associates | Regional Location Map — Location of the Learn Property on a Cleveland National Forest Base Map | Figure 1 |
|---|---|---|



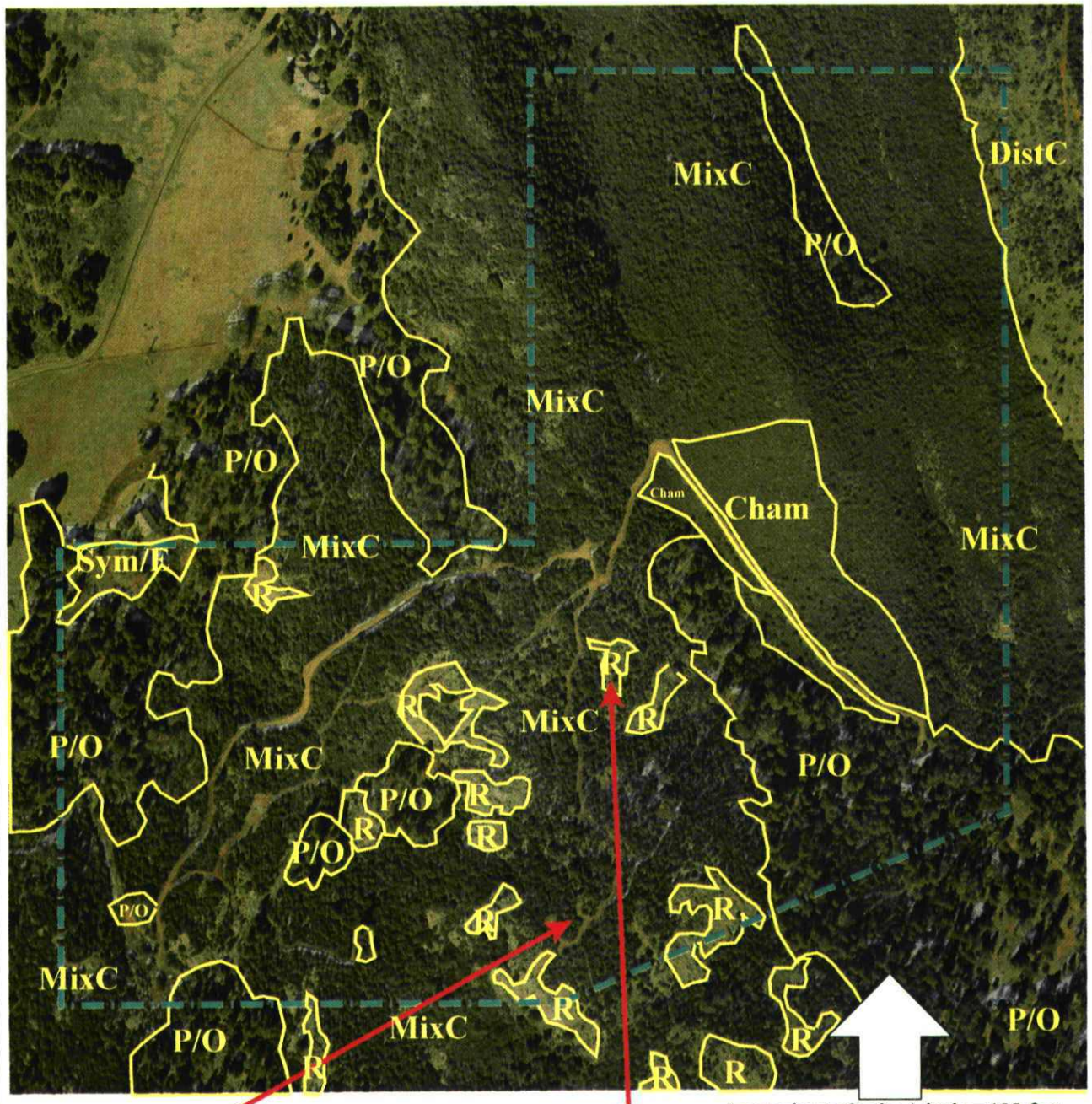

RBRiggan and Associates Job Number 1764.33D 28 September 1999 Scale: 1-inch = 2,000-feet [:\1764-fig2.wpg]

| RBRiggan and Associates | **Location of the Learn/Winn Road Lot Split on a Scanned Portion of the U.S.G.S. 7½-minute Julian Quadrangle Map** | **Figure 2** |
|---|---|---|




RBRiggan and Associates Job Number 1792.33D 1 August 2000 [:\1792-Fig-3.wpg]

| RBRiggan and Associates | Learn Property on an Exploded, Scanned Portion of the U.S.G.S. 7½-minute Julian Quadrangle Map | Figure 3 |
|---|---|---|




**Key to Vegetation Types:**

R — Rock outcrop, generally exposed bedrock
MixC — Southern Mixed Chaparral
P/O — Pine/Oak — Oak/Coniferous Woodland
Cham — Chamise Chaparral
Sym/E — *Symphoricarpos/Eriogonum* scrub
DistC — Disturbed Mixed Chaparral

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

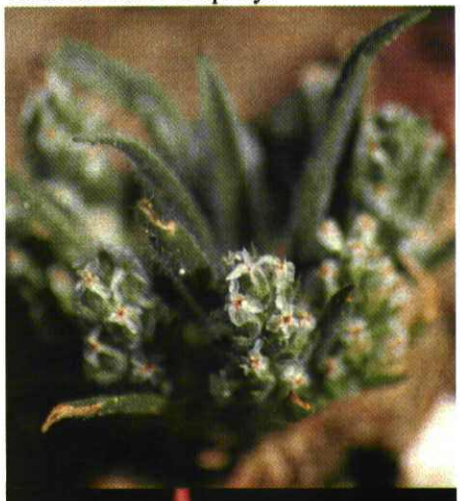
RBRiggan and Associates Job Number 1792.33D 1 July 2000 Revised 5 November 2001 [:\1792-Fig-4.wpg]

| RBRiggan and Associates | **Aerial Photograph of the Learn Property Showing the Vegetation Types and the Location of Potential Quino Resources** | **Figure 4** |
|---|---|---|

***Plantago aristata*** — This species is found as an adventive weed on disturbed soils in the lower foothills and below. Gordon Pratt (personal communication to the author, 2000) opines that he is not familiar with this species of *Plantago* and that he knows of no *Euphydryas editha quino* utilization of this species.

