

KLUTZ BIOLOGICAL

C O N S U L T I N G



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RE: Biological Resource Letter Report for a Proposed Residential Sub-Division Located in the SC MSCP – Sundale Road - Record ID: PDS2021-LDGRMJ-30366, APN 498-192-09-00.

The following Biological Resource Letter Report analyzes project related impacts for a residential sub-division located within Rancho San Diego (an unincorporated community within County of San Diego, California) (Figure 1). The proposed project is specifically located west of Jamacha Road and immediately adjacent to Sundale Road (Figure 2). Furthermore, the study parcel (Assessor Parcel Number (APN) 498-192-09) is located in the Metro-Lakeside-Jamul Segment of the County's Multiple Species Conservation Program (MSCP).

SUMMARY

The proposed project consists of a residential subdivision located within the unincorporated community of Ranch San Diego (County of San Diego). The study parcel is also within the County's South County Multiple Species Conservation Program (MSCP) and specifically within the Metro-Lakeside-Jamul Segment. The project consists of a six lot sub-division of APN 498-192-09-00.

The study area (project parcel and a 100-foot buffer) contains disturbed Diegan coastal sage scrub, non-native grasslands, disturbed habitat, and developed lands. Project improvements will impact the entire parcel including 0.75-acre (ac) of disturbed Diegan coastal sage scrub, 0.39-ac of non-native grassland, 2.0-ac of disturbed habitat, and 0.57-ac of urban/developed lands. The project will not impact special-status species, jurisdictional wetlands or waterways, or wildlife corridors. Mitigation for disturbed Diegan coastal sage scrub and non-native grassland will be achieved by purchasing mitigation credits off-site at the San Miguel and San Vicente Conservation Banks.

Please note, clearing of vegetation within on-site areas represents a potentially significant impact to nesting birds if the removal vegetation occurs during the nesting bird season. As a mitigation measure for this potential impact, if any construction work is proposed to

occur during the County of San Diego migratory bird or raptor breeding season (February 1 through August 31), a qualified biologist will be required to conduct a bird and raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the project area would be impacted. 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 300 feet for migratory bird species and 500 feet for raptor species, 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.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION AND SETTING

Project Description

The proposed project consists of a six-lot residential sub-division of APN 498-192-09-00 (Figure 3). Project improvements include clearing of vegetation, grading, installation of leach lines, retaining walls, and new driveways that connect to Sundale Road. The project does not propose any off-site impacts.

Project Location

The proposed project is located in Ranch San Diego which is within the SC MSCP planning area of the County of San Diego (California) (Figures 1 & 2). Specifically, the proposed project is west of Jamacha Road and immediately adjacent to Sundale Road (Figure 2). The project is located within the County of San Diego's SC MSCP Multiple Species Conservation Program planning area. Projects that occur within this planning area must comply with the County's Biological Mitigation Ordinance (BMO) and be consistent with the County's Guidelines for Determining Significance for Biological Resources (County of San Diego, 2010).

Project Setting

The study area, which comprises the proposed project site and a 100-foot buffer, is generally comprised of previously disturbed or developed lands that are in close proximity to existing residential properties (Figure 4). The study area is accessible via Sundale Road. The project site occurs on the El Cajon USGS 7.5' Quadrangle. The approximate elevation range of the study area is from 580 feet above mean sea level (AMSL) to 660 feet AMSL. The study area slopes moderately upslope from the northeast corner to the southwestern corner of the study parcel. One soil type occurs on-site and it is comprised primarily of sandy loams (Vista coarse sandy loam, 15 to 30 percent slopes).

SITE SURVEY

Klutz Biological Consulting (KBC) biologist Korey Klutz conducted a biological resources survey on December 30th, 2022. The survey was conducted between the hours of 1330

and 1530, respectively. Conditions during the survey consisted of partly cloudy skies and a temperature of approximately 60 degrees Fahrenheit (F) with winds from 2 to 10 miles per hour. The survey was conducted by slowly walking meandering transects within the study area and recording all plants and wildlife species observed. A search of the California Natural Diversity Database 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 timing and duration of the survey events. Specifically, 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 survey.

Mapping was performed following the Biological Resource Mapping Guidelines within the Report Format and Content Requirements: Biological Resources (County of San Diego 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 the 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) on-site. 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 survey and the regional context of the biological resources observed or that have the potential to occur on-site. The study area contains four landcover types including disturbed Diegan coastal sage scrub, non-native grassland, disturbed habitat, and urban/developed lands.

Regional Biological Context

The project is located within the SC MSCP. Specifically, the site is mapped as occurring outside of the Pre-Approved Mitigation Area (PAMA) and within the Metro-Lakeside-Jamul Segment. The study area does not qualify as a Biological Resource Core Area (BRCA) as defined by the County's BMO.

Habitats and Vegetation Communities

The following is a summary of the existing habitats and vegetation communities. Habitat types within the study area are comprised primarily of lands that have been previously disturbed. A discussion of each landcover or habitat type observed within the study area is provided below. A list of all plant species observed during the field survey is provided as Attachment A.

Disturbed Diegan Coastal Sage Scrub (32500) (Tier II)

Diegan coastal sage scrub consists predominantly of low- growing, aromatic, and generally soft-leaved shrubs. Diegan coastal sage scrub is a native plant community characterized by soft, low, aromatic shrubs and subshrubs characteristically dominated by drought-deciduous species. This community typically occurs on sites with low moisture availability, such as dry slopes and clay-rich soils that are slow to release stored water. The representative species in this habitat type are California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), and laurel sumac (*Malosma laurina*). On-site this habitat has been heavily disturbed and contains a mixture of non-native grasses and coastal sage scrub species. Dominant shrubs include California sage brush, California buckwheat, and laurel sumac. Overall shrub density and cover is extremely low with less than 10% cover within the mapped areas. Bare ground and non-native invasive plants dominate this community on-site.

Non-native Grassland (42200) (Tier III)

This habitat type is characterized by a dominance of annual grass species as well as annual native forbs in years with adequate rainfall. Areas mapped as non-native grassland are dominated by non-native plant species comprised primarily by cultivated oat (*Avena sativa*), ripgut grass (*Bromus diandrus*), Russian thistle (*Salsola tragus*), field bindweed (*Convolvulus arvensis*), and redstem filaree (*Erodium cicutarium*). Smaller amounts of black mustard (*Brassica nigra*), Asian mustard (*Brassica tournefortii*), London rocket (*Sisymbrium irio*), dwarf mallow (*Malva neglecta*), and Bermuda grass (*Cynodon dactylon*) were also observed.

Disturbed Habitat (11300) (Tier IV)

Disturbed land includes areas in which the vegetative cover comprises less than 10 percent of the surface area (disregarding natural rock outcrops) and where there is evidence of soil surface disturbance and compaction from previously legal human activity; or where the vegetative cover is greater than 10 percent, there is soil surface disturbance and compaction, and the presence of building foundations and debris (e.g., irrigation piping, fencing, old wells, abandoned farming or mining equipment) resulting from legal activities (as opposed to illegal dumping). Vegetation on disturbed land (if present) will have a high predominance of non-native and/or weedy species that are indicators of surface disturbance and soil compaction, such as Russian thistle (*Salsola tragus*), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), and sow-thistle (*Sonchus oleraceus*).

On-site disturbed habitat occurs throughout the center portion of the project area (Figure 4). All areas mapped as disturbed habitat appear to be routinely maintained and contain limited biological value. Upon review of historical aerial photographs, the disturbances appear to be associated with active agriculture that has occurred on-site for at least 30 plus years and has not been left fallow for more than 4 years.

Urban/Developed (12000) (Tier IV)

Within the study area urban/developed lands includes an existing residential dwelling, patio structures, hardscape features, dirt roads and as well as paved roads. Within this landcover type, ornamental vegetation also occurs. All areas mapped as urban/developed are routinely maintained and contain limited biological value. However, mature ornamental trees that occur in this landcover do provide some cover and nesting opportunities for wildlife species.

General Wildlife Observations

During the site surveys four bird species were observed. Species observed included, Common raven (*Corvus corax*), House finch (*Haemorhous mexicanus*), Song sparrow (*Melospiza melodia*), California towhee (*Melospiza crissalis*), and Lesser goldfinch (*Spinus psaltria*). A list of all wildlife species observed during the field survey is provided as 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, California Native Plant Society (CNPS) online inventory (2020), and the California Natural Diversity Database (CNDDDB 2020).

Sensitive Plants

Based on the literature search conducted prior to the field survey seventeen special status plant species were identified as potentially occurring within the general project vicinity including San Diego Thornmint (*Acanthomintha ilicifolia*), San Diego needlegrass (*Achnatherum diegoensis*), San Diego Ambrosia (*Ambrosia pumila*), Palmer's sage (*Artemisia palmeri*), Orcutt's brodiaea (*Brodiaea orcuttii*), Slender Pod Jewellflower (*Caulanthus stenocarpus*), Prostrate spineflower (*Chorizanthe procumbens*), Western dichondra (*Dichondra occidentalis*), Variegated dudleya (*Dudleya variegata*), Graceful tarplant (*Holocarpha virgata elongata*), Southwestern spiny rush (*Juncus acutus leopoldii*), Robinson pepper grass (*Lepidium virginicum robinsonii*), San Diego goldenstar (*Muilla clevelandii*), Munz sage (*Salvia munzii*), Mesa club moss (*Selaginella cinerascens*), Blue streamwort (*Stemodia durantifolia*), and San Diego sunflower (*Viguiera laciniata*) (CNDDDB 2022, County of San Diego 2021). Due to the disturbed nature of the site and the

lack of suitable undisturbed native soils, no special status plant species are expected to occur (Attachment C).

