

KLUTZ BIOLOGICAL CONSULTING



March 11, 2019

RE: Biological Letter Report the Sierra Roble Winery Administrative Permit (RECORD ID: PDS2016-AD-16-034)

The following Biological Letter Report analyzes project related impacts for the expansion of the Sierra Roble Winery from a Boutique Winery designation to a Small Winery designation. The Sierra Roble Winery is located on the west side of Highway 79 in the Holcomb Valley area of San Diego County. The property consists of two parcels under the same ownership (Assessor Parcel Number (APN) 114-140-06-00 & 114-140-57-00).

SUMMARY

The proposed project includes the expansion of an existing winery from a Boutique designation to a Small Winery designation. The expansion will also include the planting of additional grapes throughout an 8.5-acre development area.

Habitats or landcover types occurring within and adjacent to the study area include granitic northern mixed chaparral (on-site and offsite), developed lands (on-site), agriculture lands (on-site and off-site), open coast live oak woodland (off-site) and developed rural residential lands (off-site). Site improvements will impact 7.58 acres of granitic northern mixed chaparral. No sensitive species (plant or wildlife) were observed or are anticipated to be impacted by the project. The project will mitigate impacts to 7.58 acres of granitic northern mixed chaparral by the onsite preservation within a biological conservation easement of 1.81 acres of granitic northern mixed chaparral and the purchase of 1.98 acres of chaparral habitat at the Heights of Pala Mesa Mitigation Bank or another County approved mitigation bank.

Since bird species have the potential to nest in the granitic northern mixed chaparral on-site active nest avoidance measures will be required if habitat clearing occurs during the nesting bird season. To avoid the direct loss of nest(s) protected under the Migratory Bird Treaty Act (MBTA) a pre-construction nesting survey will be required. If project brushing, clearing, grubbing, grading, or construction activities are proposed within 500 feet of nesting raptor habitat and/or 300 feet of migratory bird nesting habitat during the migratory bird breeding season (February 1 through August 31), a qualified biologist will be required to conduct an MBTA survey within three days of construction and concurrence from the County and Wildlife Agencies will be required anytime construction is to occur within the breeding season. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. If no active nests are present, construction

**SDC PDS RCVD 03-22-19
AD16-034**

activities may commence since there would be no potential for significant direct or indirect impacts to nesting migratory birds and/or raptors.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION AND SETTING

Project Description

The project is located on the west side of Highway 79 in the Holcomb Valley area of San Diego County. The property consists of two parcels under the same ownership. Assessor Parcel Number (APN) 114-140-06-00 is approximately 4.2 acres and has an existing Boutique Winery and vineyard. The Boutique Winery has parking for 20 vehicles including one van accessible handicap space. APN 114-140-57-00 is approximately 12.5 acres in size, with approximately 4 acres currently planted in grapes.

The current wine production from the Boutique Winery is approximately 750 cases. The intent of the proposed project would be to expand the production of the Small Winery to increase to about 1,000 cases when full production is reached based upon the size of the current building. The existing Tasting Room is open for business Friday, Saturday, Sunday and most Monday holidays. From time to time the facility utilizes a caterer to entertain wine clubs and other events. No food preparation will be conducted on the premises. The Small Winery designation will allow the winery to hold more and different kinds of events with live music. They anticipate having these events quarterly (4 times per year), with a maximum of 100 people potentially attending some of the events.

The Winery and Tasting Room buildings are used for processing and storage of wine for sale in the Tasting Room. Currently onsite there are two small out buildings. One is used for storage of vineyard equipment and the other is used for storage of winery equipment. There is also an open sided 'car-port' to park a tractor and small motorized cart. No additional structures or grading is being proposed for the Small Winery.

The 4.2-acre existing boutique winery property contains an existing well and electrical services. The well is used to irrigate both properties and provide water to the winery/tasting room building and limited ornamental landscaping located around the winery. The winery received prior approval from the County of San Diego to develop (vineyard and associated infrastructure) on APN 114-140-57-00. The initial development and planting of the site occurred in 2012. In 2015 the property owner began to increase the size of the vineyard by planting approximately 1.6 acres of grapes along the eastern boundary. In 2016 another 2.1 acres of grapes were planted on the western portion of the property. The property owner was unaware that additional County approval/permits were necessary to be obtained prior to increasing the size of the vineyard. This report assesses the biological impact of the unauthorized vineyard expansion and additional proposed site improvements. Proposed improvements include expanding the vineyard further and adding additional parking along the western portion of the site.

Project Location

The proposed project is located within Holcomb Valley an unincorporated portion of San Diego County (Figures 1 and 2). The project is located west of State Route 79 (SR-79) and is located within the Draft East County Multiple Species Conservation Program (MSCP) planning area.

Project Setting

The site is composed of an existing Boutique Winery, vineyard and adjacent open space. The adjacent land uses include rural residential (north and east), open space (west and south) and a winery/vineyard occurs southwest of the site. The property is accessed via SR-79 and a gate also occurs along Silver Fox Lane which is also the southern boundary of the property.

The project site is shown on the Warner Springs USGS 7.5' Quadrangle. The project is immediately adjacent to SR-79 and slopes moderately upwards from the eastern boundary to the western boundary. The approximate elevation range of the site is from 3,190 feet above mean sea level to 3,240 feet above mean sea level. Soils on-site include Mottsville loamy coarse sand, 2 to 9 percent slopes and Soboba stony loamy sand, 9 to 30 percent slopes (Bowman 1973).

SITE SURVEY

KBC biologist Korey Klutz conducted two general surveys of the project site. The first survey was conducted on November 1st, 2017 between 1100 and 1330. Conditions during the survey consisted of clear skies and a temperature of approximately 70 degrees Fahrenheit with winds of 0 to 8 mph. The second survey was conducted on April 19th, 2018 between the hours of 1000 and 1200. Weather conditions during the second survey included clear skies and a temperature of approximately 76 degrees Fahrenheit. The surveys were conducted by slowly walking meandering transects within the study parcels and recording all plants and wildlife species observed. A search of the California Natural Diversity Database (CNDDDB, 2017) Warner Springs 7.5' USGS Quadrangle was also conducted to identify sensitive species known to occur in the general vicinity of the project site.

Although the entire project area was surveyed, some sensitive resources may not have been detected due to the duration and season of the survey events. Rare annual plants may not have been apparent due to the seasonal timing of the surveys could have been outside the blooming season, and any wildlife species that are not active during the day (e.g. strictly nocturnal), that are secretive in their habits, or that use the site only periodically like during nesting may not have been detected during the surveys.

Mapping was performed following the Biological Resource Mapping Guidelines within the Report Format and Content Requirements: Biological Resources (County 2010). Wildlife was identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Field notes were maintained throughout the surveys. The primary focus of each survey was to document and map the size, location, and general quality of all habitat types and to determine the presence or potential presence of any sensitive resources (plant or wildlife) onsite.

Nomenclature for this report conforms to Hickman (2014), for plants, Holland (1986) and Oberbauer (2008) for plant communities and habitat types, American Ornithological Union (AOU 1998 and 2000) for birds, Jennings (1983) and Stebbins (2003) for reptiles and amphibians, Jones (1992) for mammals, and Powell (1979) for insects.

Biological Resources Present

This section presents the results of the site surveys and the regional context of the biological resources observed or that have the potential to occur onsite. The site contains both undisturbed habitat (granitic northern mixed chaparral) and developed agriculture lands.

Regional Context

The project is located within the Draft East County (EC) MSCP. Specifically, the site is mapped by the Draft EC MSCP as both developed lands and Agriculture or Natural Upland outside of a Focused Conservation Area (FCA). The project site is approximately 1.5 miles northeast of Aguanga Mountain and lies at the top of the San Luis Rey River Watershed.

Habitats and Vegetation Communities

The following is a summary of the existing habitats and vegetation communities on the site.

Habitats

The landcover types within the study area are comprised of both native habitat, agricultural lands and developed lands (Figure 3). Landcover types onsite were mapped based on observations of site conditions and an analysis of historic aerial photographs. Specifically, aerial photographs between 2010-2017 were reviewed prior to finalizing the project vegetation map (Figure 3). The final vegetation map represents what the site would have been mapped as prior to the expansion of the vineyard in 2015. A discussion of each landcover type is provided below.