***Plantago erecta*** — The primary food or host plant of the larvae of the Quino Checkerspot Butterfly. This species is replaced at higher elevations by the form to the right.

***Plantago patagonica*** — two views below, one dried inflorescence and a living specimen. This is the species that replaces *P. erecta* at higher elevations. This is apparently the primary host plant of *Euphydryas editha quino* at the higher elevations of its range (Pratt, 2000). Photograph of a specimen from the Learn Property.



RBRiggan and Associates Job Number 1792.33D 1 August 2000 [:\1792-Fig-5.wpg]

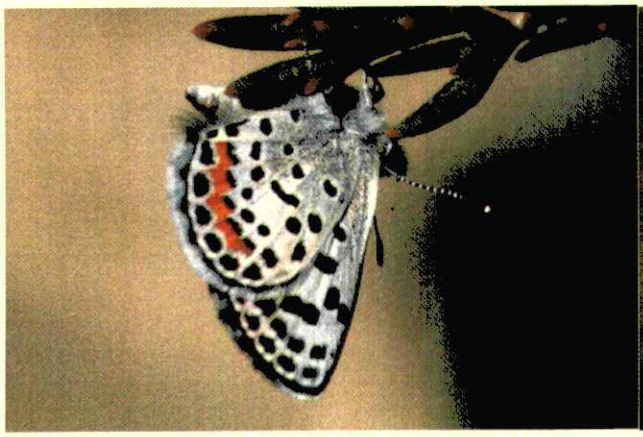
| RBRiggan and Associates | Three San Diego County Species of *Plantago* or Plantain | Figure 5 |
|---|---|---|

*Anthocharis sara* (Sara Orange-Tip). Common on-site both on the lower slopes and on the hilltopping site. All were netted to confirm identification.

*Glaucopsyche lygdamus* (Southern Blue). A few were seen at this high elevation site early in the survey period. Not as common as at lower elevations.

*Papilio eurymedon* (Pale Swallowtail). Common on-site as a hilltopping speecies. Seen on every field visit to the Learn Property. Larvae feed on *Ceanothus* and other shrubs.

*Pontia sisymbrii* (Spring White). Relatively common on the Learn property. This is a photo of a voucher specimen taken from the site. Usually seen only on the wing, small white had to be netted for identification.



*Euphilotes battoides* (Western Square-dotted Blue). Abundant on-site once the larval host plant bloomed: *Eriogonum fasciculatum* (California Buckwheat).

*Erynnis funeralis* (Funereal Dusky-wing). A dark non-descript butterfly, it is distinguished by the white trailing edge of the hind wing and the width of the fore wing.

RBRiggan and Associates Job Number 1792.33D 15 August 2000 [:\1792-Fig-6.wpg]

| RBRiggan and Associates | Representative Butterflies — Part I<br>Butterflies Seen on The Learn/Winn Ranch Road Property | Figure 6 |
|---|---|---|

*Euchloe hyantis* (California Marble). Underside of individual. Common on the Learn Property early in the season. Easily confused with *Pontia sisymbrii* when both were on the wing.

*Callophrys augustinus* (Brown Elfin). Occurs throughout the County except for the low desert, small numbers were found at the Learn Property.

*Icaricia acmon* (Acmon Blue). Common, note the bright scales distal t the orange aurora. These shiny scales distinguish this species from *Euphilotes* sp.

*Leptotes marina* (Marine Blue). One of several "Blues" found on the project site, this is one of the less common. The species, however, is widely distributed in the County.

*Callophrys affinis* (Perplexing Hairstreak). Common throughout the County, a few individuals were seen on the Learn hilltopping location.

*Zerene eurydice* (California Dog-face). The state butterfly, a single individual was seen on the Learn Property. The species is localized but common in the Cuyamacas.

RBRiggan and Associates Job Number 1792.33D 15 August 2000 [:\1792-Fig-7.wpg]

| RBRiggan and Associates | **Representative Butterflies — Part II Butterflies Seen on the Learn/Winn Ranch Road Property** | **Figure 7** |
|---|---|---|

# Attachment 1

# Field Notes

# 7 April 2000

The following notes were taken during the first site visit to the Learn Property, an approximately 120-acre property located on the east side of State Route (SR) 79, north of the Junction with the Sunrise Highway, and at the terminus of the private Winn Ranch Road. The property is north of Cuyamaca Lake, south of Julian, immediately north of Mason Valley, and east of the County Heise Park. The parcel sits partially astride a ridge with remarkable views to the east to the Salton Sea and to the west to the Pacific. A Tentative Parcel Map has been proposed on the property and RBRiggan and Associates has been retained by the applicant to conduct a federal year 2000 protocol survey of the property for the Quino Checkerspot Butterfly (*Euphydryas editha quino*). RBRiggan has also been retained to complete a Biological Assessment of the property but that effort is separate and the notes will be kept as separate entries. This entry records the first of an anticipated five entries in the Field Notebook relative to this property.

The Learn Property is illustrated in Field Notes Figure x [see report Figures 2, 3, and 4]. The property is a portion of the SE¼ of Section 22, R. 4 E., T. 13 S., San Bernardino meridian, in the County of San Diego, California (actually, the SW¼, a portion of the SE¼, and the NE¼ all of the SE¼ of Section 22). The property is in the general proximity of the Cleveland National Forest boundary, of lands administered by the Bureau of Land Management, of the Anza-Borrego Desert State Park and of the Cuyamaca Rancho State Park. The property does not, however, have a common boundary with any of these public holdings, being separated from them in all cases by other, privately held lands.