Sensitive Wildlife

Sensitive or special status wildlife species 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.

Wildlife species identified during the literature search as potentially occurring on-site included: Cooper's hawk (*Accipiter cooperi*), Sharp-shinned hawk (*Accipiter striatus*), Rufous-crowned sparrow (*Aimophila ruficeps canescens*), Grasshopper sparrow (*Ammodramus savannarum*), Bell's sage sparrow (*Amphispiza belli belli*), Silvery legless lizard (*Anniella pulchra pulchra*), Pallid bat (*Antrozous pallidus*), Golden eagle (*Aquila chrysaetos*), Great blue heron (*Ardea herodias*), Long-eared owl (*Asio otus*), Burrowing owl (*Athene cunicularia hypogea*), Ringtail (*Bassariscus astutus*), Red-shouldered hawk (*Buteo lineatus*), Ferruginous hawk (*Buteo regalis*), Turkey vulture (*Cathartes aura*), Dulzura California pocket mouse (*Chaetodipus californicus femoralis*), Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), Coastal rosy boa (*Charina trivirgata roseofusca*), Mexican long-tongued bat (*Choeronycteris mexicana*), Northern harrier (*Circus cyaneus hudsonius*), Southwestern pond turtle (*Clemmys marmorata pallida*), Orange-throated whiptail (*Cnemidophorus hyperythrus*), Coastal western whiptail (*Cnemidophorus tigris multiscutatus*), Yellow-billed cuckoo (*Coccyzus americanus occidentalis*), San Diego banded gecko (*Coleonyx variegatus abbottii*), Townsend's big-eared bat (*Corynorhinus townsendii*), Northern red diamond rattlesnake (*Crotalus ruber ruber*), Monarch butterfly (*Danaus plexippus*), Yellow warbler (*Dendroica petechia brewsteri*), San Diego ringneck snake (*Diadophis punctatus similis*), Black-shouldered kite (*Elanus caeruleus*), Southwestern willow flycatcher (*Empidonax trailii extimus*), Horned lark (*Eremophila alpestris actis*), Spotted bat (*Euderma maculatum*), Coronado skink (*Eumeces skiltonianus interparietalis*), Greater western mastiff bat (*Eumops perotis californicus*), Quino checkerspot butterfly (*Euphydryas editha quino*), Dun skipper (*Euphys vestris harbisoni*), Prairie falcon (*Falco mexicanus*), Mountain lion (*Felis concolor*), Yellow-breasted chat (*Ictera virens*), Loggerhead shrike (*Lanius ludovicianus*), California gull (*Larus californicus*), Western red bat (*Lasiurus blossevillii*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), Hermes copper (*Lycaena hermes*), Small-footed myotis (*Myotis ciliolabrum*), Yuma myotis (*Myotis yumanensis*), San Diego desert woodrat (*Neotoma lepida intermedia*), Big free-tailed bat (*Nyctinomops macrotis*), Pocketed free-tailed bat (*Nyctinomops femorosaccus*), Southern mule deer (*Odocoileus hemionus*), Southern grasshopper mouse (*Onychomys torridus ramona*), San Diego horned lizard (*Phrynosoma coronatum blainvillei*), California gnatcatcher (*Polioptila californica*), Coast patch-nosed snake (*Salvadora hexalepis virgulata*), Western spadefoot toad (*Scaphiopus hammondi*), Western bluebird (*Sialia mexicana*), American badger (*Taxidea taxus*), Two

stripe garter snake (*Thamnophis hammondi*), South Coast garter snake (*Thamnophis sirtalis novum*), Common barn-owl (*Tyto alba*), and Least Bell's vireo (*Vireo bellii pusillus*). 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 project site and the lack of suitable habitat, none of the species are considered to have a high potential to on-site (Attachment C).

The County's scoping letter also identified the potential need for focused surveys for both the California gnatcatcher and the Quino checkerspot butterfly. Since both of these species were considered to have a low potential to occur focused surveys were not conducted. A discussion of each species potential to occur is provided below.

Quino checkerspot butterfly (*Euphydryas editha quino*) -Status: Federally Endangered, County Group 1

Suitable Quino habitat includes sparsely vegetated openings embedded in a variety of vegetation types, including coastal sage scrub, flat-topped buckwheat scrub, maritime succulent scrub, chaparral, coastal sage scrub/chaparral ecotones, grasslands, vernal pools, juniper woodlands, and agricultural lands that are no longer cultivated and are recovering their habitat value. Quino shows a preference for relatively open areas that may include features such as cryptogamic crusts, with few vascular plants, surrounded by low-growing vegetation. Where their primary host plant dwarf plantain is present, optimum vegetation structure for Quino consists of patchy shrub landscapes with openings of several meters between large plants. Additional secondary host plants include woolly plantain, white snapdragon, Chinese houses, thread-leaved bird's beak or purple owl's clover. Quino males, and to a lesser extent female, are frequently observed on hilltops and ridgelines, even in the absence of nearby larval host plants where they bask and seek mates. As a result, hilltops and ridgelines near host plants are believed to be crucial elements of population survival (USFWS 2003).

The entire site was considered low potential Quino checkerspot butterfly habitat. This was due to the overall disturbed nature of the site, the lack of larval host plants and the location of the site outside of the USFWS recommended survey area. Thus, protocol surveys were not conducted. Please note that historic occurrences from the 1950's and 1970's occur in the general vicinity, but these observations are no longer extant. The property is surrounded by residential properties and the longer-term conservation value of the habitat on-site is low.

California gnatcatcher (*Poliioptila californica californica*) Status: Federally Threatened, California Species of Concern, County Group 1

The California gnatcatcher is a small blue-gray songbird which measures only 4.5 inches (11 cm) and weighs 0.2 ounces (6 grams). It has dark blue-gray feathers on its back and grayish-white feathers on its underside. The males have a black cap during the summer which is absent during the winter. California gnatcatchers primarily occur within Diegan coastal sage scrub habitat. Due to the overall disturbed nature of the site and the lack of suitable nesting habitat, focused surveys for California gnatcatchers were not conducted.

Large Mammal Use

Due to the proximity of the project site to existing development and the overall small size of the study area the site contains low quality or limited habitat for large mammals.

Raptor Nesting & Foraging

The site contains areas that could support raptor foraging. 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). Please note that no raptor nests were observed on-site.

Migratory Bird Treaty Act

On-site bird species have the potential to nest within the vegetation associated with disturbed Diegan coastal sage scrub, non-native grasslands, and the disturbed/developed lands. Active bird nests are protected under the Migratory Bird Treaty Act (MBTA).

Jurisdictional Wetlands and Waterways

Jurisdictional wetlands and waterways do not occur within 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 located outside of the SC MSCP PAMA and provides limited regional biological value.

Topography/Connectivity

Overall the project area is isolated from large areas of natural habitats and lacks important connectivity features.

SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

The study area is located within the County of San Diego's SC MSCP but is outside of the PAMA and does not meet the criteria of a BRCA. The impact analysis and associated

mitigation requirements are consistent with the SC MSCP, BMO, and the County’s Guidelines for Determining Significance for Biological Resources (County of San Diego, 2010).

Riparian Habitat and Sensitive Natural Community

The proposed project will impact 3.71 acres of habitat and disturbed/developed lands (Table 1) (Figure 4). Table 1 details the impacts to each landcover type and the required mitigation.

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>
Urban/Developed	0.57	0.57	NA	NA
Disturbed Habitat	2.00	2.00	NA	NA
Non-Native Grassland	0.39	0.39	0.5:1	0.195
Disturbed Diegan Coastal Sage Scrub	0.75	0.75	1:1	0.75
Total	3.71	3.71	NA	0.945

Special Status Species

The project is not anticipated to impact any sensitive plant/wildlife species (Attachment C) (Figure 4).

Federal Wetlands

Jurisdictional wetlands do not occur on-site (Figure 4). Therefore, no impacts will occur and no mitigation is required.

Wildlife Movement and Nursery Sites

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

Local Plans, Ordinances and Adopted Plans

Based upon the County’s Guidelines for Determining Significance for 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 Natural Communities Conservation Planning Process (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 (BRCAs) within lands in the MSCP, as defined by the Biological Mitigation Ordinance (BMO).
- Not maintain existing movement corridors and/or habitat linkages 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 will impact 0.75-acre of disturbed Diegan coastal sage scrub. These impacts will be mitigated in accordance with the County's BMO.

