



An Employee-Owned Company

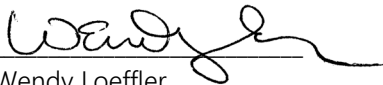
June 24, 2024

Mr. Brian Sorensen
InSite Property Group LLC
19191 S. Vermont Avenue, Suite 680
Torrance, CA 90502

Reference: Biological Resources Letter Report for the Quarry Road Self-Storage and RV Parking Facility Project
(RECON Number 9891)

Dear Mr. Sorensen:

This report summarizes the results of the biological resources survey, assesses potential impacts, and proposes avoidance and mitigation measures for the approximately 10.74-acre Quarry Road Self-Storage and RV Parking Facility Project (project). The project is analyzed with respect to the County of San Diego's (County's) Multiple Species Conservation Program (MSCP) South County Subarea Plan (Subarea Plan; County of San Diego 1997), the County Biological Mitigation Ordinance (BMO), the California Environmental Quality Act (CEQA), and other federal and state regulations.

- Project Common Name: Quarry Road Self-Storage and RV Parking Facility
- Project Number: PDS2021-MUP-21-009
- Date: June 24, 2024
- County-approved Preparer: 
Wendy Loeffler
RECON Environmental, Inc. (RECON)
3111 Camino del Rio North, Suite 600
San Diego, CA 92108
- Project Proponent: Brian Sorensen
InSite Property Group LLC
19191 S. Vermont Avenue, Suite 680
Torrance, CA 90502
- Prepared for the County of San Diego (County)

Summary

The project site is a historically developed, but currently vacant, property in the unincorporated community of Bonita-Sunnyside, San Diego County, California, and within the Sweetwater Community Planning Group area. The proposed project would construct a self-storage facility and recreational vehicle (RV) parking lot, as well as a leasing office and community trail. All brush management would occur on-site. A biological open space easement will be placed over all undeveloped land along the northern portion of the site to ensure that no future development would occur.

The project occurs within the Metro-Lakeside-Jamul segment (outside the Pre-Approved Mitigation Area [PAMA]) of the MSCP Subarea Plan and does not meet the criteria for Biological Resource Core Area (BRCA). No critical habitat

for any federal-listed species occurs on-site, but there is critical habitat for Otay tarplant (*Deinandra conjugens*) 400 feet to the east and critical habitat for the coastal California gnatcatcher (*Polioptila californica californica*) 0.25 mile to the northeast.

Two sensitive vegetation communities occur on the project site—Diegan coastal sage scrub and non-native grassland. A third sensitive vegetation community—non-native riparian—occurs in the survey area off-site to the north. Disturbed habitat, non-native vegetation, Arundo-dominated riparian, disturbed land, and urban/developed land were also mapped.

Three special status plant species were detected during the biological survey—California adolphia (*Adolphia californica*) was found on-site and San Diego County viguiera (*Bahiopsis laciniata*) and singlewhorl burrobush (*Ambrosia monogyra*) were found off-site in the 100-foot off-site buffer.

Two sensitive wildlife species were detected during the biological survey—coastal California gnatcatcher was found on-site and least Bell's vireo (*Vireo bellii pusillus*) was detected in the 100-foot off-site survey buffer. Four sensitive wildlife species have moderate potential to occur on-site: Crotch's bumblebee (*Bombus crotchii*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), red diamond rattlesnake (*Crotalus ruber*), and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*).

Impacts to sensitive vegetation communities would include 0.94 acre of Diegan coastal sage scrub and 6.41 acres of non-native grassland. Mitigation would occur at a ratio of 1:1 for permanent impacts to Diegan coastal sage scrub and 0.5:1 for impacts to non-native grassland. Impacts to sensitive vegetation communities would be mitigated off-site through purchase of credits from a County-approved mitigation area. The 25 California adolphia on-site are located within the boundary of the biological open space easement and would be avoided.

The project has potential to impact coastal California gnatcatcher, least Bell's vireo, Crotch's bumblebee, Belding's orange-throated whiptail, red diamond rattlesnake, and San Diego black-tailed jackrabbit and has potential to affect nesting success of tree-nesting raptors. All impacts to special status wildlife species would be avoided or mitigated to a level of less than significant through a combination of avoidance measures and habitat-based mitigation.