Granitic Northern Mixed Chaparral (Habitat Code: 37121)

Granitic northern mixed chaparral consists of vegetation dominated by broad-leaved sclerophyll shrubs, 1.5-3 meters tall. This shrub community will typically consist of a dense canopy with occasional patches of bare soil or sometimes forming a mosaic with other scrub/chaparral habitats. Site Factors typically include dry, rocky, often steep slopes with little soil and moderate temperatures. Characteristic species include chamise (*Adenostoma fasciculatum*), manzanita (*Arctostaphylos glandulosa*), lilac (*Ceanothus tomentosus*), red shank (*Adenostoma sparsifolia*), our lord's candle (*Hesperoyucca whipplei*), and Mohave yucca (*Hesperoyucca schidigera*). Other species observed onsite included California buckwheat (*Eriogonum fasciculatum*), matchweed (*Gutierrezia sarothrae*), big sagebrush (*Artemisia tridentata*), sugarbush (*Rhus ovata*) and skunk bush (*Rhus trilobata*).

The granitic northern mixed chaparral on-site is considered to have moderate biological value due to the lack of sensitive habitats present and its isolation from other undisturbed native habitats. However, the vegetation onsite does provide cover for nesting birds and small wildlife. As discussed previously, the property and habitat onsite is surrounded by active development including the existing onsite vineyard, an adjacent commercial vineyard (southwest), rural

residential to the north and east and SR-79 along the eastern project boundary. Moderate to high quality undisturbed granitic northern mixed chaparral habitat occurs south of the project site on the south side of Silver Fox Lane (Figure 3).

Agriculture (Habitat Code: 18000)

As discussed previously, the existing developed lands on-site are comprised of the Boutique Winery facilities and associated vineyard. According to the County's biology mapping guidelines this landcover is properly mapped as Agriculture since it contains an active, artificially irrigated vineyard and associated administrative facilities. Agricultural lands onsite are actively maintained and contain little biological value.

Developed Lands (Habitat Code: 12000)

The hardscape and built structures associated with the agriculture development have been further defined as Developed Lands on Figure 3.

General Wildlife Observations

During the site surveys ten wildlife species were observed including one lizard, seven birds and two butterflies. Species observed included a side blotched lizard (*Uta stansburiana elegans*), Anna's humming bird (*Calypte anna*) scrub jay (*Aphelocoma californica*), northern mocking bird (*Mimus polyglottos*) California quail (*Callipepla californica*), lesser goldfinch (*Spinus psaltria*), common raven (*Corvus corax*), house finch (*Haemorhous mexicanus*), Henne's checkerspot (*Euphydryas chalcedona hennei*) and painted lady (*Vanessa cardui*), (Attachment B).

Special Status Species

The following is a summary of all sensitive species with potential to occur on the site or on land immediately adjacent to the project area. Sensitive or special status plant and wildlife species and habitats are those that are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, susceptibility to human disturbance, degradation due to development or invasion by non-native species, or a combination of these factors.

The following were used in the determination of sensitive biological resources: U.S. Fish and Wildlife Service (USFWS) (2007, 2010); California Department of Fish and Game (CDFG) (2009, 2010a, 2010b, 2010c), County Sensitive Plant and Animal list (County 2010), County of San Diego Biology Scoping Letter for the Sierra Roble Winery Project (2017) California Native Plant Society (CNPS) online inventory (2017), and the California Natural Diversity Database (CNDDB 2017).

Sensitive Plants

Seven special status plant species were identified by the literature search as potentially occurring within the general project vicinity including Campo clarkia (*Clarkia delicata*), Johnston's bedstraw (*Galium johnstonii*), Caraway leaved gilia (*Gilia caruifolia*), beautiful hulsea (*Hulsea vestita callicarpa*), golden-rayed Pentachaeta (*Pentachaeta aurea*), and Parish's psoralea (*Rupertia*

rigida). None of these species were observed during the two site surveys and none of them are anticipated to occur onsite. (Attachment C).

Sensitive Wildlife

Sensitive or special status wildlife species and habitats are those that are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, or susceptibility to human disturbance, or a combination of these factors.

Species identified during the literature search as potentially occurring onsite included: Cooper's hawk (*Accipiter cooperi*), sharp-shinned hawk (*Accipiter striatus*), pallid bat (*Antrozous pallidus*), arroyo toad (*Bufo microscaphus californicus*), Turkey vulture (*Cathartes aura*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), Townsend's big-eared bat (*Corynorhinus townsendii*), northern red diamond rattlesnake (*Crotalus ruber ruber*), yellow warbler (*Denroica petachia brewsteri*), southern willow flycatcher (*Empidonax trailii extimus*) spotted bat (*Euderma maculatum*), greater western mastiff bat (*Eumops perotis californicus*), Quino checkerspot butterfly (*Euphydryas editha quino*), mountain lion (*Felis concolor*), western red bat (*Lasiurus blossevillii*), San Diego black-tailed jackrabbit, small-footed myotis (*Myotis ciliolabrum*), long eared myotis (*Myotis evotis*), finged myotis (*Myotis thysanodes*), long legged myotis (*Myotis volans*), Yuma myotis (*Myotis yumanensis*), southern mule deer (*Odocoileus hemionus*), osprey (*Pandion haliaetus*), western spadefoot toad (*Spea hammondi*), western bluebird (*Sialia mexicana*) and American badger (*Taxidea taxus*). These species have the potential to occur because they have been previously identified in close proximity to the project site. However, due to the disturbed nature of the site, and the lack of suitable high-quality habitat none of the species were identified during the field survey and none of them are likely to occur on site (Attachment C).

In addition to the literature search conducted by KBC, the County of San Diego generated a sensitive species list as an attachment to the projects scoping letter (County of San Diego 2017). Each of the species identified on the County's list is assessed for potential to occur onsite within Attachment C. Furthermore, a detailed discussion of three species identified in the scoping letter is provided below.

Arroyo Toad (*Bufo microscaphus californicus*)

The arroyo toad (ARTO) is listed as Federally Endangered by the USFWS, recognized as a Species of Special Concern by the California Department of Fish and Wildlife and a County Group A species. ARTO occupy both riparian and upland habitats in close proximity to drainages that support suitable breeding conditions. Breeding habitat includes slow-moving streams, that are composed of sandy soils with adjacent terraces.

The USFWS designated Critical Habitat (CH) for ARTO in 2005 and revised it in 2011. The project site is currently designated as CH under the revised 2011 action. The site was presumably included as CH because of its potential to support estivation and upland foraging habitat. The closest known ARTO observation was recorded in 2006 approximately 2km southeast of the project site.

It should be noted, that the project site does not contain suitable ARTO breeding habitat and is more than 1km from breeding ARTO habitat. Furthermore the project site does not contain any suitable breeding, aestivation or foraging habitat.

The project site is comprised of dense granitic northern mixed chaparral and active agricultural lands. East of the project site and across SR-79 Aguanga Canada Creek is the closest waterway that could potentially support breeding conditions. However, this section of the Aguanga Canada Creek is heavily disturbed by rural residential land uses and overall habitat quality is generally low (determined by visual inspection from SR-79 see photographs). Since the project does not include a federal nexus and the site lacks the physical/biological features (primary constituents of CH) formal consultation for impacts to CH is not required.

Southwestern Willow Flycatcher (*Empidonax trailii extimus*)

The southwestern willow flycatcher (SWFL) is a Federally Endangered, State Endangered and a County Group A species. SWFL migrate to San Diego County in May and stay through August. Breeding SWFL occur in riparian woodland or riparian scrub. Nest sites are typically in relatively dense vegetation near surface water. Nest sites typically occur within a riparian habitat that include dense trees or shrubs that are greater than 3- meters tall.

The project site does not contain suitable habitat for SWFL. The project site does not contain riparian habitat and is approximately 300 to 400 feet away from the closest riparian corridor (Aguanga Canada Creek – located east of the project and SR-79). As discussed previously (see ARTO discussion) this section of the Canada Aguanga Creek is heavily disturbed by rural residential land uses and overall habitat quality for SWFL is generally low (determined by visual inspection from SR-79 – see photographs). Specifically, the creek does not contain a dense riparian canopy and does not typically contain open surface water.

Quino checkerspot butterfly (*Euphydryas editha quino*)

Quino checkerspot butterfly (Quino) is Federally Endangered and County Group A species. Quino occurs in open canopy scrub and chaparral habitat, and grassland habitat where larval host plants occur. The primary larval host plant for Quino is dwarf plantain (*Plantago erecta*). Although Quino larvae are also known to utilize white snapdragon (*Antirrhinum coulterianum*), Chinese houses (*Collinsia heterophylla*), woolly plantain (*Plantago patagonica*), and purple owl's clover (*Castilleja exserta*).

The project site does not contain suitable Quino habitat. The chaparral canopy onsite is dense and lacks necessary canopy openings. According to the USFWS Protocol Quino Survey methodology the chaparral onsite would be considered “excluded” habitat and would not require focused surveys to determine presence/absence (USFWS 2014). Furthermore, a spring plant survey was conducted in April of 2018 to determine the presence/absence of rare plants and potential Quino larval host plants, but none were observed.