Preparation of a Subregional NCCP

The project site is within SC MSCP and outside PAMA or a BRCA. Project impacts are in accordance with the County's BMO, therefore no impact is identified for this threshold. The project would not impact the preparation of a subregional Natural Communities Conservation Plan (NCCP).

Impact Wetlands or Sensitive Lands as Identified in the RPO

The project will not impact wetlands, or any other sensitive land identified in the RPO. Jurisdictional wetland and waterways do not occur on-site.

Minimization/Mitigation of Coastal Sage Scrub Habitat Loss

The project will impact 0.75-acre of disturbed Diegan coastal sage scrub. These impacts will be mitigated in accordance with the County's BMO.

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

The project site is within SC MSCP and outside PAMA or a BRCA. Project impacts are in accordance with the County's BMO: therefore no impact is identified for this threshold. The project would not impact the preparation of a HCP, HMP, Special Area Management Plan, Watershed Plan or Similar Plan.

Impacts to Biological Resource Core Areas (BRCAs)

The project site does meet the criteria of a BRCA. Therefore, no impact would occur.

Impacts to MSCP Narrow Endemic Species

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 3.71 acres of habitat and disturbed/developed lands. These areas have the potential to provide suitable vegetation for nesting birds. 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 raptor nesting 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. 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.

CUMULATIVE IMPACTS

Since the site is located outside of PAMA and does not meet the criteria of a BRCA the proposed site improvements would not result in a potential cumulatively significant impact.

MITIGATION

As detailed previously, the project will impact two sensitive habitat types that would require mitigation. Mitigation for impacts to disturbed Diegan coastal sage scrub and non-native grassland will be achieved by purchasing 0.75 acre of tier II credits and 0.195 acre of tier III credits at the San Miguel and San Vicente Conservation Banks. Clearing of vegetation on-site 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 migratory bird or raptor breeding season (February 1 through August 31), a qualified biologist will be required to conduct a bird and raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the project area would be impacted. 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 300 feet for migratory birds and 500 feet for raptors, 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.

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Preparer and Persons/Organizations Contacted

Prepared by:



Korey Klutz, County Approved Biologist

ATTACHMENTS:

Figure 1 Regional Vicinity

Figure 2 Project Vicinity

Figure 3 Proposed Project

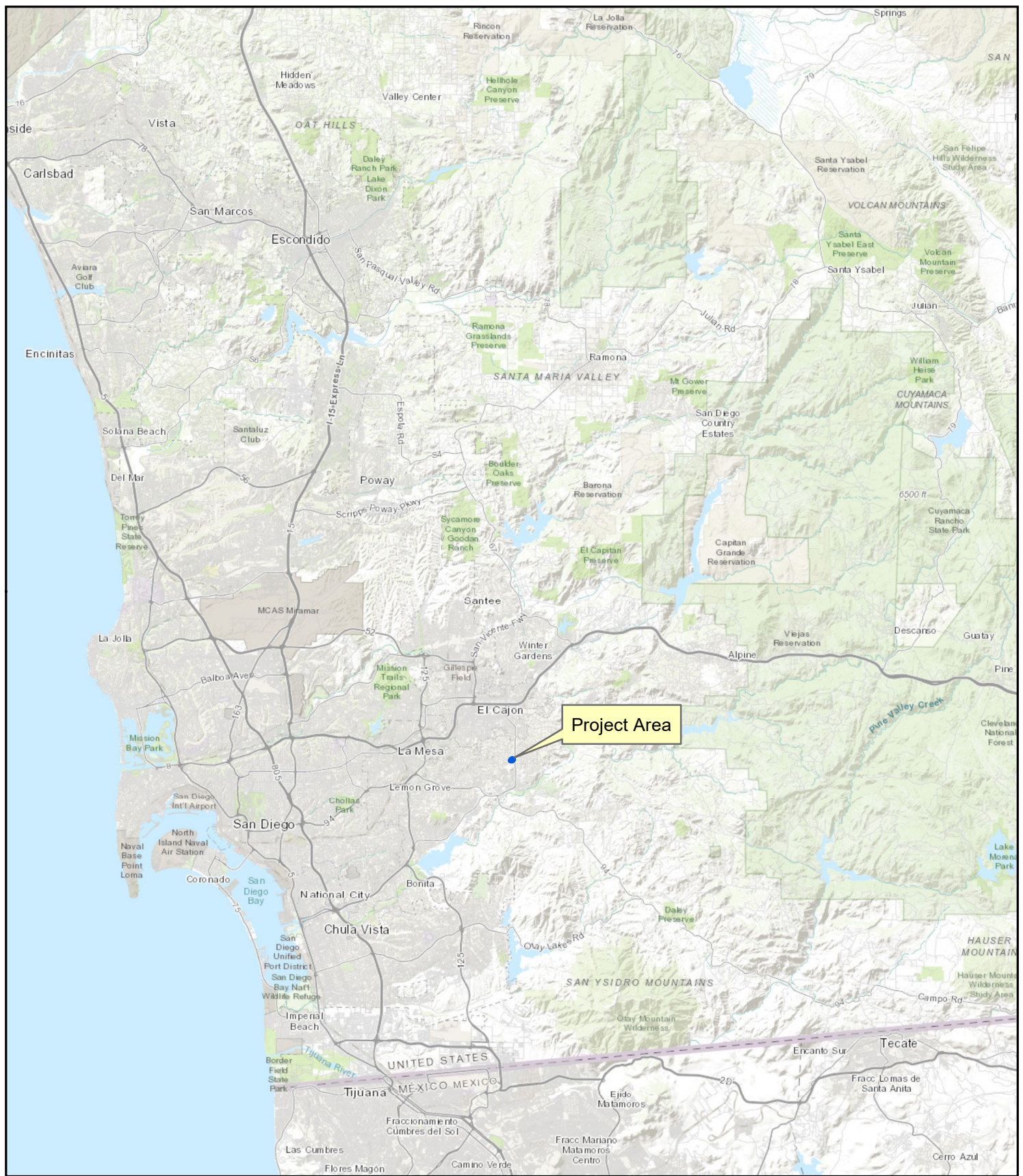
Figure 4 Biological Resources

Figure 5 Project Impacts

Attachment A Vascular Plant List

Attachment B Wildlife List

Attachment C Special Status Species with Potential to Occur



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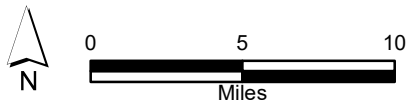
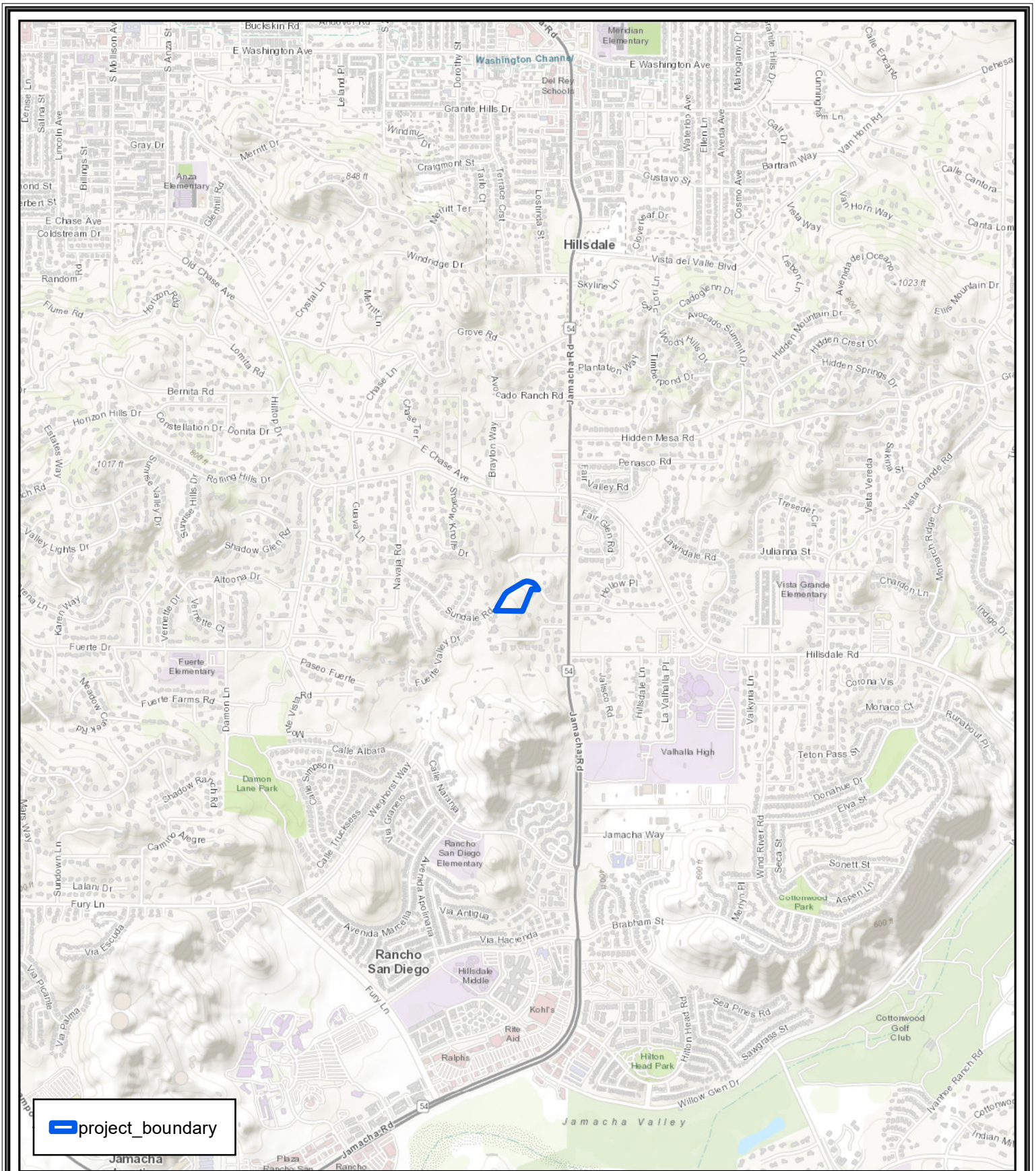