The Learn Property lies immediately adjacent to and west of the ridge that forms the boundary between the coastal watershed and the desert watershed. The property is roughly centered on two prominent ridges, one to the west (with Hill 4960) and one further to the east, occupied entirely by chaparral and with an elevation of approximately 5,040-feet (based on the flown topo, which is more accurate than that prepared by the U.S.G.S.). The topographic low on the property is located in the extreme southeastern corner of the site at approximately 4,840-feet (again, based on the flown topo). The total topographic rise across the site is approximately 200 feet.

The vegetation on the Learn property is a complex association of Interior Live Oak Chaparral (element code 37A00, in the sense of Holland, 1986) and what is probably best described as Sierra Mixed Conifer Forest (element code 84230, in the sense of Holland, 1986). There is also a small element best described as Chamise Chaparral (element code 37200). This latter association is dominated almost exclusively by Chamise (*Adenostoma fasciculatum*). Chamise, along with a number of other species, including Mountain Mahogany (*Cercocarpus betuloides*), two or three species of Scrub Oak (*Quercus* sp.), California Buckwheat (*Eriogonum fasciculatum*), Eastwood Manzanita (*Arctostaphylos glandulosa*) and a number of other shrubs dominate the chaparral. The chaparral, and to a lesser extent the coniferous forest, are intruded by numerous bedrock outcrops. These are particularly notable in the aerial photograph, where the larger outcrops have been mapped (see Figure x) [report Figure 4]. This vegetation has a high diversity and appears to have been undisturbed for a period of decades (with the exception of bulldozer tracks cut onto the property by

a Manzanita "hunter" who illegally accessed the southeaster part of the property and a small series of jeep trails cut into the site by the owner). There are interstitial openings between the chaparral shrubs, especially where there are small rock outcrops, however, the bulk of the association has a closed canopy. The coniferous forest is also mature and is dominated by Jeffery Pine (*Pinus Jeffreyi*) and by California Black Oak (*Quercus kelloggii*). The vegetation is mapped in Figure 4.

The oak-conifer forest and the closed canopy chaparral are "excluded" areas within the intent of the year 2000 protocols (Fish and Wildlife Service, 2000). These two vegetative associations account for at least 85 percent of the property (see aerial photograph, Figure 4). The balance of the site (approximately fifteen percent) is occupied by the bedrock outcrops and the association of plants characteristic of these shallow soils. The food plants associated with the larvae of the Quino Checkerspot do not occur in either closed canopy chaparral or beneath the essentially closed canopy of the oak-conifer forest. Plantain, however, would be expected in association with the shallow soils around the bedrock outcrops and a small population of *Plantago patagonica* (no common name) was found north of Hill 4960 (see Figure x and x)[Report Figures 3 and 4]. This latter species replaces *Plantago erecta* at higher elevations and is used by the Quino, when that species occurs at such higher locations (Gordon Pratt, 2000).

RBRiggan and Associates is also conducting a Biological Assessment of the Learn property and the field effort associated with that survey (in March and April) was used to locate *Plantago* populations within the bounds of the property. Additional field efforts were conducted concurrent with the Quino field survey but no additional populations of larval food plants were uncovered by any of these efforts. The closed canopy areas were not examined in detail for the larval food plants, as the habitat requirements of *Plantago* sp. are not consistent with such a shaded condition. The edges of the Jeep trails were closely examined for *Plantago* but all appeared recent enough as to not support populations of the species.

During all survey efforts for the Quino Checkerspot, this observer was equipped with a collapsible insect net (BioQuip), close focusing photographic gear, close focusing binoculars (10x30), and insect collecting equipment (various containers and killing jars). The photographic gear used this season consisted of a Canon Elan II body with a 25mm extension tube, and a Quantaray 70-300mm F4-5.6 macro focusing zoom lens. This equipment allowed a minimum working distance of approximately four feet with a maximum magnification of approximately 1:2. A Canon 380EX Speedlight flash was used on some field dates. On all field dates, wind, air temperature, and humidity were taken with a "TurboMeter" and a Control Company "Thermo-Hygro" meter respectively (both instruments available through Forestry Suppliers, Inc.).With these instruments it was possible to record wind speed to the nearest 0.1 mph, temperature to the nearest 0.1° and humidity to the nearest 5 percent.

This date's Quino survey effort was conducted between 1500 and 1700 hours. Wind speed, air temperature and humidity at the beginning and ending points were, respectively, as follows: 0.0-5.2, 81.5°, 31% and 73.4°, 30%; wind speed was inadvertently not measured at the end of this session. Wind speed was measured immediately east of and adjacent to the top of hill 4960.

Butterflies observed during the session were as follows:

*Anthocharis sara* — 8
*Papilio eurytheme* — 1
*Glaucopsyche lygdamus* — 2
*Pontia protodice* — 1
*Erynnis* sp. — 5
*Brephidium exilis* — 1
Polyommatinae — 3
*Erynnis funeralis/tristis* — 3
*Callophrys affinis* — 2

Miscellaneous observations:

- The *Anthocharis* were at all elevations on the property, including the top of Hill 4960. In all cases an attempt was made to net the individuals in an effort to find *A. cethura*. All individuals so examined, however, proved to be *A. sara*.
- "Blues" that could be determined either visually (by close inspection or with binoculars) or by netting and examination are reported by species. Individuals that could not be netted or otherwise determined as simply reported under the subfamilial name: Polyommatinae.
- None of the Erynnis could be determined. The individuals that belonged to the funeralis/tristis group could be segregated as such but no wing measurements were made and, therefore, the species could not be ascertained.
- Wild Turkey's were heard calling from downslope of Hill 4960. Obviously that species has penetrated throughout the mountain area of the County. Mountain Quail were heard calling today on-site and a Western Meadowlark was singing just down slope of the Hill 4960
- Several narrow trails have been cut into the chaparral on the top of Hill 4960 by the owner in order to provide informal recreational opportunities. The chaparral openings along the alignment of the trails are utilized by several species of butterflies for hilltopping purposes, near the crest of the hill.