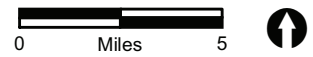
If construction activities will occur during the breeding seasons for coastal California gnatcatcher, least Bell's vireo, tree-nesting raptors, or other nesting birds protected by the Migratory Bird Treaty Act and California Fish and Game Code, pre-construction surveys will be conducted to determine if these species are present. If the pre-construction surveys are positive, avoidance or noise abatement measures will be required to prevent direct or indirect impacts to these species.

The project would not result in any impact to federal or other jurisdictional wetlands/waterways, wildlife movement corridors, or wildlife nursery sites, and would not conflict with any local policies or ordinances protecting biological resources.

1.0 Introduction, Project Description, Location, and Setting

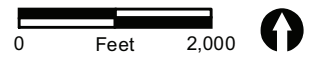
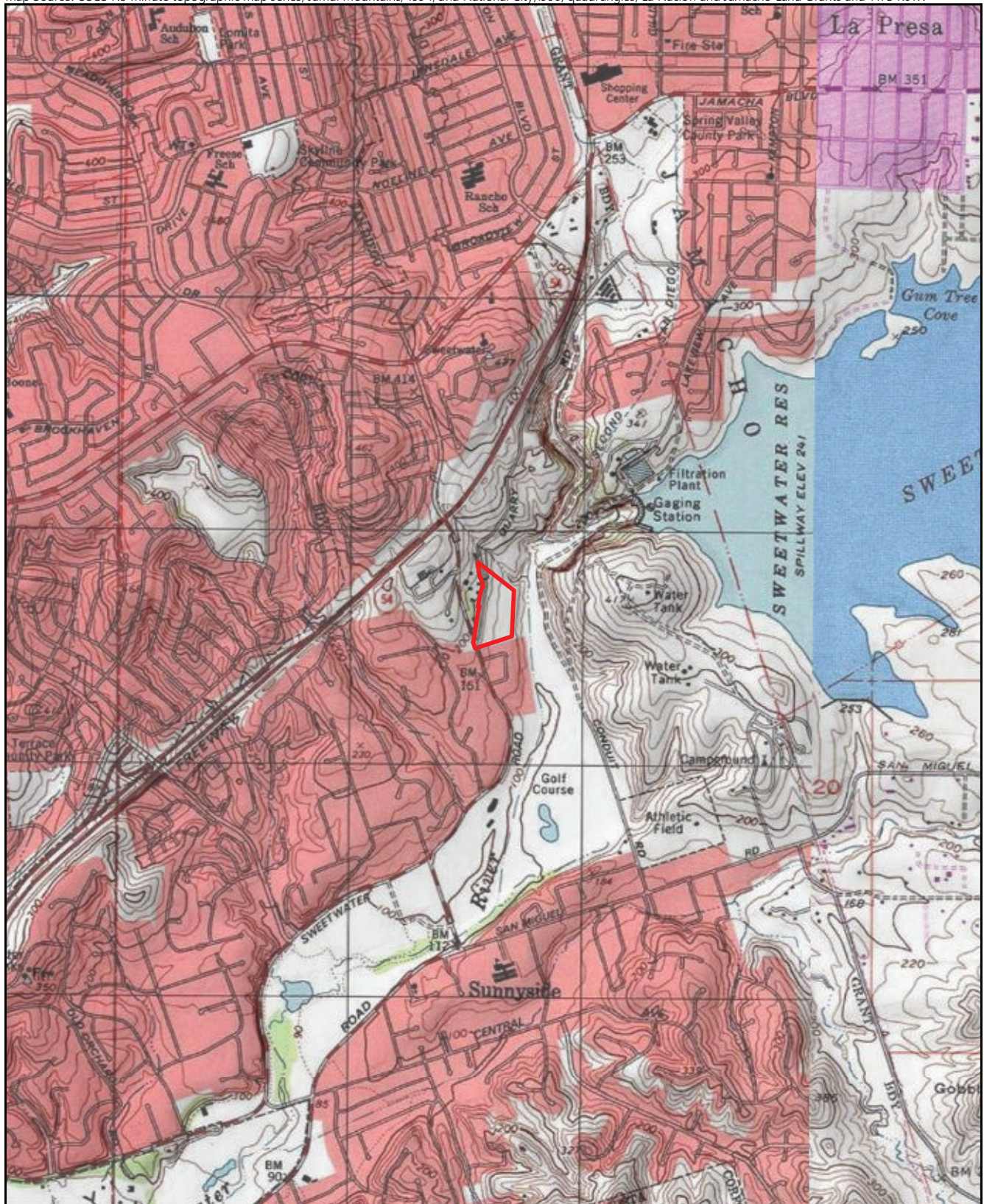
1.1 Project Location

The project site consists of three parcels in the unincorporated community of Bonita-Sunnyside in San Diego County (Figure 1). It is situated just east of Quarry Road at the intersection with Sweetwater Road, approximately 0.33 mile south of the State Route (SR)-125/SR-54 interchange (Figures 2 and 3). The project is located in the La Nacion and Jamacho land grants in Township 17 South, Range 01 West, of the U.S. Geological Survey (USGS) National City quadrangle (see Figure 2; USGS 1996). It is within the Metro-Lakeside-Jamul Segment of the MSCP (County of San Diego 1997). An aerial photograph of the project vicinity is provided on Figure 3.