Figure 1
Regional Vicinity



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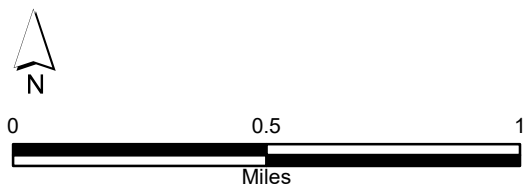
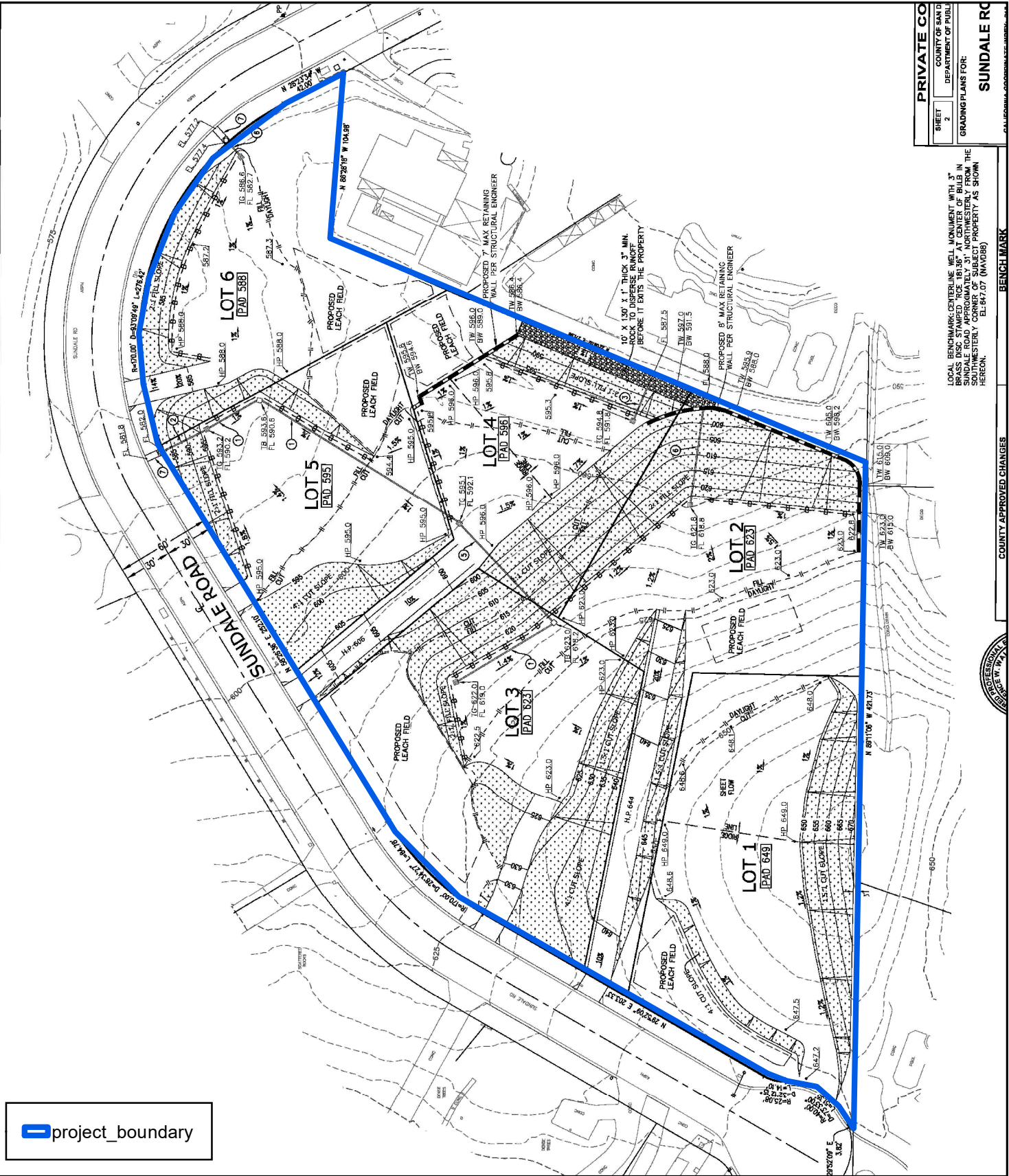


Figure 2
Project Vicinity

LOCAL BENCHMARK CENTERLINE N.E.L. MONUMENT WPT 1, 3"
 BRASS BSC STAMPED "RC" 181.35' AT CENTER OF BULL IN
 SUNDALE ROAD APPROXIMATELY 31' NORTHWESTERLY FROM THE
 SOUTHWESTERLY CORNER OF SUBJECT PROPERTY AS SHOWN
 HEREON.
 E.L. 647.57 (MAY1958)

COUNTY APPROVED CHANGES BENCH MARK



project_boundary

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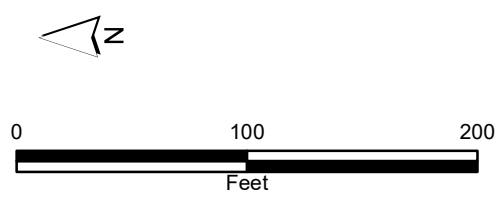
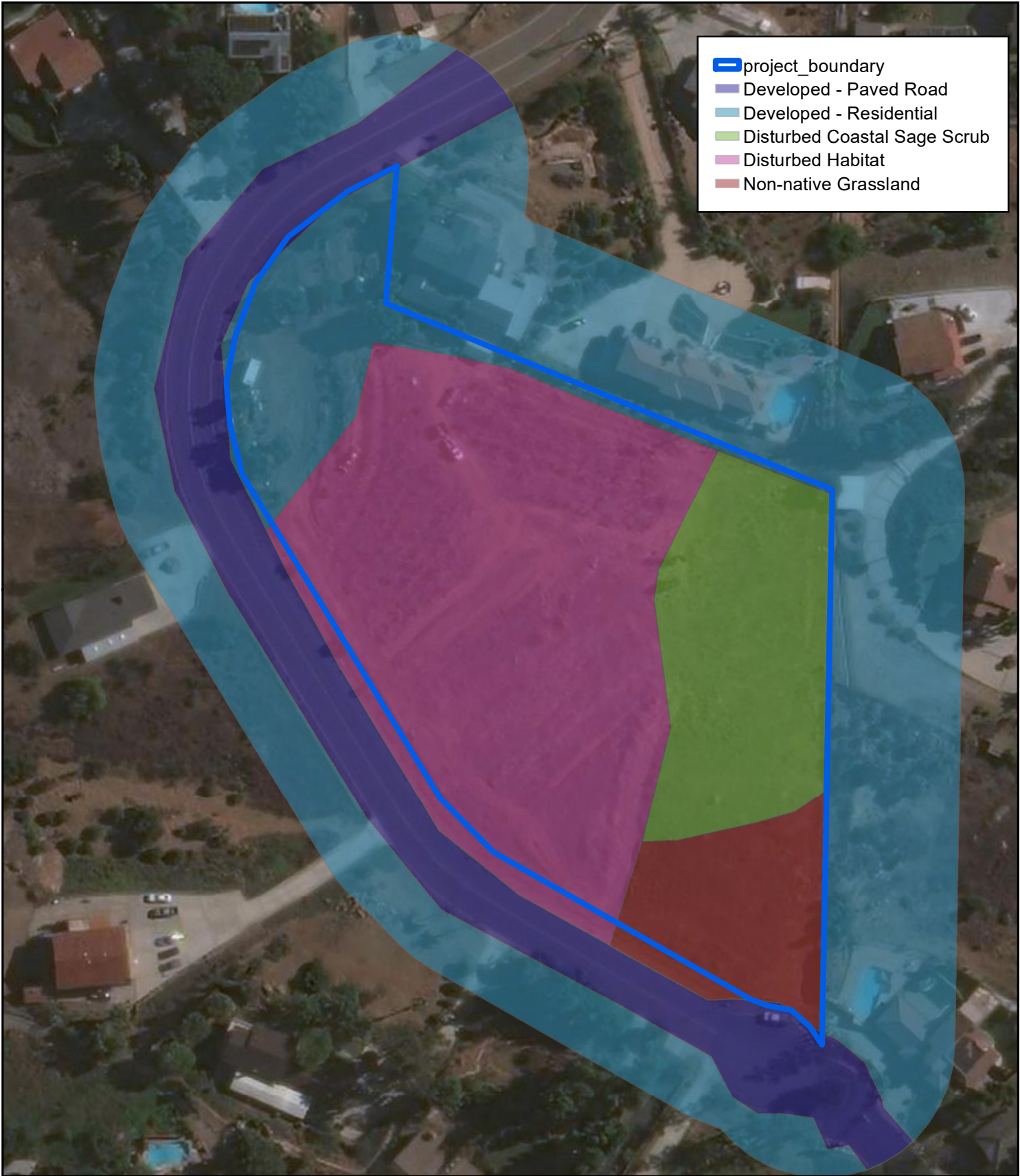