## 16 April 2000

The following notes were taken during the second site visit to the Learn Property as a part of the Quino Checkerspot protocol survey being conducted for the applicant. The site's location, characteristics, and other factors are described in detail at the first Field Note entry for this site and survey (see entry on 7 April 2000). Weather conditions at the beginning and end of the observational period were as follows, respectively: 0.0-5.5 mph and 0.0-3.2mph, 31% and 28%, 69.9° and 71.1°

The following notes were taken during a field survey of the site by R. Riggan, Jr. The hilltopping location, Hill 4960, (and the adjacent ridge line to the north) and portions of the balance of the site were walked between 1200 and 1415 hours. As has been previously discussed, most of the property is excluded from the Quino Year 2000 protocols and the field effort is focused on the one *Plantago*

population found on-site and the one hilltopping location, with some minor effort being devoted to adjacent and other habitats in an effort to assure complete coverage. The following butterfly species were observed on this field date:

*Euchloe hyantis* — 9
*Callophrys affinis* — 1
*Erynnis* sp. — 6
*Papilio eurymedon* —
*Erynnis* cf. *funeralis* —
*Pontia sisymbrii* — 11
*Glaucopsyche lygdamus* — 4
*Anthocharis sara* — 4

The following observations pertain to the above Lepidoptera and to other biological resources observed on the property:

- The number of *Euchloe* was a surprise. This season is the first time I've encountered this species and to see so many on the property was interesting.
- The number of individuals of *Pontia sisymbrii* was also a surprise in that this is also my first encounter with the species. Voucher specimens were taken of both species. It is virtually impossible to segregate these two species when the butterfly is on the wing. For that reason, virtually every small white that was seen was netted in order to determine the species of the specimen.
- *Pogonomyrmex* sp. (perhaps two or more species) are present on the Learn property. Not surprisingly, then, was the sighting of an individual of *Phrynosoma coronatum*. In my experience this lizard is fairly common at this elevation, any where there are colonies of the prey species.
- The *Erynnis* seen this date were possibly *brizo* but that needs to be confirmed. Some individuals were taken as voucher specimens.
- Day flying moths were particularly common, but no attempt was made to collect or classify the relative small individuals.

## 30 April 2000

The following notes were taken during the third site visit to the Learn property in the Cuyamaca area of the County. This field effort is part of an on-going Quino Checkerspot presence/ absence survey. The site location, characteristics, and other factors are described in detail at the first Field Note entry for this site and survey (see entry on 7 April 2000). Weather conditions at the beginning and end of the observational period were as follows, respectively: 2.3-6.7mph and 1.3-7.9mph, 31% and 26%, 75.3° and 75.9°.

The Learn property has (from its higher elevations, such as Hill 4960) an unfettered sweep to the

west. On a clear day the Pacific should be visible in the extreme distance. One would imagine that the winter winds (with low pressure systems out of the Gulf of Alaska) could create impressive air flows over Hill 4960 and its associated ridge. During the entire length of the Quino season, however, on-shore flows were light (at least on the days I was in the field on the Learn property) and the wind was not a negate factor in butterfly activity. The heavy chaparral vegetation on Hill 4960 and its associated ridge served to break-up any wind flows at a micro-scale, creating pockets where the wind speed was effectively zero, even on relatively "windy" days. For reasons that are not understood the wind at this site also seemed to be very irregular. The ebb and flow of the wind was marked, leaving on all field dates at least some periods of zero wind flow.

All wind measurements taken on the property were read from an unobstructed location on the east edge of the ridge north from Hill 4960. As such, the wind speed measured was the highest possible, especially given the clear fetch of miles to the west. For this reason the field measurements of weather parameters were considered to be a worst case. Each time the wind is measured the reading is taken continuously for several minutes, at least through three maxima and three minima of wind flow. The wind speed is not a continuous function, but, due apparently to micro-scale eddies, rises and falls in speed over time frames of a few minutes or less. For this reason, three cycles of rise and fall were measured each time the meter was used. The greatest maximum and the least minimum were reported in the field notes. Whatever the measurements with the wind meter, there are always areas of micro-scale topographic differences on the property where the wind is essentially zero. In the lee of a small topographic rise, close to the ground surface, behind a line of shrubs — all of these are areas where the highly localized wind speed was near or at zero. On none of the field dates were butterflies not seen hilltopping on Hill 4960.

The following notes were taken during a field survey of the site by R. Riggan, Jr. The site was walked on this date between1500 and 1630 hours. The following butterflies were observed:

*Anthocharis sara* — 5
*Pontia sisym*brii — 3
*Vanessa* anabella — 2
*Papilio eurymedon* — 2
*Erynnis cf., funeralis* — 1
*Glaucopsyche lygdamus* — 2
*Icaricia acmon* — 1

The following notes elaborate on the above and other observations:

- It is interesting to note that the *Euchloe* and the *Pontia sisymbrii* have both dropped tremendously in numbers since the last sight visit. Only three *sisymbrii* were seen on this date. All were netted so as to confirm identification.
- The *Vanessa* was a station keeping on Hill 4960 and were clearly examined with binoculars.
- The *Icaricia* was examined closely enough to detect the shiny scales along the edge of the aurora, thereby separating it from *Euphilotes*.
- The two *Papilio eurymedon* were found circling the top of Hill 4960 in an irregular pattern.

Several attempts were made to net one or both individuals but their visual acuity was far to great. They were adept at avoiding the net, even on quick, close-to-body, swings.

- An additional *Phrynosoma coronatum* was observed on-site.
- On these warm afternoons, lizard activity is high and individuals are typically examined with binoculars when seen to stop in the open. One individual observed today was clearly a *Sceloporus graciosus*. The ventral coloring was obvious.
- *Uta stansburiana* are common, representing the bulk of the collection on this property.