Raptor Nesting & Foraging

The site contains limited areas that support raptor nesting and foraging. However, several mature coast live oak trees (*Quercus agrifolia*) provide suitable nesting habitat along the eastern boundary of the project site. Raptors are large predatory or scavenger birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species on the whole, many raptor species have been designated as California Species of Special Concern by the CDFW. These species are protected especially during their critical nesting and wintering stages. Raptors are protected under the CDFW California Raptor Protection Act (Title 14, Section 670). No nests were observed onsite. Due to the dense chaparral canopy onsite, the foraging habitat for raptors is considered to be low quality.

Bat Foraging

Bat species are known to use a wide variety of habitats to forage. Specific habitat types are usually not as important as overall landscape level structural diversity; for example, an expanse of sage scrub adjacent to open water or alongside a riparian corridor may support large numbers and a larger species cohort than a more uniform scrub or chaparral landscape. Other features that improve bat foraging habitat include trees (including solitary mature trees) and/or rocky outcrops and canyon walls, located by water sources within a mosaic of habitat patches that could potentially provide a diverse prey base.

Onsite the granitic mixed chaparral contains a dense canopy and likely does not contribute significantly to the overall foraging landscape. However, the aerial space above the chaparral canopy does connect to other native/naturalize habitats within the general project vicinity. The oak trees that occur along the eastern boundary are also potential roosting sites and foraging habitat for many bat species. Due the presence of potential roosting locations and the general proximity of the site to potentially suitable foraging areas, the project area should be considered to have moderate value for foraging bats.

Migratory Bird Treaty Act

On-site bird species have the potential to nest in the granitic northern mixed chaparral and the coast live oak trees that occur along the eastern property boundary. Active bird nests are protected under the Migratory Bird Treaty Act (MBTA).

Jurisdictional Wetlands and Waterways

One potentially jurisdictional feature occurs on the property. A formal wetland delineation was not conducted but the project site is drained by a relatively small (1- foot) wide waterway that begins onsite and traverses approximately 300-feet from west to east along the eastern property boundary (Figures 3 & 4). This feature eventually flows beneath Silver Fox Lane via an existing culvert (see attached photographs). This feature does not contain wetland plants and likely only transport water during storm events. The nearest named jurisdictional feature Aguanga Canada Creek occurs across SR-79 and is approximately 300 to 400 feet east of the study area.

Other Unique Features/Resources

Wildlife Corridors and Linkages

No regional wildlife corridors or regional linkages occur within the project site. The project site is isolated from the nearest riparian corridor (a potential local wildlife corridor) by SR-79 and existing rural residential (east of SR-79, and north of project site). However, the site does support native chaparral habitat and active vineyards that could potentially support wildlife movement. Native chaparral habitat occurs south of the project along the southern side of Silver Fox. Existing land uses (rural residential, agriculture, SR-79 and Silver Fox Lane) within immediate project vicinity likely reduce the quality and effectiveness for both incoming and outgoing wildlife movement.

Topography/Connectivity

As detailed in the project setting section, the project site slopes moderately from east to west away from SR-79. The approximate elevation range of the site is from 3,190 feet (eastern property boundary) above mean sea level to 3,240 feet (western property boundary) above mean sea level. The project site does not contain any unique topographic or unique connectivity areas.

SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

Direct Impacts

The study area is located within the County of San Diego's Draft EC MSCP but is outside of an FCA. The impact analysis and associated mitigation requirements are consistent with the Draft EC MSCP.

Vegetation Communities

The proposed project will impact 7.58 acres of granitic northern mixed chaparral. Please note, that none of the coast live oak trees that occur along the eastern boundary will be directly impacted by the project. The project is proposing to clear chaparral habitat onsite but will not directly impact the root zone of any of the oak trees that occur along the eastern property boundary (Figure 4). Since planting of the vineyard will only require minimal soil disturbance and all of the oak trees are rooted at a lower elevation than adjacent chaparral habitat impacts to oak tree roots are not anticipated to occur. Furthermore, a grading permit will not be needed for this project. Project impacts to granitic northern mixed chaparral would require mitigation at 0.5:1 ratio (County of San Diego 2010).

Table 1. Project Impacts to Vegetation Communities

<i>Habitat Type</i>	<i>Acres within the Study Area</i>	<i>Impacts within Project Footprint (Acres)</i>	<i>Mitigation Ratio</i>	<i>Mitigation Acreage</i>
Granitic Northern Mixed Chaparral	9.47	7.58	0.5:1	3.79

Coast Live Oak Woodland (CLOW)	0.054	0.0	NA	0.0
Agriculture (AG)	3.54	0.0	NA	0.0
Developed Lands (DEV)	3.63	0.0	NA	0.0
Total	16.7	7.58	NA	3.79

The project proposes to mitigate impacts to granitic mixed chaparral by the onsite preservation of 1.81 acres onsite and 1.98 acres of chaparral off-site. Off-site mitigation credits will be purchased at the Pala Heights mitigation bank or another County approved bank.

Impacts to Special Status Species

No special status species were observed on the site. The project is not anticipated to impact any sensitive plant or wildlife species (Attachment C).

Wildlife Corridor

The project will not impact any significant wildlife movement areas and mitigation is not necessary.

Impacts to Riparian Habitats and Sensitive Natural Communities

The study area contains one drainage that is jurisdictional under the County's Resource Protection Ordinance and would also likely be regulated by the USACE, CDFW & RWQCB (as Waters of the U.S and Waters of the State). However, this drainage area does not contain wetland plants and will not be impacted by the proposed project. Furthermore, the drainage area will be protected from indirect impacts because a 50-foot buffer will be established. The buffer area will be within the onsite biological conservation easement (BCE).

Impacts to Local Plans, Ordinances and Adopted Plans

Based upon the County Guidelines for Determining Significance – Biological Resources (2010), a significant impact related to local policies, ordinances and adopted plans would occur if the project would:

- Impact coastal sage scrub vegetation within lands outside of the MSCP more than the County's five-percent habitat loss threshold, or preclude connectivity between areas of high values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- Preclude or prevent the preparation of the subregional NCCP.
- Impact any amount of wetlands or sensitive habitat lands as outlined in the RPO.
- Not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.

- Not conform with the goals and requirements, as outlined in any applicable Habitat Conservation Plan, Habitat Management Plan, Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- Not minimize impacts to Biological Resources Core Areas (BRACs) within lands in the MSCP, as defined by the BMO.
- Not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- Reduce the likelihood of survival and recovery of listed species in the wild.
- Result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).
- Result in the take of eagles, eagle eggs or any part of an eagle (Bald Eagle Protection Act)

Impact to Coastal Sage Scrub

The project site does not contain any coastal sage scrub habitat. Therefore, the project will not contribute to the loss of coastal sage scrub habitat or preclude connectivity between habitats of high value; no impact is identified related to this subthreshold.

Preparation of a Subregional NCCP

The project site is within Draft EC MSCP but is located outside of an FCA. The project would not impact the preparation of a subregional Natural Communities Conservation Plan (NCCP). Therefore, no impact is identified for this threshold.

Impact Wetlands or Sensitive Lands as Identified in the RPO

One potentially jurisdictional feature occurs within the unimpacted granitic northern mixed chaparral. This feature likely conveys water flows during storm events off-site via a culvert that crosses Silver Fox Lane (Photographs). However, it does not contain wetland plants and would not be considered a wetland by the USACE. A 50-foot buffer will be applied to the low flow area to ensure project impacts do not indirectly effect this potentially jurisdictional feature. A 50-foot buffer is appropriate because the jurisdictional feature is only 1-foot wide and lacks wetland vegetation. This drainage will also be protected further because it will be within the proposed onsite biological conservation easement (BCE).

Minimization/Mitigation of Coastal Sage Scrub Habitat Loss

The project site does not contain any coastal sage scrub habitat. Habitats on the project site include disturbed habitat and developed lands. Therefore, the project will not contribute to the loss of coastal sage scrub habitat and no impact is identified related to this subthreshold.

Non-Conformance with HCP, HMP, Special Area Management Plan, Watershed Plan or Similar Plan

There are no existing approved County HCPs, HMPs, Special Area Management Plans, or Watershed Plans for the area, and therefore there are no impacts.

Impacts to MSCP Narrow Endemic Species

The project site is located outside of the approved MSCP and narrow endemic species do not occur onsite. No MSCP narrow endemic species have been identified within the project area and therefore there are no impacts.

Reduce Survival and Recovery of Listed Species

No Listed Species have been identified within the project area and therefore there are no impacts.