Figure 3
Proposed Project



-  project_boundary
-  Developed - Paved Road
-  Developed - Residential
-  Disturbed Coastal Sage Scrub
-  Disturbed Habitat
-  Non-native Grassland

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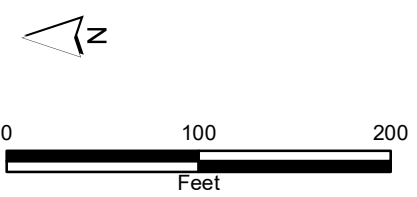






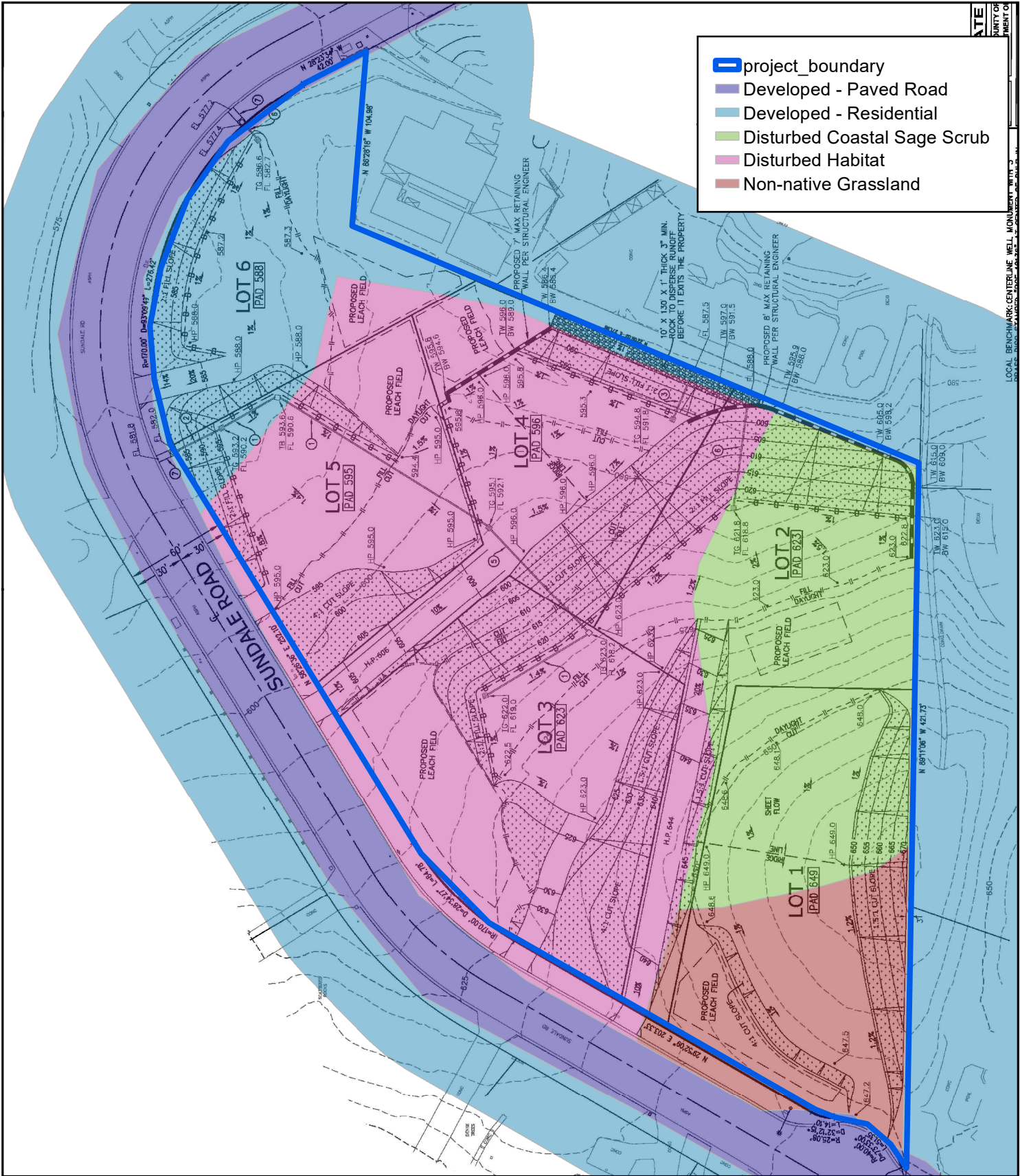


Figure 4
Biological Resources

-  project_boundary
-  Developed - Paved Road
-  Developed - Residential
-  Disturbed Coastal Sage Scrub
-  Disturbed Habitat
-  Non-native Grassland



LOCAL BENCHMARK: CENTERLINE WELL MONUMENT, WITH 3' SOUTH-SOUTHWEST CORNER, 100' FROM SOUTHWEST CORNER OF LOT 1

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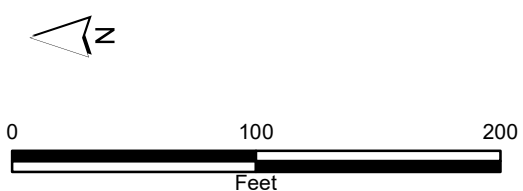


Figure 5
Impacts to
Biological Resources

Attachment A Plant Species Observed On-Site

Species	Common Name
<i>Malosma laurina</i>	Laurel sumac
<i>Schinus terebinthifolius</i> *	Brazilian pepper tree
<i>Artemisia californica</i>	California sagebrush
<i>Baccharis sarothroides</i>	Broom baccharis
<i>Centaurea melitensis</i> *	Maltese star-thistle
<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	Dense flower woolly sunflower
<i>Gutierrezia sarothrae</i>	Matchweed
<i>Heterotheca grandiflora</i>	Telegraph weed
<i>Hypochaeris glabra</i> *	Smooth cat's-ear
<i>Isocoma menziesii</i>	Coastal goldenbush
<i>Lactuca serriola</i> *	Prickly lettuce
<i>Pseudognaphalium californicum</i>	California cudweed
<i>Phacelia distans</i>	Distant phacelia
<i>Brassica nigra</i> *	Black mustard
<i>Hirschfeldia incana</i> *	Shortpod mustard
<i>Raphanus sativus</i> *	Radish
<i>Opuntia ficus-indica</i> *	Mission prickly-pear
<i>Salsola tragus</i> *	Russian thistle
<i>Cistus</i> sp.*	Rock-rose
<i>Calystegia macrostegia</i>	Large-bracted morning-glory
<i>Croton setiger</i>	Doveweed
<i>Ricinus communis</i> *	Castor bean
<i>Acmispon glaber</i>	Deerweed
<i>Erodium botrys</i> *	Long-beaked filaree
<i>Erodium cicutarium</i> *	Redstem filaree
<i>Erodium</i> sp.	Filaree
<i>Mirabilis laevis</i> var. <i>crassifolia</i>	Thick-leaved smooth four o'clock
<i>Olea europaea</i> *	European olive
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Citrus x limon</i> *	Lemon tree
<i>Citrus x sinensis</i> *	Orange tree
<i>Nicotiana glauca</i> *	Tree tobacco
<i>Hesperoyucca whipplei</i>	Whipple's chaparral yucca
<i>Syagrus romanzoffiana</i> *	Queen palm
<i>Avena barbata</i> *	Slender wild oat
<i>Bromus diandrus</i> *	Ripgut grass
<i>Pennisetum setaceum</i> *	Crimson fountain grass
<i>Stipa miliacea</i> var. <i>miliacea</i> *	Smilo grass
* Non-native or invasive species	

Attachment B Wildlife Species Observed On-Site

Common Name	Scientific Name
Common raven	<i>Corvus corax</i>
House finch	<i>Haemorhous mexicanus</i>
Song sparrow	<i>Melospiza melodia</i>
California towhee	<i>Melospiza crissalis</i>
Lesser goldfinch	<i>Spinus psaltria</i>