## 3 May 2000

The following notes were taken during the fourth Quino survey date of the Learn Property within the County of San Diego. This field effort is part of an on-going federal protocol survey to determine the presence or absence of the endangered Quino Checkerspot Butterfly. The location and description of the project site is given in detail at the first Field Notes entry for this site and survey (see entry on 7 April 2000). Weather conditions at the beginning and end of the observational period were as follows, respectively: 0.0-1.2mph and 0.8-2.5mph, 34% and 24%, 68.7° and 77.3°

The following notes were taken during a field survey of the site by R. Riggan, Jr. The hilltopping location, Hill 4960, (and the adjacent ridge line to the north), and portions of the balance of the site, were walked between 0945 and 1200 hours. As has been previously discussed, most of the property is excluded from the Quino Year 2000 protocols and the field effort is focused on the one *Plantago* population found on-site and the one hilltopping location, with some minor effort being devoted to adjacent and other habitats in an effort to assure complete coverage. The following butterfly species were observed on this field date:

*Papilio eurymedon* — 5
*Euchloe hyantis* — 2
*Erynnis* sp. — 6
*Celastrina ladon* — 3
*Euphilotes battoides* — 7
*Anthocharis sara* — 3
*Colias harfordii* — 1
*Pontia sisymbrii* — 1
*Callophrys augustinus* — 3
*Icaricia acmon* — 1

the following additional observations were made:

- The single Colias seen is identified by location rather than by some characteristic of the butterfly. It could not be netted nor could it be closely approached. *C. harfordii* is relatively common in the local area.
- The *Euchloe* and the *Pontia sisymbrii* were worn, they are apparently nearing the end of their flight period for the year.

- The one *Icaricia* that was found was identified on the basis of its shiny scales along the edge of the aurora. This was in contrast to the several (generally visibly smaller) *Euphilotes*. The latter, when closely examined (in some cases netted), lacked the shiny scales and exhibited other differences.
- The several *Erynnis* seen were clearly not of the *funeralis/tristis* group and one or two taken as voucher specimens lacked any hyaline or white spots in the distal part of the wing. Given my present understanding of the literature of this genus this would indicate *E. pacuvius callidus.*
- In walking the area where the Plantago patagonica population is found, it should be noted that there is what appears to be an artificial berm. It would appear that a trench was excavated into the hill side at some point, possibly as a gold prospect.
- Despite the excellent day time temperatures and the fine dust on the jeep tracks on-site, virtually no snake tracks have been observed. Given the largely undisturbed nature of the property one wonders as to the lack of serpents???

## 20 May 2000

The following notes were taken during the fifth and final protocol site visit to the Learn Property in the Cuyamaca-Julian community. This field visit completes the federal protocol survey of the site to determine the presence or absence of the Quino Checkerspot Butterfly. The site location, characteristics, and other factors are described in detail at the first Field Notes entry for this site and survey (see entry on 7 April 2000). Weather conditions at the beginning and end of the observational period were as follows, respectively: 0.0-2.5mph and 0.0-10.6mph, 30% and 27%, 93.4° and 83.3°

The following notes were taken during a field survey of the site by R. Riggan, Jr. The site was walked on this date between 1345 and 1715 hours. As on all of the previous survey dates, both the hilltopping location (Hill 4960) and the *Plantago patagonica* population site were walked along with a small portion of the balance of the site. The following butterflies were observed:

*Apodemia virgulti* — 0
*Papilio eury*medon — 9
*Polyommatinae* — 13
*Euphilotes battoides* — 30
*Erynnis* sp. — 17
*Anthocharis sara* — 1
*Celastrina ladon* — 8
*Icaricia acmon* — 2
*Zerene eurydice* — 1
*Leptotes marina* — 2
*Callophrys augustinus* — 2

The following additional observations are made:

- The increase in species diversity and in the number of individuals is consistent with what has been observed on some of my other sites. Here at the end of the Quino season, numbers of other butterfly species appear to be stable or up at many of the sites.
- No *Apodemia virgulti* were observed during the course of the field survey of the site. This is a surprise, especially given the quantity of *Eriogonum fasciculatum* present on the property and the fact that individuals of that species had been observed last fall in the extreme northwest corner of the site. Why *virgulti* would not appear on the ridge is a complete unknown, it is known to occur at 6,000 feet in the Laguna Mountains, ergo altitude by itself is not the factor.
- Obviously the bloom of the *Eriogonum fasciculatum* has really cut in, look at the numbers of *Euphilotes*.
- The *Euphilotes* were approached closely enough that the lack shiny scales adjacent to the aurora could be ascertained. Not all nine were closely observed, however, and is possible that an *Icaricia acmon* was missed.

During the course of the five site visits nothing was found to indicate that the site is utilized by the Quino Checkerspot Butterfly.