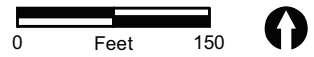
 Project Location

FIGURE 1
Regional Location



 Project Boundary

FIGURE 2
Project Location on USGS Map



 Project Boundary

FIGURE 3
Project Location on Aerial Photograph

1.2 Project Description

The project is a Major Use Permit (MUP) to develop a mini self-storage facility on an approximately 10.74-acre parcel. The proposed MUP boundary would be limited to 4.99 acres pursuant to Zoning Ordinance Section 2185.c. While the MUP boundary is 4.99 acres, the project includes a fuel management zone, limited building zone, trail, pathway and frontage improvements that bring the total area of disturbance to 9.03 acres both within the 10.74-acre parcel and within off-site areas (such as grading for the realignment of Quarry Road). The project proposes to develop a 1,023-unit, 132,425-square-foot (sf) storage facility and a 1,000 sf leasing office and will include 109 recreational vehicle (RV) parking spaces and 21 standard passenger vehicle parking spaces for customers and employees. There will be 5 loading spaces provided by the entrances to the storage building. Additionally, the project proposes to develop and enhance the trails system at the boundary of the development for public benefit. The project includes the dedication of a biological open space easement over 1.97 acres located in the northern portion of the project site, which would be separated from the MUP boundary by lodgepole fencing and include open space signage. The project will improve Quarry Road along the project's entire frontage from a 20-foot improved width to varying 26 feet to 32 feet wide plus a 10-foot-wide pathway parallel to Quarry Road. The site would operate from 8 a.m. to 8 p.m., seven days per week, 361 days a year. The site is currently vacant and undeveloped. Fire service is provided by the Bonita-Sunnyside Fire Protection District. Water service is provided by Sweetwater Authority. Sewer service is provided by San Diego County Sanitation District. School service is not required as the project does not propose residential uses. The project proposes approximately 8.3 acres of grading and will require approximately 30,275 cubic yards of cut and 22,535 cubic yards yard of fill. Approximately 7,740 cubic yards of material will be exported. The site is subject to the General Plan Regional Category Village and General Plan Land Use Designation Village Residential 2 (VR-2). Zoning for the site is Rural Residential (RR). The project is located directly to the east of Sweetwater Road and is directly to the south of State Routes 54 and 125 in the Sweetwater Community Planning Area within unincorporated San Diego County (APN 586-050-36, -44, and -48).

1.3 Methods

Prior to conducting field surveys, RECON conducted an analysis of existing sensitive species data within two miles of the project site, including searches of the U.S. Fish and Wildlife (USFWS) all-species occurrence database (USFWS 2021a) and critical habitat portal (USFWS 2021b), the SanBIOS database (County of San Diego 2021), and the California Natural Diversity Database (CNDDDB; California Department of Fish and Wildlife [CDFW] 2021a). Other references reviewed include the San Diego County Bird Atlas (Unitt 2004) and San Diego County Mammal Atlas (Tremor et al. 2017), online aerial satellite imagery, USGS topographic map (USGS 1996), and U.S. Department of Agriculture (USDA) soil survey maps (USDA 1973).

RECON biologists Brian Parker and Jonathan Mercado conducted a general biological survey within the project boundary and a 100-foot survey buffer (collectively referred to as survey area) on August 10, 2021 between 8:00 a.m. and 12:00 p.m. All habitat within the survey area was covered on foot, with the exception of some portions of residential properties that were not accessible due to private property restrictions. Such areas were surveyed visually with the aid of binoculars. The biologists mapped vegetation communities according to the classification system of Holland (1986) as revised by Oberbauer et al. 2008), recorded vegetation and habitat characteristics, and noted wildlife and plant species apparent at the time of the survey.