ATTACHMENT C SPECIAL STATUS SPECIES ANALYSIS

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Ashy spike-moss	<i>Selaginella cinerascens</i>	CRPR 4.1	County List D	Perennial rhizomatous fern. Chaparral and undisturbed coastal sage scrub; 65–2,099 ft. Sporophyte period: Variable	Not detected, low potential to occur due to the disturbed nature of the site. Would have been easily identifiable during the site survey.
Caulanthus heterophyllus	variously-leaved jewelflower	None	None	Annual herb. Dry areas in openings in coastal sage scrub and chaparral; 0–4,600 ft. Blooming period: March–May (Jepson Flora Project 2017).	Not detected, low potential to occur due to the disturbed nature of the site.
Salvia munzii	Munz's sage	CRPR 2.2	County List B	Evergreen shrub. Chaparral and coastal sage scrub; 393–3,493 ft. Blooming period: February–April	Not detected, low potential to occur due to the disturbed nature of the site. Would have been easily identifiable during the site survey.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Stemodia durantifolia	purple stemodia	CRPR 2.1		Perennial herb. Population wide, along minor creeks and seasonal drainages, often in mesic, sandy soils in Sonoran desert scrub. Within the coastal zone in streams and creeks, typically slow moving rocky streams; 590–984 ft. Blooming period: (Jan) April–D	Not detected, low potential to occur due to the lack of suitable habitat and the disturbed nature of the site.
San Diego County sunflower	<i>Bahiopsis laciniata</i>	CRPR 4.2	County List D	Shrub. Chaparral and coastal scrub; 33–2,461 ft. Blooming period: February–August	Not detected, low potential to occur due to the disturbed nature of the site. Would have been easily identifiable during the site survey.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
San Diego ambrosia	<i>Ambrosia pumila</i>	FE, CRPR 1B.1	County List A	Rhizomatous herb. Sandy loam or clay soils in chaparral, coastal sage scrub, grassland, vernal pools; often in disturbed areas. Sometimes alkaline areas, creek beds, seasonally dry drainages, or floodplains; 66–1,362 ft. Blooming period: April–October	Not detected, low potential to occur due to the disturbed nature of the site.
Palmer's sage	<i>Artemisia palmeri</i>	CRPR 4.2	County List D	Deciduous shrub. Sandy soils in mesic areas in chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland; 49–3,002 ft. Blooming period: February–September	Not detected, low potential to occur due to the disturbed nature of the site. Would have been easily identifiable during the site survey.
Graceful tarplant	<i>Holocarpha virgata ssp. elongata</i>	CRPR 4.2	County List D	Annual herb. Chaparral, cismontane woodland, coastal scrub, and grassland; 196–3,600 ft. Blooming period: May–November	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Robinson pepperweed	<i>Lepidium virginicum ssp. robinsonii</i>	CRPR 4.3	County List A	Annual herb. Openings in chaparral and sage scrub; below 2,900 ft. Blooming period: January–July	Not detected, low potential to occur due to the disturbed nature of the site.
Western dichondra	<i>Dichondra occidentalis</i>	CRPR 4.2	County List D	Perennial rhizomatous herb. Chaparral, cismontane woodland, coastal scrub, grassland; 164–1,640 ft. Blooming period: January–July	Not detected, low potential to occur due to the disturbed nature of the site.
Variiegated dudleya	<i>Dudleya variegata</i>	CRPR 1B.2	County List A	Perennial herb. Clay soils in chaparral, cismontane woodland, coastal scrub, grassland, and vernal pools; 9–1,903 ft. Blooming period: April–June	Not detected, low potential to occur due to the disturbed nature of the site. Suitable soils do not occur on-site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
San Diego thorn-mint	<i>Acanthomintha ilicifolia</i>	FT, SE, CRPR 1B.1	County List A	Annual herb. Friable or broken clay soils in grassy openings in chaparral and coastal sage scrub, grassland, and vernal pools; 33–3,150 ft. Blooming period: April–June	Not detected, low potential to occur due to the disturbed nature of the site. Suitable soils do not occur on-site.
Southwestern spiny rush	<i>Juncus acutus ssp. leopoldii</i>	CRPR 4.2	County List D	Perennial rhizomatous herb. Mesic soils in coastal dunes, alkaline seeps in meadows and seeps, and coastal salt marshes and swamps; 9–2,953 ft. Blooming period: (March)May–June	Not detected, low potential to occur due to the lack of suitable habitat.
San Diego County needle grass	<i>Stipa diegoensis</i>	CRPR 4.2	County List D	Perennial herb. Rocky, often mesic soils within chaparral and coastal scrub; 32–2,624 ft. Blooming period: February–June	Not detected, low potential to occur due to the overall disturbed nature of the site.
Prostrate spineflower	<i>Chorizanthe procumbens</i>	None	None	Annual herb. Sandy or gravelly soils; 0–4,260 ft. Blooming period: April–June	Not detected, low potential to occur due to the overall disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
San Diego goldenstar	<i>Bloomeria clevelandii</i>	CRPR 1B.1	County List A	Perennial bulbiferous herb. Clay soils in chaparral, coastal sage scrub, valley grasslands, and vernal pools; 164–1,526 ft. Blooming period: April–May	Not detected, low potential to occur due to the overall disturbed nature of the site and lack of suitable soils.
Orcutt's brodiaea	<i>Brodiaea orcuttii</i>	CRPR 1B.1	County List A, CRPR 1B.1	Perennial bulbiferous herb. Found on mesic, clay, sometimes in serpentine soils. Habitats include coniferous forest, chaparral, grasslands and sage scrub. 98–5,550 ft. Blooming period: May–July	Not detected, low potential to occur due to the lack of suitable habitat. Host plant spiny redberry does not occur on-site.
Hermes Copper	<i>Lycaena hermes</i>	FC	SDC Group I	Endemic to San Diego County, west of the Peninsular mountain ranges. Host plant is <i>Rhamnus crocea</i> .	Not detected, low potential to occur due to the lack of suitable habitat. Host plant spiny redberry does not occur on-site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Quino Checkerspot	<i>Euphydryas editha quino</i>	FE	SDC Group I	Inhabit grasslands, juniper woodland, vernal pools, meadows, lake margins, and open scrub and chaparral communities. Host plants include <i>Plantago erecta</i> , <i>P. patagonica</i> , <i>Antirrhinum coulterianum</i> , <i>Cordylanthus rigidus</i> , and/or <i>Castilleja exserta</i> .	Not detected, suitable habitat does not occur on site. The project site is outside the known range of this species and the USFWS recommended survey area. Low potential to occur because larval host plants do not occur on-site.
Monarch	<i>Danaus plexippus</i>	Status under review	SDC Group II	Typically overwinter in wind-protected groves of <i>Eucalyptus</i> sp., <i>Pinus radiata</i> , or <i>Hesperocyparis macrocarpa</i> along the California coast with nectar and water sources nearby. In San Diego County monarch can occur along the coast where they cluster in eucalyptus groves. Host plants include <i>Asclepias</i> spp.	Not detected, low potential to occur due to the lack of suitable habitat.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Harbison's Dun Skipper	<i>Euphyes vestris harbisoni</i>		SDC Group II	Known only from San Diego County and southern Orange County Single larval host plant includes <i>Carex spissa</i> which is often associated with riparian oak woodlands.	Not detected, low potential to occur due to the lack of suitable habitat.
Western Spadefoot	<i>Spea hammondi</i>	CSC	SDC Group II	Breeding habitat includes turbid pools with little to no cover such as vernal pools or other ephemeral ponded areas, pools in ephemeral streams, and cattle tanks. Upland habitat includes open areas with sandy/gravelly soils among mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains from sea level to 4,500 ft. Rain pools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Not detected, low potential to occur due to the lack of suitable breeding habitat.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Southwestern Pond Turtle	<i>Actinemys pallida</i>	CSC	SDC Group I, NE	Inhabits slack- or slow-water aquatic habitat with basking sites, located in woodland, forest, and grasslands. This species is primarily aquatic and only moves to nearby adjacent areas for egg laying from sea level to approximately 6,600 ft.	Not detected, low potential to occur due to the lack of suitable breeding habitat.
San Diego Banded Gecko	<i>Coleonyx variegatus abbottii</i>	CSC	SDC Group I	Prefers rocky areas in coastal sage and chaparral. Breeding occurs during April and May and females lay one or two eggs between May and September. This species hibernates through the winter (generally November to February).	Not detected, low potential to occur due to the disturbed nature of the site.
Southern California Legless Lizard	<i>Anniella stebbinsi</i>	CSC	SDC Group II	Occurs in mesic loose soils with sparsely vegetated areas of beach dunes, chaparral, pine-oak woodland, desert scrub, sandy washes, and stream terraces. Lives mostly underground or in leaf litter for cover, foraging habitat includes loose soil, sand, and leaf litter where it will ambush prey.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Blainville's Horned Lizard	<i>Phrynosoma blainvillii</i>	CSC	SDC Group II	Prefers open areas of sandy soil and low vegetation in valleys, foothills, and semiarid mountains from sea level to 8,000 ft; requires abundant ant colonies for foraging.	Not detected, low potential to occur due to the disturbed nature of the site.
Coronado Skink	<i>Plestiodon skiltonianus interparietalis</i>	WL	SDC Group II	Occurs in grassland, woodlands, coniferous forests, chaparral, coastal sage scrub, and especially in open sunny areas such as clearings and the edges of creeks and rivers. This species prefers rocky areas near streams with dense vegetation cover, and can also be found in areas away from water.	Not detected, low potential to occur due to the disturbed nature of the site.