MBTA Species

The project will impact 7.58 acres of granitic northern mixed chaparral. No sensitive species or habitat types are anticipated to be impacted by the project. Although bird species have the potential to nest in the ornamental plantings and large trees that occur onsite. To avoid the direct loss of nest(s) protected under the MBTA a pre-construction nesting survey will be required. If project brushing, clearing, grubbing, grading, or construction activities are proposed within 500 feet of nesting raptor habitat and/or 300 feet of migratory bird nesting habitat during the migratory bird breeding season (February 1 through August 31), a qualified County-approved biologist shall conduct a pre-construction survey no more than three days prior to the proposed activities to determine the presence/absence of nesting raptors and/or other migratory birds to ensure that active nests are not impacted. Concurrence from the County and Wildlife Agencies will be required anytime construction is to occur within the breeding season. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. If no active nests are present, construction activities may commence since there would be no potential for significant direct or indirect impacts to nesting migratory birds and/or raptors.

Take of Eagles or Eagle Eggs

No golden eagles have been recorded in the project area and no nesting sites are known within 4,000 feet of the project site. Thus, the project would not have an impact to eagles. No impact is identified for this subthreshold.

Indirect Impacts

Indirect impacts may be the result of secondary effects from direct impacts or those impacts that over time cause the degradation of a resource by changing its function, health or quality. Unlike direct impacts that are typically one-time effects, indirect impacts often continue in the long term and may actually increase. Indirect impacts commonly result from a project's "edge effects." Edge effects from development may extend several hundred feet into adjacent open space areas, causing significant changes in species composition, diversity and abundance in those nearby lands.

The project will directly impact 7.58 acres of granitic northern mixed chaparral habitat and will preserve 1.81 acres of this habitat on-site. In order to maintain the habitat quality of the on-site mitigation the conserved chaparral habitat will be protected by the dedication of a biological open space easement, installation of fencing and biological open space easement signs. These project

design elements will minimize the potential for indirect impacts to reduce the habitat quality of the proposed on-site mitigation.

Cumulative Impacts

Granitic mixed chaparral is one of the most common habitat types within the EC MSCP planning area. Since the site is located outside of an FCA, site improvements would not result in a potential cumulatively significant impact. Furthermore, the project complies with the County's General Plan.

MITIGATION

The project proposes to mitigate impacts to 7.58 acres of granitic mixed chaparral by the preservation of 1.81 acres onsite and 1.98 acres of chaparral off-site. Off-site mitigation credits will be purchased at the Pala Heights mitigation bank or another County approved bank. The onsite habitat conservation will be protected by the establishment of a biological open space easement. The perimeter of the biological open space easement will be fenced, and signs will be posted to further prevent direct or indirect impacts.

Although no nests were observed, granitic northern mixed chaparral and the coast live oak trees that occur along the eastern property boundary could provide nesting habitat for bird species protected under the MBTA. Clearing of vegetation onsite represents a potentially significant impact. As a mitigation measure for this potential impact, if any construction work is proposed to occur during the County of San Diego breeding season (February 1– August 31), a qualified biologist will be required to conduct an MBTA survey within three days of construction and concurrence from the County and Wildlife Agencies will be required anytime construction is to occur within the breeding season. If an active nest is identified, a buffer would be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum of 500 feet, be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction would be allowed to occur within the fenced zone until the young have fledged and will not be impacted by the project. This will reduce the potential impact to below a level of significance.

Standard siltation and erosion control Best Management Practices (BMPs) will be implemented during construction, including boundary silt fencing, gravel bags, fiber rolls, weed-free straw wattles and mulch, and slope stabilization. The landscape plan will stipulate that project landscaping will not include exotic plant species listed on the California Invasive Plant Council's (Cal-IPC) "Invasive Plant Inventory" list.

REFERENCES REVIEWED AND/OR CITED

ACOE. Army Corps of Engineers 1988. National List of Plant Species that Occur in Wetlands: California.

AOU. American Ornithological Union. 1998, 2000. Forty-second Supplement to the American Ornithologists' Union Checklist of North American Birds.

Bowman, R. H. 1973. Soil Survey, San Diego Area, California, Part 1. United States Department of Agriculture. 104 pp. + appendices.

CDFG 2010a. California Department of Fish and Game. "Special Vascular Plants, Bryophytes, and Lichens List." Biogeographic Data Branch, California Natural Diversity Database. Sacramento, CA. Quarterly publication. 71 pp.

CDFG 2010b. California Department of Fish and Game. "State and Federally Listed Endangered and Threatened Animals of California." Biogeographic Data Branch, California Natural Diversity Database. Sacramento, CA. January 2010.

CDFG 2010c. California Department of Fish and Game. "State and Federally Listed Endangered, Threatened and Rare Plants of California." Biogeographic Data Branch, California Natural Diversity Database. Sacramento, CA. April 2010.

CDFG 2009. California Department of Fish and Game. "Special Animals (883 taxa)." Biogeographic Data Branch, California Natural Diversity Database. Sacramento, CA. July 2009.

CNDDDB 2017. Biogeographic Data Branch. Biogeographic Data Branch, California Natural Diversity Database. Sacramento, CA. http://www.dfg.ca.gov/biogeodata/cnddb/rf_ftpinfo.asp

California Native Plant Society (CNPS). 2011. Inventory of Rare and Endangered Plants (online edition, v8-01a). California Native Plant Society. Sacramento, CA.

County of San Diego. 2010. County of San Diego Guidelines for Determining Significance: Biological Resources. Department of Planning and Land Use, September 15, 2010.

County of San Diego. 2010. County of San Diego Report Format and Content Requirements: Biological Resources. Department of Planning and Land Use, September 15, 2010.

County of San Diego. 2007. County of San Diego, Resource Protection Ordinance, 2007 (Ord. No. 9842).

Environmental Laboratory. 1987. "Corps of Engineers Wetland Delineation Manual", Technical Report Y-87-1, US Army Engineer Waterways Experiment Station, Vicksburg, Miss.

Hickman, J. C. 1993. The Jepson Manual of Higher Plants of California. University of California Press, Berkeley.

Holland, R. F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. Non-game Heritage Program, State of California Department of Fish and Game, Sacramento, CA. 157 pp.

Jennings, M. R. 1983. An Annotated Checklist of the Amphibians and Reptiles of Southern California. California Department of Fish and Game 69(3):151-171.

Jones, J.K., et al. 1992. Revised Checklist of North American Mammals North of Mexico, 1991. Occasional Papers The Museum Texas Tech. University. Number 146. February 7, 1992.

Murphy, RK, MW Gratson, and RN. Rosenfield. 1988. Activity and habitat use by a breeding male Cooper's Hawk in a suburban area. Journal of Raptor Research 22(4):97- 100.

Oberbauer, T. 1996. Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions. San Diego Association of Governments, San Diego, CA 6 pp.

SanGIS 2018. San Diego Geographic Information Source, Interactive Mapping: <http://www.sangis.org/SangisInteractive/viewer/viewer.asp>

SDNHM 2007. San Diego Natural History Museum. San Diego County Bird Atlas: Google Earth. Author. San Diego, CA. November 2007. http://sdnhm.org/ge_files/birdatlaslist.kmz

Stebbins, R. C. 2003. Field Guide to Western Reptiles and Amphibians Houghton Mifflin Co., Boston.

Unitt, P. A. 2004. San Diego County Bird Atlas. San Diego Natural History Museum. San Diego, CA 645 pp.

USGS. 2004. U.S. Geological Survey. 2004. Bat Inventory of the San Diego County MSCP Area. <http://www.sdcounty.ca.gov/dplu/> [go to MSCP Portal].

USFWS. 2010. U.S. Fish and Wildlife Service. Birds of Conservation Concern. U.S. Department of the Interior. United States Fish and Wildlife Service. Division of Migratory Bird Management. Arlington, VA. 85 pp.

USFWS. 2007. U.S. Fish and Wildlife Service. U.S. Endangered, Threatened and Candidate Plant and Animal Species by State and Lead Region. U.S. Department of the Interior. United States Fish and Wildlife Service Threatened and Endangered Species System (TESS), 2007. <http://www.fws.gov/endangered/pubs/index.html>.