# SLOPE ANALYSIS

SLOPE 00-25%

SLOPE 25%-50%

SLOPE >50%

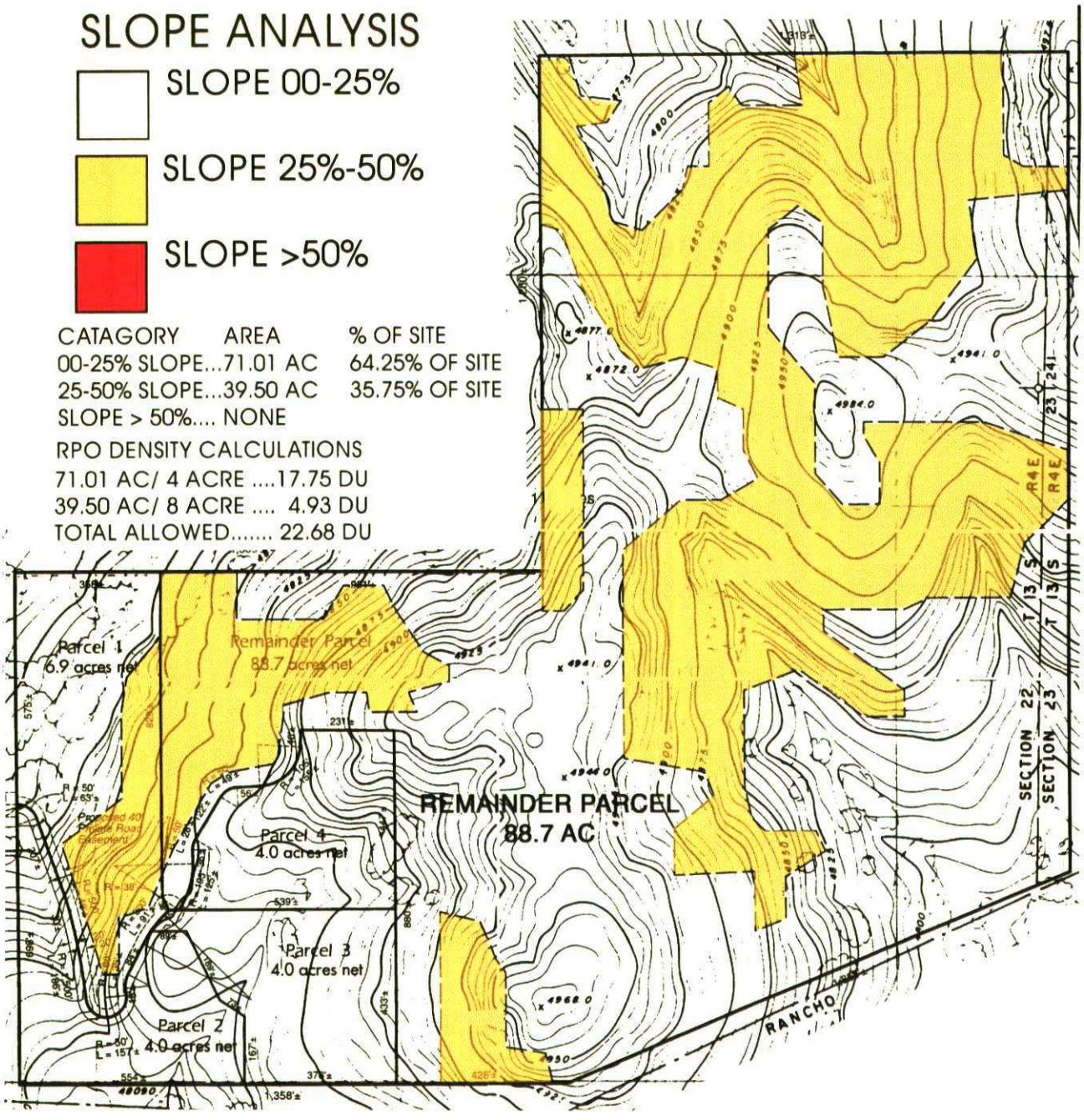
| CATAGORY | AREA | % OF SITE |
|---|---|---|
| 00-25% SLOPE... | 71.01 AC | 64.25% OF SITE |
| 25-50% SLOPE... | 39.50 AC | 35.75% OF SITE |
| SLOPE > 50%.... | NONE | |

RPO DENSITY CALCULATIONS

71.01 AC/ 4 ACRE ....17.75 DU

39.50 AC/ 8 ACRE .... 4.93 DU

TOTAL ALLOWED..... 22.68 DU




**Average Slope**
**Parcel 1...22%**
**Parcel 2...13%**
**Parcel 3...13%**
**Parcel 4...18%**
**REM PCL...N/A**

LICENSED LAND SURVEYOR
ROBERT L. McCOMB
LS 4441
CALIFORNIA



20571

# RPO ANALYSIS

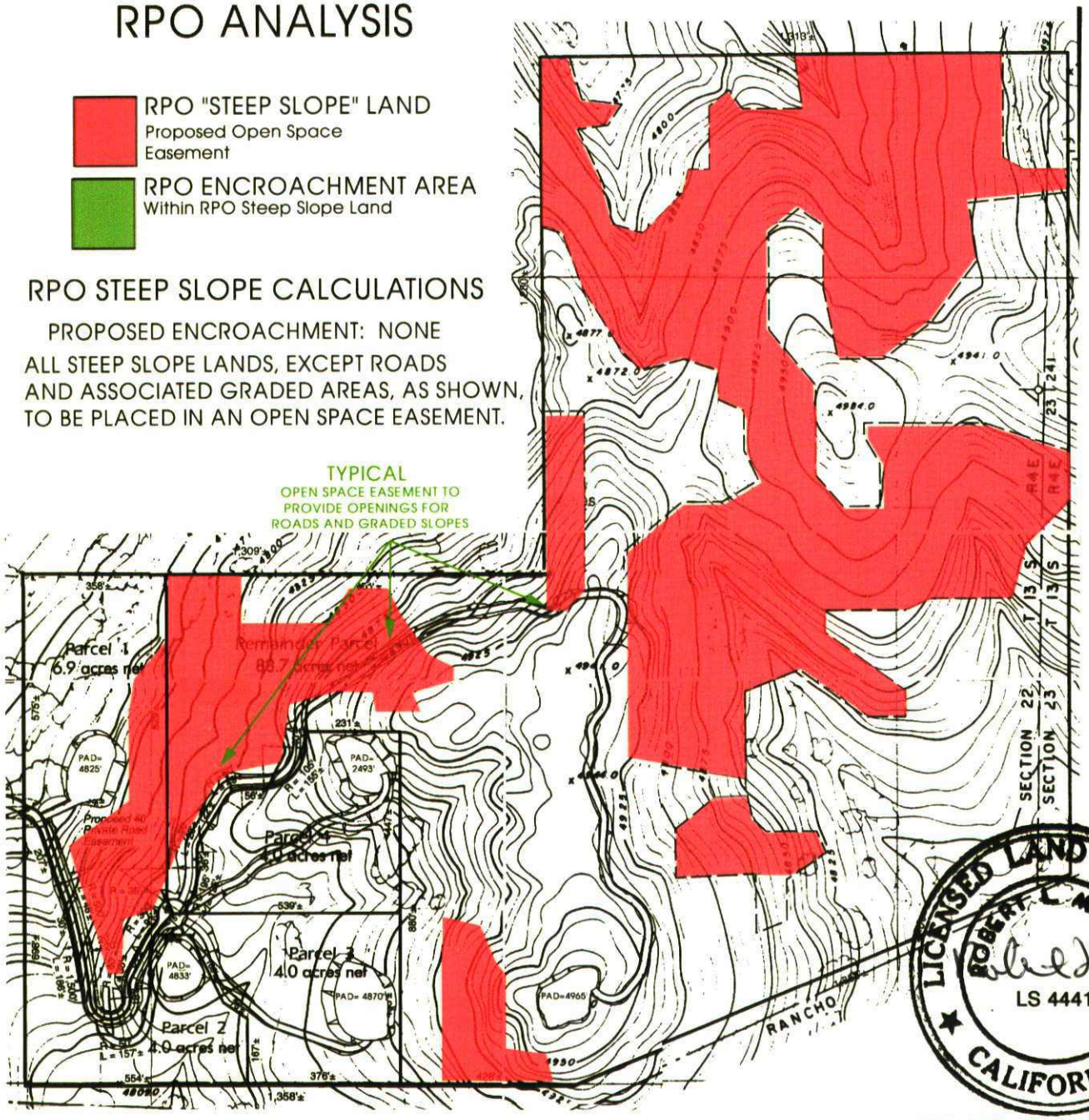
RPO "STEEP SLOPE" LAND
Proposed Open Space Easement