Belding's Orange-throated Whiptail	<i>Aspidoscelis hyperythra beldingi</i>	WL	SDC Group II	Floodplains or terraces along streams and in low-elevation coastal scrub, chamise-redshank chaparral, mixed chaparral, and valley-foothill hardwood habitats. Closely tied to coastal sage scrub and chaparral habitats from sea level to 2,000 ft.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
San Diegan Tiger Whiptail	<i>Aspidoscelis tigris stejnegeri</i>	CSC	SDC Group II	Found in arid and semiarid desert to open woodlands where the vegetation is sparse to allow for greater mobility (running) from sea level to 6,986 ft.	Not detected, low potential to occur due to the disturbed nature of the site.
Coastal Rosy Boa	<i>Lichanura trivirgata roseofusca</i>	None	SDC Group II	Typically occurs in rocky areas in coastal sage scrub, chaparral, and desert scrub. Often associated with riparian areas, although does not require permanent water source.	Not detected, low potential to occur due to the disturbed nature of the site.
Coast Patch-Nosed Snake	<i>Salvadora hexalepis virgultea</i>	CSC	SDC Group II	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains at elevations from below sea level to around 7,000 ft.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Two-striped Garter Snake	<i>Thamnophis hammondi</i>	CSC	SDC Group I	Species is highly aquatic and is found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland and coniferous forest. Associated with permanent and semi-permanent water bordered by dense vegetation in a variety of habitats from sea level to 8,000 ft.	Not detected, low potential to occur due to the disturbed nature of the site. Site lacks permanent or semi-permanent water sources.
South Coast Common Garter Snake	<i>Thamnophis sirtalis ssp. infernalis</i>	CSC	SDC Group II	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 8,000 ft. Marsh and upland habitats near permanent water with riparian vegetation.	Not detected, low potential to occur due to the disturbed nature of the site. Site lacks permanent water sources.
Red Diamond Rattlesnake	<i>Crotalus ruber</i>	CSC	SDC Group II	Inhabits arid scrub, coastal chaparral, oak and pine woodlands, rocky grassland and cultivated areas. Prefers rocky areas with dense vegetation from Southern California to Baja California, Mexico.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
San Diego Ringneck Snake	<i>Diadophis punctatus similis</i>	None	SDC Group II	Prefers moist habitats, including wet meadows, rocky hillsides, gardens, farmland, grassland, chaparral, mixed coniferous forests, and woodlands	Not detected, low potential to occur due to the disturbed nature of the site.
White-tailed Kite	<i>Elanus leucurus</i>	CFP	SDC Group I	Occurs in herbaceous and open stages of valley lowland habitats, usually near agricultural land. Forages in undisturbed, open grasslands, meadows, farmlands and emergent wetlands. Typically nest in the upper third of trees that may be 10–160 ft. tall. These can be open- country trees growing in isolation, or at the edge of or within a forest.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.
Great Blue Heron	<i>Ardea herodias</i>	None	SDC Group II	A large wading bird that can be found in freshwater and saltwater habitat, also utilizes grassland and agricultural fields to forage for small mammals. Breeding colonies can be located within two to four miles of feeding areas.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Turkey Vulture	<i>Cathartes aura</i>	None	SDC Group I	Open areas including mixed farmland, forest, and rangeland, especially within a few miles of rocky or wooded areas. Rocky outcroppings, cliffs, and dry forests provide nesting sites, while open areas act as foraging habitat.	Not detected, low potential to occur due to the disturbed nature of the site.
Northern Harrier	<i>Circus hudsonius</i>	CSC	SDC Group I	Nest on the ground in patches of dense, tall vegetation in undisturbed areas. Breed and forage in variety of open habitats such as marshes, wet meadows, weedy borders of lakes, rivers and streams, grasslands, pastures, croplands, sagebrush flats and desert sinks.	Not detected, low potential to occur due to the disturbed nature of the site.
Sharp-shinned Hawk	<i>Accipiter striatus</i>	WL	SDC Group I	A fairly common migrant and winter resident in San Diego. Breeds in young coniferous forests with high canopies. During winter this species utilizes forest edges and somewhat open habitats for foraging as well as suburban areas with bird feeders.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Cooper's Hawk	<i>Accipiter cooperii</i>	WL	SDC Group I	A resident of riparian deciduous habitats and oak woodlands but in recent times has become adapted to urban park environments.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.
Red-shouldered Hawk	<i>Buteo lineatus</i>	None	SDC Group I	Inhabits forests with open understory, especially bottomland hardwoods, riparian areas, and flooded swamps for nesting and foraging.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.
Ferruginous Hawk	<i>Buteo regalis</i>	WL	SDC Group I	An uncommon winter migrant in San Diego County, typically in areas of grassland, sagebrush flats, desert scrub, low foothills, and pinyon-juniper habitats, preferring open grasslands for foraging.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Golden Eagle	<i>Aquila chrysaetos</i>	CFP, WL	SDC Group I	Occurs within mountainous canyon land, rimrock terrain of open desert and grassland habitats primarily using open grasslands, oak savanna, oak woodland, and open shrublands for nesting. This species will primarily build nest sites on rocky cliffs or in trees but is also known to utilize human-made structures such as windmills, observation towers, and electrical transmission towers.	Not detected, low potential to occur due to the disturbed nature of the site and the proximity of the site from known nest sites.
Prairie Falcon	<i>Falco mexicanus</i>	WL	SDC Group I	Associated with open grasslands and scrublands with cliffs and steep terrain for nesting substrate. Foraging habitat for this species consists primarily of grasslands and other open habitats.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.
California Gull	<i>Larus californicus</i>	WL	SDC Group II	Breeding colonies range from sea level to 9,000 feet elevation and are usually surrounded by water to prevent nest predation. Often forage up to 40 miles away from the breeding colony in open areas including farm fields, garbage	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
				dumps, meadows, scrublands, yards, and in agricultural areas.	
Yellow-billed Cuckoo	<i>Coccyzus americanus</i>	FT, SE	SDC Group I	Requires large, dense tracts of riparian woodland with well-developed understories. Restricted to riparian habitats along slow-moving waterways during breeding season.	Not detected, low potential to occur. Suitable habitat does not occur on site.
Barn Owl	<i>Tyto alba</i>	None	SDC Group II	Species tolerant to urban development and will nest in buildings, nest boxes, at the base of the leaves in palm trees, and in cavities in native trees. Utilizing open areas for foraging such as grasslands and agricultural fields.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Burrowing Owl	<i>Athene cunicularia</i>	CSC	SDC Group I	Prairies, grasslands, lowland scrub, agricultural lands, coastal dunes, desert floors, and some artificial, open areas. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows and friable soils. They use rodent or other burrows for roosting and nesting cover and are also known to use pipes, culverts, and nest boxes where burrows are scarce.	Not detected, low potential to occur due to the disturbed nature of the site. No burrows or sign was observed during the site visit.
Long-eared Owl	<i>Asio otus</i>	CSC	SDC Group I	Rare residents of oak woodlands and broad riparian forests. Ideal nesting habitat has a closed canopy and open lands adjacent for foraging.	Not detected, low potential to occur. suitable habitat does not occur on site.
Southwestern Willow Flycatcher	<i>Empidonax traillii extimus</i>	FE, SE	SDC Group I	Breeds in riparian woodlands with multi - storied canopy along rivers, streams, or other wetlands. Nesting typically occurs within close proximity of water or very saturated soil.	Not detected, low potential to occur. suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Loggerhead Shrike	<i>Lanius ludovicianus</i>	CSC	SDC Group I	Breed and forage in shrublands, open sage scrub, chaparral, desert scrub or open woodlands with a grassland understory and areas of bare ground.	Not detected, moderate potential to occur. Suitable foraging habitat occurs onsite.
Least Bell's Vireo	<i>Vireo bellii pusillus</i>	FE, SE	SDC Group I, NE	Breed and forage in riparian habitat either near water or in dry portions of river bottoms; nests along margins of bushes and forages low to the ground; may also be found using mesquite and arrow weed in desert canyons.	Not detected, low potential to occur. suitable habitat does not occur on site.
Horned Lark	<i>Eremophila alpestris</i>	WL	SDC Group II	Breed and forage in bare ground and grassland habitat with sparse vegetation cover. Species avoid habitat where grasses are more than several inches tall. Frequents recently disturbed or cleared habitat where seeds and insects are easy to find.	Not detected, moderate potential to occur onsite. Suitable foraging habitat occurs on-site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