Preparer and Persons/Organizations Contacted

Prepared by:



Korey Klutz, County Approved Biologist

ATTACHMENTS:

Figure 1 Regional Vicinity

Figure 2 Project Vicinity

Figure 3 Biological Resources

Figure 4 Project Impacts

Attachment A Vascular Plant List

Attachment B Wildlife List

Attachment C Special Status Species with Potential to Occur
Photographs

Attachment A Vascular Plant – Sierra Roble Winery

Scientific Name	Common Name
<i>Achillea millefolium</i>	Common yarrow
<i>Acourtia microcephala</i>	Sacapellote
<i>Ambrosia psilostachya</i>	Western ragweed
<i>Amsinckia intermedia</i>	Common fiddleneck
<i>Arctostaphylos glauca</i>	Bigberry manzanita
<i>Acmispon glaber</i>	Deerweed, California broom
<i>Camissonia</i> sp.	Unknown annual primrose, lobed flowers
<i>Bromus diandrus</i>	Ripgut grass
<i>Bromus hordeaceus</i>	Soft chess
<i>Bromus madritensis</i>	Compact brome
<i>Ceanothus cuneatus</i>	Buckbrush
<i>Adenostoma fasciculatum</i>	Chamise, greasewood
<i>Adenostoma sparsifolium</i>	Red shank, ribbon wood
<i>Lomatium lucidum</i>	wild carrot
<i>Ericameria linearifolia</i>	goldenbush
<i>Rhus trilobata</i>	skunkbush
<i>Marah macrocarpa</i>	wild cucumber
<i>Dicentra chrysanth</i>	Dicentra
<i>Isocoma menziesii</i>	goldenbush
<i>Quercus agrifolia</i>	coast live oak
<i>Hirschfeldia incana</i>	mustard
<i>Salsola tragus</i>	Russian thistle
<i>Quercus berberidifolia</i>	scrub oak
<i>Artemisia tridentata</i>	big sagebrush
<i>Artemisia leudoviciana</i>	tarragon
<i>Bromus tectorum</i>	cheet grass
<i>Sisymbrium</i> sp.	mustard
<i>Lonicera subspicata</i>	honeysuckle
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Corethrogyne filaginifolia</i>	sand aster
<i>Cylindropuntia parryi</i>	cane cholla
<i>Opuntia basilaris</i>	beavertail
<i>Eriophyllum confertiflorum</i>	yarrow
<i>Cryptantha intermedia</i>	popcorn flower
<i>Schismus barbatus</i>	schismus
<i>Peonia californica</i>	paeonia

Scientific Name	Common Name
<i>Acourtia microcephyla</i>	Acourtia
<i>Scrophularia californica</i>	Scrophularia

Attachment B Wildlife List

Common Name	Scientific Name
Side blotched lizard	<i>Uta stansburiana elagans</i>
Anna's humming bird	<i>Calypte anna</i>
Scrub Jay	<i>Aphelocoma californica</i>
Northern mocking bird	<i>Mimus polyglottos</i>
California quail	<i>Callipepla californica</i>
lesser goldfinch	<i>Spinus psaltria</i>
common raven	<i>Corvus corax</i>
house finch	<i>Haemorhous mexicanus</i>
Henn's checkerspot	<i>Euphydryas chalcedona henei</i>
Painted lady	<i>Vanessa cardui</i>

Attachment C Special Status Species with Potential to Occur

<i>Latin Name</i>	Common Name	Status	Habitat	Potential to occur on-site
Plants				
<i>Clarkia delicata</i>	Campo clarkia	CRPR 1B, County List A	Coast live oak woodland, Riparian woodlands, chaparral. Prefers shaded areas on north and east facing slopes.	Not detected. Low potential to occur. This species would have been detectable during the April site visit.
<i>Galium johnstonii</i>	Johnston's bedstraw	CRPR 4, County List D	Perennial herb, known from open mixed forest in the San Gabriel and San Bernardino mountains. The CNPS inventory does not map this species as occurring in San Diego County.	Not detected. Low potential to occur because the site is outside the known range of the species. Furthermore, the site also does not contain suitable open mixed forest habitat.
<i>Saltugilia caruifolia</i> (<i>Gilia caruifolia</i>)	Caraway leaved gilia	CRPR 4, County List D	A small wildflower that prefers openings in chaparral and lower montane forest. Blooming period is from May-Aug.	Not detected. Low potential to occur due to the dense chaparral canopy that occurs onsite.
<i>Hulsea vestita callicarpha</i>	Beautiful hulsea	CRPR 4 County, List D	This wildflower blooms from May to October on rocky, gravelly, or granitic openings in chaparral, and lower montane coniferous forests.	Not detected. Low potential to occur due to the dense chaparral canopy that occurs onsite.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Pentachaeta aurea aurea</i>	Golden-rayed pentachaeta	CRPR 4, County List D	This annual wildflower blooms from Mar-Jul in chaparral, scrub, woodland lower montane forest and grassland habitats.	Not detected. Moderately suitable habitat occurs onsite but this species was not observed during the April site visit.
<i>Rupertia rigida</i>	Parish psoralea	CRPR 4, County List D	This perennial herb blooms from Jun-August in openings or the margin of chaparral, lower montane forest, meadows, pebble plain and grassland habitats.	Not detected. Moderate potential to occur. Potentially suitable habitat occurs onsite.
<i>Scutellaria bolanderi austromontana</i>	Southern skullcap	CRPR 1B, County List A	This wildflower prefers mesic (wet areas) in chaparral, woodlands and lower montane forests.	Not detected. Low potential to occur due to the lack of mesic conditions onsite.
<i>Accipiter cooperi</i>	Cooper's hawk	County Group 1	A medium-sized hawk that occurs in woodlands. Feeding mostly on birds and small mammals.	Not detected. Moderate potential to occur or utilize the open oak woodland habitat east of the project site.
<i>Accipiter striatus</i>	Sharp-shinned hawk	County Group 1	Mixed or coniferous forests, open deciduous woodlands, thickets, edges. Usually nests in dense areas of woodlands and forests.	Not detected. Moderate potential to occur or utilize the open oak woodland habitat east of the project site.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Antrozous Pallidus</i>	Pallid bat	County Group 2, SSC	Roost in rock crevices in a variety of habitats.	Not detected. Low potential to occur due the lack of suitable roosting habitat.
<i>Bufo microscaphus californicus</i>	Arroyo toad	FE, County Group 1, SSC	Occurs in riparian areas where there is suitable burrowing substrate (sand).	Not detected. Low potential to occur due lack of riparian habitat onsite. See discussion in report for additional details.
<i>Cathartes aura</i>	Turkey vulture	County Group 1	Occurs/forages in a variety of habitats. Prefers isolated rocky cliffs or woodlands for nesting.	Not detected. Moderate potential to forage onsite.
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse	County Group 2, SSC	Coastal scrub, chamise-redshank chaparral, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland.	Not detected. Moderate potential occurs for this species to occur.
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	County Group 2, SSC	Requires caves, mines, tunnels, buildings, or other human-made structures for roosting. May use separate sites for night, day, hibernation, or maternity roosts.	Not detected. Low potential to occur due to the lack of suitable roosting habitat.
<i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake	County Group 2, SSC	Occurs from sea level to 900 m (3000 ft) in chaparral, woodland, and arid	Not detected. Low potential to occur due to the project site may be outside the

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
			desert habitats in rocky areas and dense vegetation.	known elevation range of the species.
<i>Dendroica petechia brewsteri</i>	Yellow warbler	County Group 2, SSC	Riparian woodlands or riparian scrub	Not detected. Low potential to occur due the lack of suitable habitat.
<i>Empidonax trailii extimus</i>	Southwestern willow flycatcher	FE, SE, County Group 1	Riparian woodlands or riparian scrub	Not detected. Low potential to occur due the lack of suitable habitat.
<i>Euderma maculatum</i>	Spotted bat	County Group 2, SSC	The spotted bat prefers arid regions, desert scrub, and open forest in rugged landscapes nest to water sources. They roost on vertical cliffs and in open canyons.	Not detected. Low potential to occur due to the lack of rooting habitat onsite.
<i>Eumops perotis californicus</i>	Greater western mastiff bat	County Group 2, SSC	Ideal habitat for this bat must have large open area with roost sites having vertical faces. They will roost in small colonies in rock fissures in high cliff faces.	Not detected. Low potential to occur due to the lack of rooting habitat onsite.
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE, County Group 1	Openings in scrub, chaparral and sometimes grasslands. Host plants include dwarf plantain (<i>Plantago erecta</i>), white snapdragon (<i>Antirrhinum coulterianum</i>), purple owl clover	Not detected. Low potential to occur due to the dense chaparral canopy onsite. Host plants were not observed during the April site survey.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
			(<i>Castilleja exserta</i>) and Chinese houses (<i>Collinsia</i> sp.)	
<i>Felis concolor</i>	Mountain lion	County Group 2, SSC	Solitary animals that require large ranges within a variety of habitats.	Not detected. Low potential to occur due to the developed nature of the site and surrounding rural residences.
<i>Lasiurus blossevillii</i>	Western red bat	County Group 2, SSC	Western red bats are solitary animals who prefer riparian areas dominated by walnuts, oaks, willows, cottonwoods, and sycamores where they roost in these broad-leafed trees. They roost only in tree foliage.	Not detected. Moderate potential to occur within the oak woodland habitat east of the project site.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	County Group 2, SSC	Abundant at lower elevations in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats.	Not detected Moderate potential to occur onsite.
<i>Myotis ciliolabrum</i>	Small-footed myotis	County Group 2, SSC	It occurs in a wide variety of habitats, primarily in relatively arid wooded and brushy uplands near water. This species is found from sea level to at least 2700 m	Not detected. Low potential to occur. Due to the lack of nearby water sources.
<i>Myotis evotis</i>	Long eared myotis	County Group 2, SSC	Clay soils in chenopod scrub, coastal scrub and grasslands.	Not detected. Low potential to occur due to the lack of suitable soils.