RPO ENCROACHMENT AREA
Within RPO Steep Slope Land

## RPO STEEP SLOPE CALCULATIONS

PROPOSED ENCROACHMENT: NONE

ALL STEEP SLOPE LANDS, EXCEPT ROADS AND ASSOCIATED GRADED AREAS, AS SHOWN, TO BE PLACED IN AN OPEN SPACE EASEMENT.




LICENSED LAND SURVEYOR
ROBERT L. McCOMB
LS 4441
CALIFORNIA

RECEIVED
NOV 15 2000
San Diego County
DEPT. OF PLANNING & LAND USE

20571

# PRELIMINARY FLOODPLAIN EVALUATION

## RESOURCE PROTECTION STUDY

Project Name Learn Lot Split DPW Deposit No. _____

Applicant Name Eric Kallen Phone No. 858-496-2525

Applicant Address 7867 Convoy Ct. #312 San Diego CA 92111

Project Address XXXX Winn Ranch Rd Assessor's Parcel No. _____

Thomas Bros. Coordinates _____ CA Coordinates 294-011-14

FLOOD CONTROL STAFF USE ONLY

- [x] Project is *NOT* located within the 100 year floodplain, as defined in the Resource Protection Ordinance. (This does not imply any guarantee by the County that this project is free from flood or drainage hazards). NOT in F.P. Study EA
- [ ] Project *IS* located within the 100 year floodplain.
  Stream/River name _____ Sheet No. _____
- [ ] $200.00 Preapplication Fee paid.

### INSTRUCTIONS

The purpose of this evaluation is to determine whether the project site is located within the 100 year floodplain and therefore subject to the Resource Protection Ordinance requirements as they relate to floodplains. This form must be completed and submitted as part of a Resource Protection Study application.

1. Provide an accurate location map ( Thomas Brothers ) with the boundaries of your project to the Flood Control Counter, and a copy of the Tax Assessor's Map for your parcel.

   If all or part of your proposed project is located in a floodplain on a County Floodplain Map, then the project must also be plotted on the County Floodplain Map (available at the Department of Public Works Mapping Counter).

2. Bring this form and your map to the Flood Control Section. The counter staff will indicate whether your proposed project is in or out of a floodplain by initialing the appropriate boxes above.

3. If your proposed project is located in the floodplain, then further evaluation will be necessary and will require the following:
   - Submit a $200.00 fee to the Flood Control Counter.
   - Provide a floodplain map with an accurate plotting of the proposed project and submit one copy of project map, indicating type of discretionary permit, to the Flood Control Counter.
   - Submit this form, appropriately marked, as part of your Resource Protection Study application to the Department of Planning and Land Use.

4. A preliminary check of your map will be made within 7 days. At the time the evaluation will be either completed and returned to the Project Planner, or you will receive Notice that further information and a fee may be requested.

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DEPT. OF PLANNING & LAND USE

**FOR ADDITIONAL GENERAL INFORMATION CALL 565-5981**
**FOR TECHNICAL INFORMATION CALL DPW FLOOD CONTROL AT 694-3276 OR 694-3269**

DPL/ZC #394 (Rev. 8/90)

20571

COUNTY OF SAN DIEGO • DEPARTMENT OF PLANNING AND LAND USE

# ENVIRONMENTAL INITIAL STUDY (AEIS) APPLICATION

**SUBMIT THREE COPIES TO THE DEPARTMENT OF PLANNING AND LAND USE**

**THIS FORM IS BEING COMPLETED BY:**

ERIC KALLEN
*Name (Please print)*

*Signature*

*Agency (if applicable)*

*Title*

11-9-00
*Date*

7867 CONVOY CT#312
*Address*

SAN DIEGO CA 92111
*City* *State* *Zip*

( ) 858-496-2525
*Telephone number*

**CONTACT PERSON** ERIC KALLEN **PHONE** 858-496-2525

**PROJECT TYPE - Check all appropriate classifications.**

General Plan Amendment ☐ Major Use Permit (MUP) ☐ Major Use Permit Modification ☐
Road Matters: Opening ☐ Vacation ☐ Administrative Permit ☐
Zone Reclassification (Rezone) from ___Zone to ___Zone ☐ Specific Plan ☐
Specific Plan Amendment ☐ Minor Use Permit (ZAP) ☐ Minor Use Permit Modification ☐
MAJOR SUBDIVISION (TM) ☐
Expired TM ☐ Time Extension ☐ Replacement: Date of original submittal _____
MINOR SUBDIVISION (TPM) ☒
Expired TPM ☐ Time Extension ☐ Replacement: Date of original submittal _____
Other _____