California Gnatcatcher	<i>Poliophtila californica californica</i>	FT, CSC	SDC Group I	Breed and forage in scrub dominated plant communities, strongly associated with coastal scrub, sage scrub, and coastal succulent scrub communities. Distribution ranges from southern Ventura County down through Los Angeles, Orange, Riverside, San Bernadino and San Diego counties.	Not detected, low potential to occur due to the overall disturbed nature of the site. The shrub canopy on-site is disturbed and does not contain suitable cover for nesting CA gnatcatchers.
Western Bluebird	<i>Sialia mexicana</i>	None	SDC Group II	Breeds and forages in open coniferous and deciduous woodlands, wooded riparian areas, grasslands, farmlands, and edge and burned areas. Nests in cavities.	Not detected, moderate potential to occur onsite. Suitable foraging habitat occurs on-site.
Yellow Warbler	<i>Setophaga petechia</i>	CSC	SDC Group II	Breeds and forages within riparian vegetation in close proximity to water along streams and in wet meadows.	Not detected, low potential to occur. suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Yellow-breasted Chat	<i>Icteria virens</i>	CSC	SDC Group I	Nest in early-successional riparian habitats with a well- developed shrub layer and an open canopy. Restricted to narrow border of streams, creeks, sloughs and rivers. Often nest in dense thicket plants such as blackberry and willow.	Not detected, low potential to occur. suitable habitat does not occur on site.
Southern California Rufous-crowned Sparrow	<i>Aimophila ruficeps canescens</i>	None	SDCGroup I	Breed and forage in chaparral, coastal sage scrub and coastal bluff scrub, especially in recently burned areas. Prefers sparsely vegetated scrubland on hillsides and canyons from 197-4,593 ft. for breeding.	Not detected, low potential to occur on-site due to the overall disturbed nature of the site.
Bell's Sage Sparrow	<i>Artemisiospiza belli belli</i>	WL	SDC Group I	Found in chaparral and coastal sage scrub in southern California and Baja California. This mostly ground-dwelling species prefers open chaparral and sage scrub and is one of the first species to inhabit recently burned habitat.	Not detected, low potential to occur on-site due to the overall disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Grasshopper Sparrow	<i>Ammo ramus savannarum</i>	CSC	SDC Group I	Frequents dense, dry or well-drained grassland, especially native structurally diverse grassland with a mix of grasses and forbs for foraging and nesting. Uses scattered shrubs for singing perches.	Not detected, low potential to occur due to the disturbed nature of the site.
Mexican Long-tongued Bat	<i>Choeronycteris mexicana</i>	CSC, WBWG:H	SDC Group II	Occurs in a wide variety of habitats, from arid thorn scrub to tropical deciduous forest and mixed oak-conifer forest. Preferred roosting sites include mines, caves, and rock fissures. Found primarily in moist desert canyons.	Not detected (low potential to occur), suitable habitat does not occur on site.
Small-footed Myotis	<i>Myotis ciliolabrum</i>	WBWG:M	SDC Group II	Found throughout most of western North America, from southwestern Canada south into Mexico. There is not much information on the habitat requirements of this species, but it has been documented under rock slabs and in crevices, mine tunnels, under loose tree bark, and in buildings.	Not detected (low potential to occur), suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Long-eared Myotis	<i>Myotis evotis</i>	WBWG:M	SDC Group II	Brush, woodland and forest habitats from sea level to 9000 ft. Lives in coniferous forests in mountain areas, roosts in small colonies in caves, buildings and under tree bark.	Not detected (low potential to occur), suitable habitat does not occur on site.
Long-legged Myotis	<i>Myotis volans</i>	WBWG:H	SDC Group II	Likes forested mountainous areas, sometimes desert lowlands. Roosts in tree hollows and under bark, in crevices and buildings.	Not detected (low potential to occur), suitable habitat does not occur on site.
Yuma Myotis	<i>Myotis yumanensis</i>	WBWG:LM	SDC Group II	Open forests and woodlands with sources of open water for foraging.	Not detected (low potential to occur), suitable habitat does not occur on site.
Western Red Bat	<i>Lasiurus blossevillii</i>	CSC, WBWG:H	SDC Group II	Roosting habitat includes forests and woodlands, often in edge habitats adjacent to streams, fields, or urban areas. Usually among dense foliage, in forests and wooded areas, making long migrations from the northern latitudes to warmer climates for winter, sometimes	Not detected (low potential to occur), suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
				hibernates in tree hollows or woodpecker holes.	
Spotted Bat	<i>Euderma maculatum</i>	CSC, WBWG:H	SDC Group II	Inhabits in foothills, mountains and desert regions of Southern California within desert, grassland, and mixed conifer forest. Roosts in rock crevices, caves, and cliffs.	Not detected (low potential to occur), suitable habitat does not occur on site.
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>	CSC, WBWG:H	SDC Group II	Cave-dwelling, also roosts in old mine-workings, occasionally found in buildings. Population concentrations in areas with cavity-forming rock and in old mining districts.	Not detected (low potential to occur), suitable habitat does not occur on site.
Pallid Bat	<i>Antrozous pallidus</i>	CSC, WBWG:H	SDC Group II	Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings.	Not detected (low potential to occur), suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Pocketed Free-tailed Bat	<i>Nyctinomops femorosaccus</i>	CSC, WBWG:M	SDC Group II	Associated with creosote scrub or chaparral, and large rock features such as large boulder piles or rocky canyons. Colonial and roosts primarily in crevices of rugged cliffs, high rocky outcrops and slopes. It has been found in a variety of plant associations, including desert shrub and pine-oak forests. The species may also roost in buildings, caves, and under roof tiles.	Not detected (low potential to occur), suitable habitat does not occur on site.
Big Free-tailed Bat	<i>Nyctinomops macrotis</i>	CSC, WBWG:MH	SDC Group II	Inhabits rock crevices in canyon settings in arid, high relief landscapes. Mainly an inhabitant of rugged, rocky habitats in arid landscapes. It has been found in a variety of lowland plant associations, including desert shrub, woodlands, and evergreen forests. Roosts mainly in the crevices of rocks in cliff situations, although there is some documentation of roosting in buildings, caves, and tree cavities.	Not detected (low potential to occur), suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Western Mastiff Bat	<i>Eumops perotis</i>	CSC, WBWG:H	SDC Group II	Inhabits open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban areas. Roosts in crevices on vertical cliff faces, high buildings, trees, and tunnels.	Not detected (low potential to occur), suitable habitat does not occur on site.
Black-tailed Jackrabbit	<i>Lepus californicus</i>	CSC	SDC Group II	Found in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats. Mostly found on the coastal side of local San Diego County mountains in open habitats, usually avoiding dense stands of chaparral or woodlands.	Not detected, due to the disturbed nature of the site this species is considered to have a low potential to occur onsite.
Dulzura Pocket Mouse	<i>Chaetodipus californicus femoralis</i>	CSC	SDC Group II	Variety of habitats including coastal and montane regions on chaparral slopes, grassland and coastal sage scrub.	Not detected (low potential to occur), suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Northwestern San Diego Pocket Mouse	<i>Chaetodipus fallax fallax</i>	CSC	SDC Group II	Sandy herbaceous areas in coastal scrub, chaparral, sagebrush, deserts scrub and washes, and annual grassland.	Not detected (low potential to occur), suitable habitat does not occur on site.
Southern Grasshopper Mouse	<i>Onychomys torridus ramona</i>	CSC	SDC Group II	Common in California in arid desert habitats of the Mojave Desert and southern Central Valley including alkaline desert scrub and desert scrub. Lower population densities in succulent shrub, grassland, wash and riparian areas.	Not detected (low potential to occur), suitable habitat does not occur on site.
San Diego Desert Woodrat	<i>Neotoma lepida intermedia</i>	CSC	SDC Group II	Common to abundant in Joshua tree, pinyon-juniper, mixed and chamise-redshank chaparral, sagebrush, Particularly abundant in rock outcrops and rocky cliffs and slopes. Elevational range from sea level to 8500 ft.	Not detected, low potential to occur due to the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Ringtail	<i>Bassariscus astutus</i>	None	SDC Group II	Usually not found more than 1 km (0.6 mi) from permanent water. Suitable habitat consists of a mixture of forest and shrubland in close association with rocky areas or riparian habitats. Forages on ground, among rocks, in trees; usually near water.	Not detected, low potential to occur due to the lack of suitable habitat and the disturbed nature of the site.
American Badger	<i>Taxidea taxus</i>	CSC	SDC Group II	Inhabit a diversity of habitats with principal requirements of sufficient food, friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are preferred.	Not detected, low potential to occur due to the lack of suitable habitat and the disturbed nature of the site.
Mountain Lion	<i>Puma concolor</i>	None	SDC Group II	Prefers rocky areas, cliffs, and ledges that provide cover within open woodlands and chaparral.	Not detected, low potential to occur due to the lack of suitable habitat and the disturbed nature of the site.

Common Name	Scientific Name	Special Status	County	Habitat Requirements	PTO
Southern Mule Deer	<i>Odocoileus hemionus</i>	None	SDC Group II	Common across the western U.S. in a variety of habitats from forest edges to mountains and foothills.	Not detected, low potential to occur due to the lack of suitable habitat and the disturbed nature of the site.