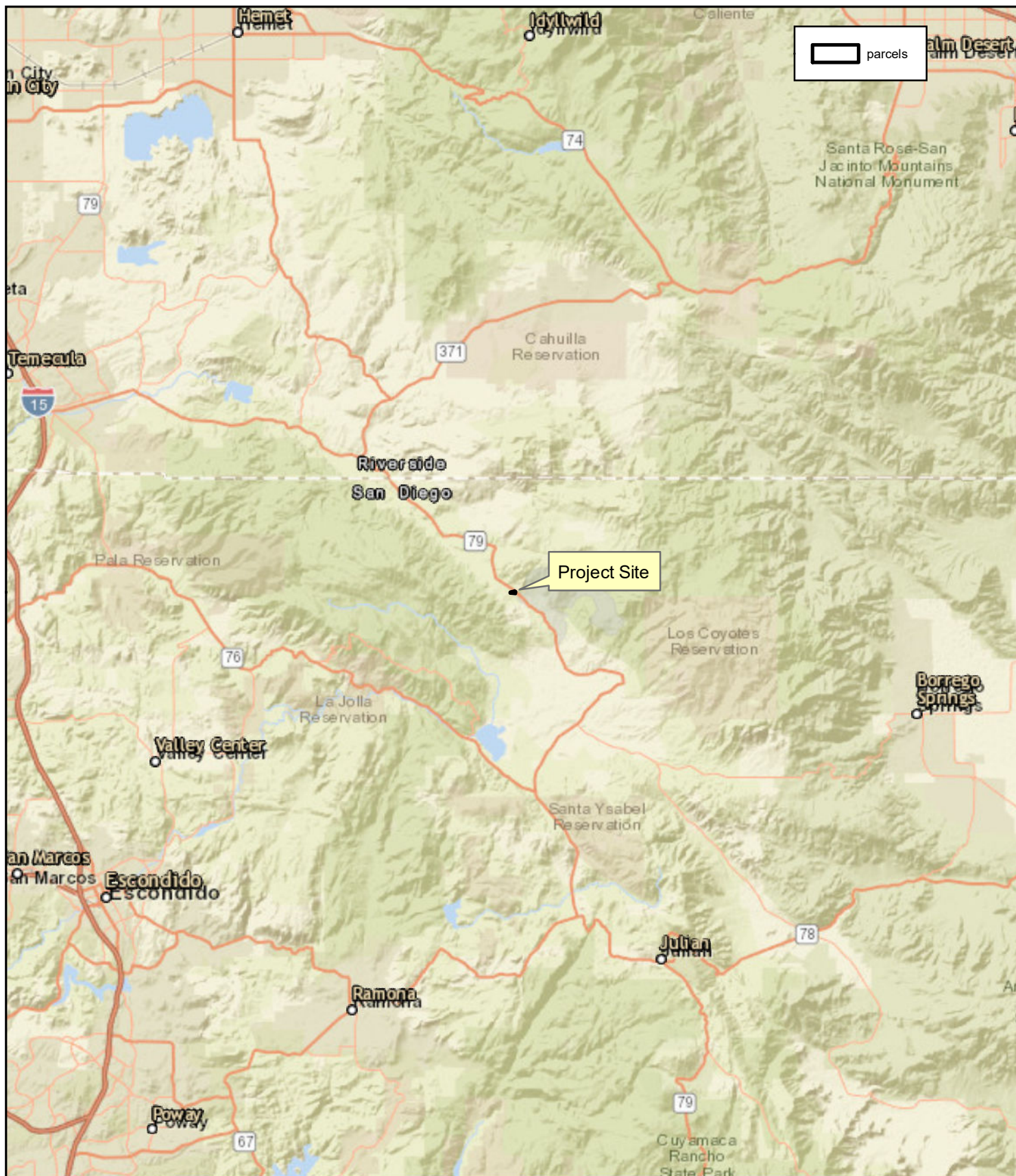
Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Myotis thysanodes</i>	Fringed myotis	County Group 2, SSC	Alkali soils in grasslands, vernal swales and vernal pools.	Not detected. Low potential to occur due the lack of suitable soils.
<i>Myotis Volans</i>	Long legged myotis	County Group 2, SSC	Grasslands on clay soils.	Not detected. Low potential to occur due the lack of suitable soils.
<i>Myotis yumanensis</i>	Yuma myotis	County Group 2, SSC	Grasslands and coastal scrub.	Not detected. Low potential to occur due the disturbed nature of the site.
<i>Odocoileus hemionus</i>	Southern mule deer	FE, CE, CRPR 1B, County List A	Vernal pools	Not detected. Low potential to occur due to the lack of suitable habitat on-site.
<i>Pandion haliaetus</i>	Osprey	CRPR 2, County List B	Alkali soils in coastal scrub, chaparral and woodland habitats	Not detected. Low potential to occur due the lack of suitable soils.
<i>Spea (Scaphiopus) hammondi</i>	Western spadefoot toad			
Not detected. Not expected to nest on-site due to the lack of suitable habitat.	Western bluebird	CDFW Watch List (nesting)	Woodlands	
<i>Taxidea taxus</i>	American badger	CDFW Watch List (nesting)	Mixed forest and woodlands.	Not detected. Not expected to nest on-site due to the lack of suitable habitat.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	CDFW Watch List	Coastal sage scrub and chaparral	Not detected. Not expected to occur due to the lack of suitable habitat.
<i>Amphispiza belli belli</i>	Bell's sage sparrow	CDFW Watch List	Coastal sage scrub and chaparral	Not detected. Not expected to occur due to the lack of suitable habitat.
<i>Athene cunicularia hypugea</i>	Burrowing owl	CDFW SSC	Burrows within grasslands and low growing shrublands with good visibility.	Not detected. Not expected to occur due to the lack of suitable burrowing habitat.
<i>Campylorhynchus brunneicapillus Sandiegensis</i> , synonym = <i>Campylorhynchus brunnicapillus couesi</i>	Coastal cactus wren, synonym = San Diego cactus wren	CDFW SSC, USFWS BCC	Occurs in dense thickets of cactus species within maritime succulent scrub, and Diegan coastal sage scrub.	Not detected. Small patches of <i>Cylindropuntia prolifera</i> and <i>Opuntia ficus-indica</i> occur onsite. However, coastal cactus wren is not expected to occur due to disturbed nature of the site and the lack of large, dense cactus patches.
<i>Circus cyaneus hudsonius</i>	Northern harrier	CDFW SSC	Marshes, grasslands and scrub habitats.	Not detected. Due to the small size and proximity to existing development the site represents low quality foraging habitat.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail	CDFW Watch List	Diegan coastal sage scrub, grasslands and chaparral.	Not detected. Due to the small size and proximity to existing development the site represents low quality habitat.
<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko	CDFW SSC	Prefers rocky areas in coastal sage and chaparral.	Not detected. Low potential to occur due to the lack of suitable habitat.
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE	Openings in Diegan coastal sage scrub and chaparral. Primary host plant is dwarf plantain (<i>Plantago erecta</i>).	Not detected. Low potential to occur due the disturbed nature of the site. Additionally, the project site is located outside of the USFWS required survey area.
<i>Lanius ludovicianus</i>	Loggerhead shrike	CDFW SSC	Openings in chaparral, coastal sage scrub and grasslands with perch sites.	Not detected. Low potential to occur due the disturbed nature of the site.
<i>Poliophtila californica californica</i>	California gnatcatcher	FT, CDFW SSC	Diegan coastal sage scrub and maritime succulent scrub	Not detected. Low potential to occur due the lack of suitable habitat.
<i>Riparia riparia</i>	Bank swallow	CT	Nests in colonies in vertical banks of dirt or sand, usually along rivers or ponds, seldom away from water.	Not detected. Low potential to occur due the lack of suitable nesting habitat.