## I. GENERAL INFORMATION

A. NAME OF OWNER/APPLICANT MARTIN & JUNE LEARN

Address 4845 TULA CT

City SAN DIEGO CA 92122 State _____ Zip _____

Telephone number ( ) 858-546-8008

*FOR COUNTY USE ONLY*

APNs _____ WE _____

Thomas Bros. page _____ : _____ Community/General Plan Area _____

Plan Designation _____ Zoning _____

Regional Planner _____ Assigned Planner _____ Assigned Analyst _____

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5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 • (619) 565-5981

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**B. PROJECT LOCATION**

1. Project location — EAST EXTENSION OF WINN RANCH ROAD, OFF OF HIGHWAY 79 BETWEEN JULIAN AND LAKE CUYAMACA

Street. Address (if any) NONE - WINN RANCH ROAD

2. Lot No._____ Block No._____ Subdivision Name _____ Map No._____

Brief legal description:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, AND LOT 1 OF SECTION TWENTY-TWO, TOWNSHIP THIRTEEN SOUTH RANGE FOUR EAST SAN BERNARDINO MERIDIAN

3. Complete Assessor's Parcel Number: Book 294 Page 011 Parcel(s) 14

**C. PROJECT APPROVALS**

1. Indicate all discretionary permits, approvals or findings required from the County of San Diego to complete the project. Indicate the respective case numbers and dates of any previous approvals.

| Discretionary Action | Project Case Number |
|---|---|
| TENTATIVE PARCEL MAP | |

2. Indicate other permits, approvals or findings required from regional, state and federal jurisdictions (e.g., Regional Water Quality Control Board, Army Corps of Engineers, Air Pollution Control District, Coastal Commission, California Fish and Game, LAFCO). If previously granted, indicate date of approval.

3. Zone: Indicate existing zoning S-92 Proposed Zone S-92

4. General Plan Designation #18 Proposed General Plan Designation #18

## II. PROJECT DESCRIPTION

**A. DESCRIBE IN DETAIL THE MAIN FEATURES OF THE PROJECT.** This description should adequately reflect the ultimate use of the site in terms of all construction and development, verified by submitted drawings/plans. If the project will be phased, the anticipated phasing schedule should be described.

Division of 110.51 acres into
4 parcels and a remainder parcel

**B. PROPOSED SITE UTILIZATION**

1. Total area 110.51 acres.
2. Net acres (total area minus area of public street and dedication) none acres.
3. Number of buildings _____ Height _____ Stories _____

   individual owner-builders to construct structures
   as allowed per County Zoning Ordinance
   Typically a single-family dwelling and
   accessory structures

4. Number of attached residential units none Detached one per parcel
5. Total floor area of: Commercial uses none Industrial uses none
6. Number of off-street parking spaces As required at time of construction

**C. TOPOGRAPHY AND GRADING** - Attach copy of grading plan for AEIS.

1. Percent of site previously graded UNKNOWN
2. Slope Classification

| County projects gradient | Existing topography | After grading |
|---|---|---|
| 0 - 15% | 20 % | 20 % |
| 16 - 25% | 44 % | 44 % |
| Over 25% | 36 % | 36 % |

3. Area to be graded unknown acres.

   Individual owner-builders to obtain
   grading permits prior to grading for homes,
   accessory building and as may be required for roads

4. Volume of cutting unknown cubic yards, maximum cut slope ratio _____ & height _____
5. Volume of fill unknown cubic yards, maximum fill slope ratio _____ & height _____
6. Volume of soil imported or exported (specify) unknown
7. Retaining wall(s). Length _____ Face height _____ feet
8. Is the site upstream of a domestic water reservoir? yes

**D. DESCRIBE ALL OFF SITE IMPROVEMENTS NECESSARY TO IMPLEMENT THE PROJECT AND THEIR POINTS OF ACCESS OR CONNECTION TO THE PROJECT SITE.** These improvements include: new streets, street widening, extension of gas, electric, sewer and water lines, cut and fill slopes and pedestrian and bicycle paths.

none

## III. ADDITIONAL INFORMATION

**A. PROJECT RELATIONSHIP TO AREAS WITHIN 1/4 MILE OF SUBJECT PROPERTY.** Give compass direction in blanks where applicable.

1. Private dwellings WSN Multiple dwellings_____ Commercial_____ Industrial_____

   Mobilehome park_____ Vacant ALL Agriculture ALL Indian Reservation_____ School_____

**B. ENVIRONMENTAL SETTING**

1. Does the project involve:
   - A. the burning of wastes?_____
   - B. the siting of any schools?_____
   - C. storage, use or emission of hazardous wastes?
   - D. a highway or freeway project?_____

   NO

2. Is the project within 2 miles of any airport? no
3. Is the project within an agricultural preserve? no
4. Does the property have any open space easements? no
5. Describe the most recent use of the project site.

   vacant

6. Describe surrounding land uses and environmental setting (e.g., land uses, topography, vegetation, proximity to major infrastructure and geographical features).

The surrounding land uses include grazing, small scale agriculture, and single family dwellings on parcels 4 acres orlarger. The topography is varied and includes steep slopes and meadows. The property is just east of SR79. The vicinity includes several habitats in relatively undisturbed condition.

**B. ENVIRONMENTAL SETTING (continued)**

7. Describe the environmental conditions on site (vegetation, amount of disturbance, grading, structures, drainage swales etc.).

The subject property includes several habitats and vegetation types. Except for access roads the property could be described as undisturbed.

There are several natural drainage courses running through the property.

9. Will the project be within 500 feet of an existing or future major roadway or train track?

   A. If yes, identify. no

   B. Give any elevation differential. _____

   C. If yes, describe any natural or man-made features which would shield the project site from noise.

n/a

10. List any other potential noise sources which could affect the project (e.g., industrial projects nearby) and give the approximate distances. _____

11. Will the project be served by wells? yes If no, what district will provide water? _____

12 Will the project have on site sewage disposal? yes If no, what district will provide sewer service? _____

13. What fire protection agency will serve the project? Julian-Cuyamaca

14. Must the project annex to any of these agencies? no If so, which one(s)? _____