Latin Name	Common Name	Status	Habitat	Potential to occur on-site
<i>Agelaius tricolor</i>	Tricolored blackbird	Candidate CE	Nesting colony prefer marshlands with open water nearby. Will also forage in adjacent uplands	Not detected. Low potential to occur due the lack of suitable nesting habitat.
<i>Ammodramus savannarum</i>	Grasshopper sparrow	CDFW SSC	Grasslands	Not detected. Low potential to occur due the disturbed nature of the site.
<i>Buteo regalis</i>	Ferruginous hawk (Winter)	CDFW Watch List	Uncommon winter resident. Prefers grasslands for foraging.	Not detected. Low quality foraging habitat occurs on-site.
<i>Buteo swainsoni</i>	Swainson's hawk (Winter)	CT	Uncommon winter resident. Prefers grasslands and agriculture fields for foraging.	Not detected. Low quality foraging habitat occurs on-site.
<i>Elanus caeruleus</i>	White-tailed kite	CDFW Fully Protected (nesting)	Woodlands or trees near open ground with high rodent populations.	Not detected. Moderate potential exists for this species to forage onsite.
<i>Falco mexicanus</i>	Prairie falcon	CDFW Fully Protected (nesting)	Primarily known from the eastern portion of San Diego County. Nest on ledges on cliffs or bluffs and forage in open desert or grassland.	Not detected. Low potential to occur due the site location outside of the birds typical range.
<i>Falco peregrinus anatum</i>	American peregrine falcon	CDFW Fully Protected (nesting)	Nests on cliff ledges and, sometimes in an old nest of another bird of prey.	Not detected. Low potential to occur due the lack of suitable habitat.

<i>Latin Name</i>	Common Name	Status	Habitat	Potential to occur on-site
<i>Linderiella occidentalis</i>	California lindellaria	None	Vernal pools	Not detected. Low potential to occur due the lack of suitable habitat.



Sierra Roble Winery

KLUTZ BIOLOGICAL
CONSULTING



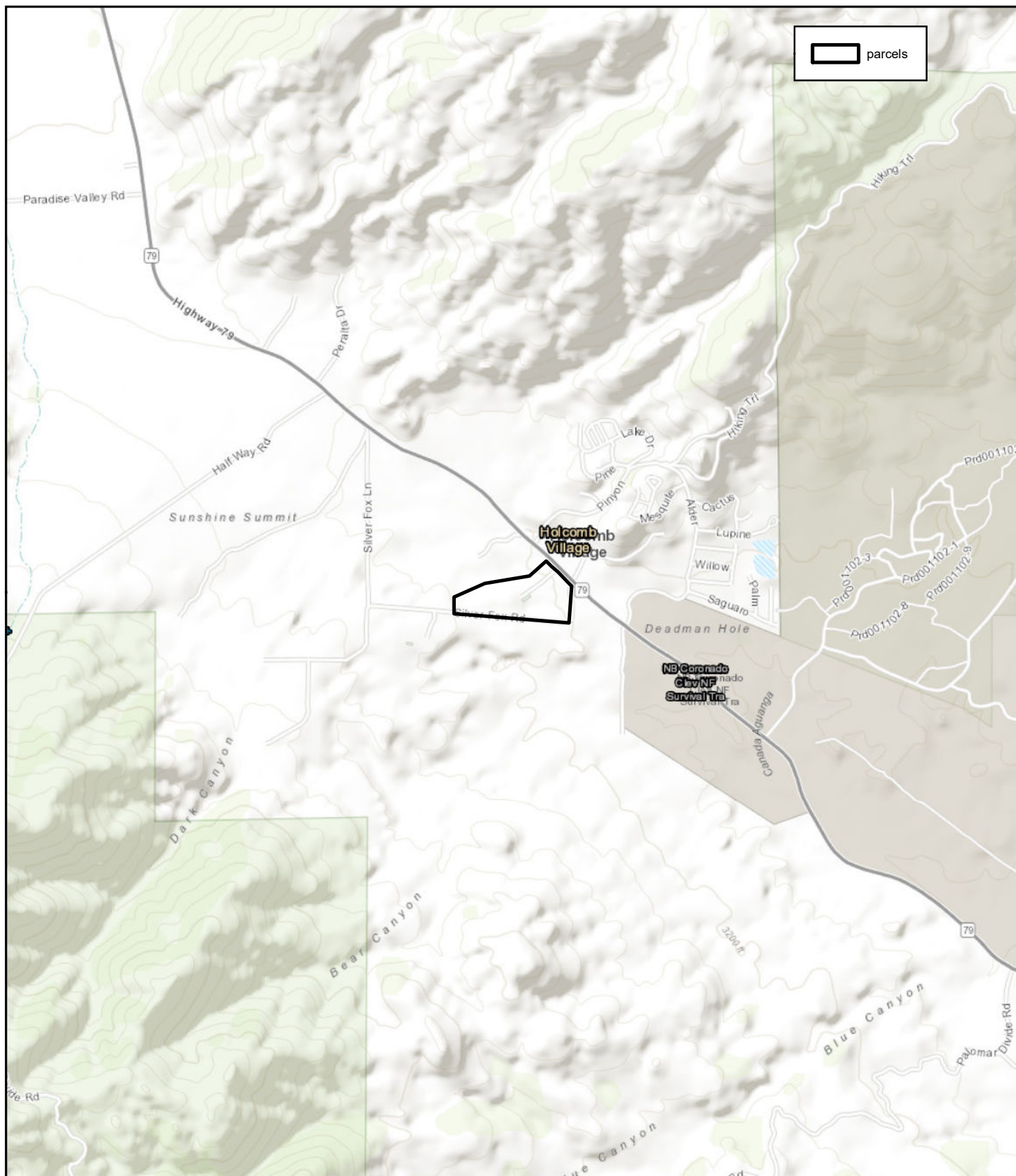
Date Printed: 5/6/2018

Author: Korey Klutz

projects\lyon\larchmont



Figure 1
Regional Vicinity



Sierra Roble Winery

KLUTZ BIOLOGICAL
CONSULTING

Date Printed: 5/6/2018

Author: Korey Klutz

projects\lyon\larchmont

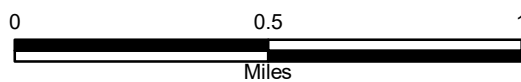
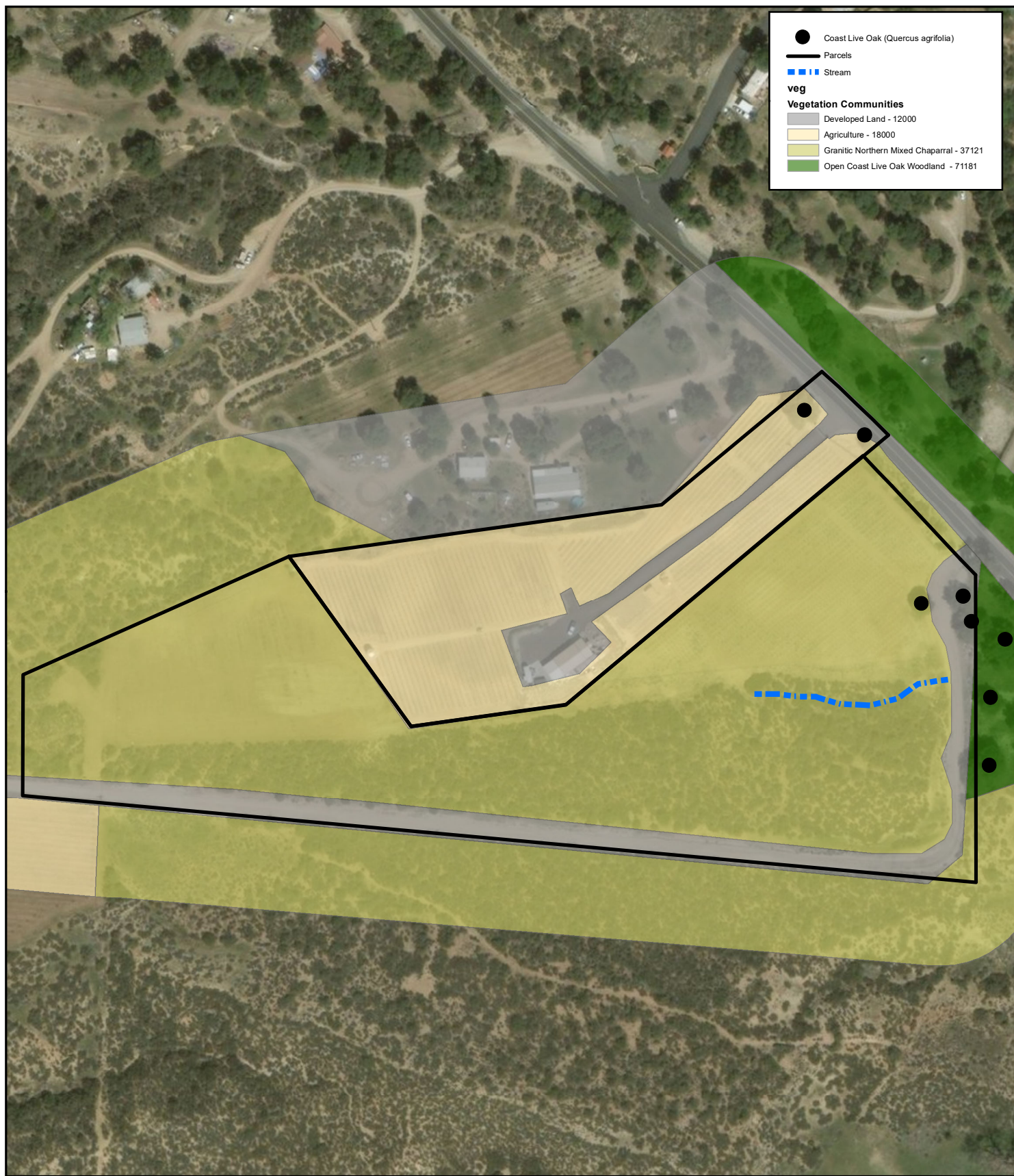


Figure 2
Project Vicinity



Sierra Roble Winery

KLUTZ BIOLOGICAL
CONSULTING

Date Printed: 2/12/2019

Author: Korey Klutz

projects\lyon\larchmont

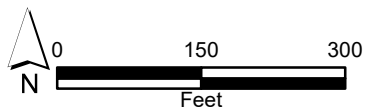


Figure 3
Biological Resources

SMALL WINERY PERMIT 34810 HWY 79 - WARNER SPRINGS PLOT PLAN

SOURCE OF FRUIT (BASED ON CURRENT FACILITY)		
SOURCE	AMOUNT (TONS)	PERCENT OF TOTAL
PREMISES *	16 **	80
LOCAL GROWERS	3	15
OUT OF COUNTY	1	5
TOTAL	20	100

* THE PREMISES WILL ULTIMATELY CONSIST OF 10.6 TOTAL ACRES OF FRUIT PRODUCTION (2.8 ACRES ON APN 114-140-08-00 & 7.8 ACRES ON APN 114-140-57-00)

** BASED ON 10.6 ACRES PRODUCING 1.5 TONS OF GRAPES PER ACRE. NOTE: ONE TON OF GRAPES CAN PRODUCE APPROXIMATELY 50 CASES OF WINE. THEREFORE THE FACILITY CAN ONLY PROCESS UP TO 20 TONS OF TRUIT PER YEAR.

THE WINE PRODUCTION AND TASTING FACILITIES ARE LOCATED ON APN 114-140-08-00 WHICH HAS 2.8 ACRES OF PRODUCTION, OR 4.2 TONS OF FRUIT. THIS EXCEEDS THE 1/4 OF THE 23% OF THE TOTAL 20 TONS CAPACITY OF THE FACILITY. THE WINE PRODUCTION AND TASTING FACILITIES WILL BE LOCATED ON THE 7.8 ACRES OF THE PARCEL THAT CONTAINS THE WINE PRODUCTION AND TASTING FACILITIES.

SOURCE OF FRUIT (BASED ON MAXIMUM PRODUCTION)		
SOURCE	AMOUNT (TONS)	PERCENT OF TOTAL
PREMISES *	16 **	27
LOCAL GROWERS	13	23
OUT OF COUNTY	20	48
TOTAL	60	100

* THE PREMISES WILL ULTIMATELY CONSIST OF 10.6 TOTAL ACRES (2.8 ACRES ON APN 114-140-08-00 & 7.8 ACRES ON APN 114-140-57-00)

** BASED ON 10.6 ACRES PRODUCING 1.5 TONS OF GRAPES PER ACRE. NOTE: ONE TON OF GRAPES CAN PRODUCE APPROXIMATELY 50 CASES OF WINE. THEREFORE THE FACILITY CAN ONLY PROCESS UP TO 20 TONS OF TRUIT PER YEAR.

THE WINE PRODUCTION AND TASTING FACILITIES ARE LOCATED ON APN 114-140-08-00 WHICH HAS 2.8 ACRES OF PRODUCTION, OR 4.2 TONS OF FRUIT. THIS EXCEEDS THE 1/4 OF THE 23% OF THE TOTAL 60 TONS CAPACITY OF THE FACILITY. THE WINE PRODUCTION AND TASTING FACILITIES WILL BE LOCATED ON THE 7.8 ACRES OF THE PARCEL THAT CONTAINS THE WINE PRODUCTION AND TASTING FACILITIES.

PARKING TABLE

REQUIRED: BASED ON THE PROJECT DESCRIPTION THAT ANTICIPATES UP TO 100 GUESTS FOR SPECIAL EVENTS, PARKING TO ACCOMMODATE 3 PERSONS PER VEHICLE IS REQUIRED.
100 GUESTS/3 PERSONS PER VEHICLE = 33 SPACES
PROVIDED: 33 SPACES

LIGHTING NOTE

ALL PROPOSED LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE AND THE CALIFORNIA LIGHT POLLUTION CODE FOR GUIDANCE AND REQUIREMENTS.

NOISE REQUIREMENT NOTES

- HOURS OF OPERATIONS FOR THE WINE CLUB/EVENTS WOULD BE 10:00 A.M. TO 10:00 P.M. NO NOISE, LIFE OR RECREATION WOULD OCCUR AFTER 10:00 P.M.
- NOISE ASSOCIATED FROM THE WINERY WOULD NOT EXCEED THE ALLOWABLE NOISE LEVEL LIMIT PER NOISE ORDINANCE SECTION 38.404 OF 50 DBA DAYTIME AND 45 DBA NIGHT TIME LIMIT.

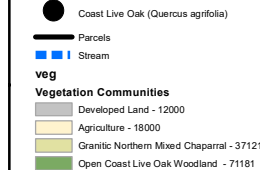
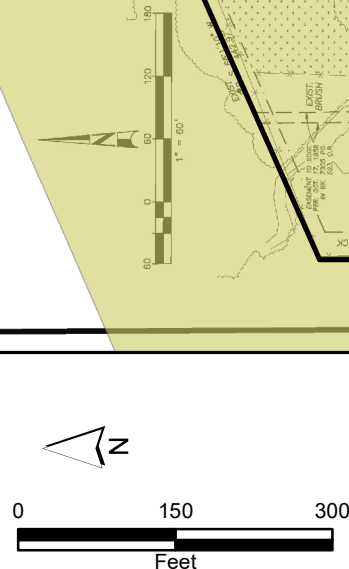


Figure 4
Project Impacts

Sierra Roble Winery

KLUTZ BIOLOGICAL CONSULTING

Date Printed: 3/13/2019

Author: Korey Klutz

BOUNDARY DATA PER DOCUMENT NO. 119247 DATED 7/24/08 AND PH 17127
NO GRADING IS PROPOSED

NOTE:

- EASEMENT FOR PUBLIC ROADWAY PURPOSES TOGETHER WITH THE RIGHT TO EXTEND AND MAINTAIN THE ROADWAY AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF SAID RIGHT-OF-WAY

IMPERVIOUS SURFACES		
ROUTE WINERY	1700 SF	
GRAPE CRUSHING AREA (COVERED)	810 SF	
CARPENTRY	240 SF	
WALL SHEED	240 SF	
TOTAL	2850 SF	

CLEARING QUANTITIES		
DISTURBED AREA	8.80 AC.	
EARTHWORK VOLUME	0 CY CUT	
	0 CY FILL	

SUMMARY TABLE - STRUCTURES

EXISTING ROUTINE WINERY	1700 SF
EXISTING CARPORT	240 SF

SECTION A-A

NO SCALE

NOTE: STRUCTURAL SECTION OF DRIVEWAY AND PARKING AREA SHALL BE TO THE SATISFACTION OF THE DIRECTOR OF PDS AND SAN DIEGO COUNTY FIRE AUTHORITY

PROPOSED PARKING/EXIST. DRIVEWAY (TYP)
NO SCALE

Photograph 1 Oak rooted just along eastern boundary (next to Silver Fox Lane). Clearing activities will not impact the rootzone of this tree.



Photograph 2 Oak located at entrance to property. Clearing activities will not impact the rootzone of this tree.



Photograph 3 Rural residential located across SR-79



Photograph 4 Rural residential located east of SR-79



Photograph 5 1-foot low flow channel – located in proposed Biological Conservation Easement (BCE)



Photograph 6 View of oak located next to Silver Fox Lane.