A formal jurisdictional delineation of potential wetlands and waters within the survey area was not conducted; however, areas with potentially hydrophytic vegetation and/or hydrologic indicators (i.e., drainage channels and erosional features) were inspected. This inspection considered the criteria set forth by the U.S. Army Corps of Engineers (USACE; 1987 and 2008a) to determine the potential for wetlands and/or waters under the jurisdiction of

USACE, CDFW, and/or Regional Water Quality Control Board (RWQCB). Wetlands were also examined according to the criteria provided in the County Resource Protection Ordinance (RPO; County of San Diego 2007).

Wetlands are delineated using three parameters: hydrophytic vegetation, wetland hydrology, and hydric soils. According to the USACE, indicators for all three parameters must be present to qualify an area as a wetland. Areas under RWQCB jurisdiction include area subject to continuous or recurrent saturation or shallow surface water, where there are anaerobic conditions in the upper substrate and either a predominance of hydrophytic vegetation (or no vegetation). The CDFW has jurisdiction over riparian habitats associated with watercourses and areas under CDFW jurisdiction are identified by the outer edge of riparian vegetation or at the top of the bank of streams or lakes, whichever is wider.

The biologists inspected areas to determine the presence of hydrophytic vegetation per the National Wetland Plant List (Lichvar 2016) and hydrologic indicators such as surface water, saturation, water marks, or drift deposits.

The RPO defines wetlands as follows:

1. Lands having one or more of the following attributes are "wetlands":
 - a. At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
 - b. The substratum is predominantly undrained hydric soil; or
 - c. An ephemeral or perennial stream is present, whose substratum is predominately non-soil and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.
2. Notwithstanding paragraph (1) above, the following shall not be considered "Wetlands":
 - a. Lands which have attribute(s) specified in paragraph (1) solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Development Services determines that they: (i) have negligible biological function or value as wetlands; (ii) are small and geographically isolated from other wetland systems; (iii) are not vernal pools; and (iv) do not have substantial or locally important populations of wetland dependent sensitive species.
 - b. Lands that have been degraded by past legal land disturbance activities, to the point that they meet the following criteria as determined by the Director of Planning and Development Services: (i) have negligible biological function or value as wetlands even if restored to the extent feasible; and (ii) do not have substantial or locally important populations of wetland dependent sensitive species.

A Crotch's bumble bee (*Bombus crotchii*) habitat assessment was conducted on June 1, 2023, by RECON biologist Chris Thomson, in accordance with draft survey guidance developed by CDFW. Prior to the field assessment, the baseline data and recent aerial photographs were reviewed to identify locations with the highest potential to support Crotch's bumble bee. During the habitat assessment, the survey area was traversed and potential nectar sources were identified by mapping the location and abundance of blooming plants. Habitat quality was ranked with a scale based on the presence and abundance of nectar plants and physical characteristics of the habitat (slope and vegetation density). Criteria used to categorize low, moderate, and high nectar abundance within the survey area included the presence of flowering plants, and openings within scrub and grassland habitats.

Nomenclature in this report follows the University of California (2021) for plants, American Ornithological Society Checklist (Chesser et al. 2019) and Unitt (2004) for birds; Bradley et al. (2014) for mammals; Crother et al. (2017) for amphibians and reptiles; and Nature Festivals of San Diego County (2002) and Evans (2008) for invertebrates.

1.4 Environmental Setting

The survey area is located at the eastern edge of an area of residential development with undeveloped land and open space to the east (see Figure 3). The Bonita Golf Course is located to the south and southeast, and Sweetwater County Park and the Sweetwater Reservoir are located to the east, across SR-125.

Based on a review of historic aerial photographs, the project site was historically developed (Nationwide Environmental Title Research LLC [NETR] 2021). A home and associated ranch structures were present in the northern portion of the site and an orchard was present on the southern portion of the site in 1953. The orchard was removed by 1964 and the ranch facilities were expanded into the southern portion of the site by 1971. By 1978, there was a horse paddock in the southeast portion of the site. By 1989, the home and ranch buildings in the northern portion of the site appeared to have been largely demolished, although the foundations remained in place, and the southern portion of the site went fallow. Periodic clearing is apparent on aerial photographs between 1989 and the present.

Topography within the site is relatively flat with several berms and mounds from previous grading and dumping. Elevations within the survey area range from 128 feet above mean sea level on a slope in the southeast leading down toward the Sweetwater River, to 210 feet above mean sea level on a hill off-site to the northwest. No drainages were apparent on-site; however, there is a small erosional feature leading off-site to the southeast.

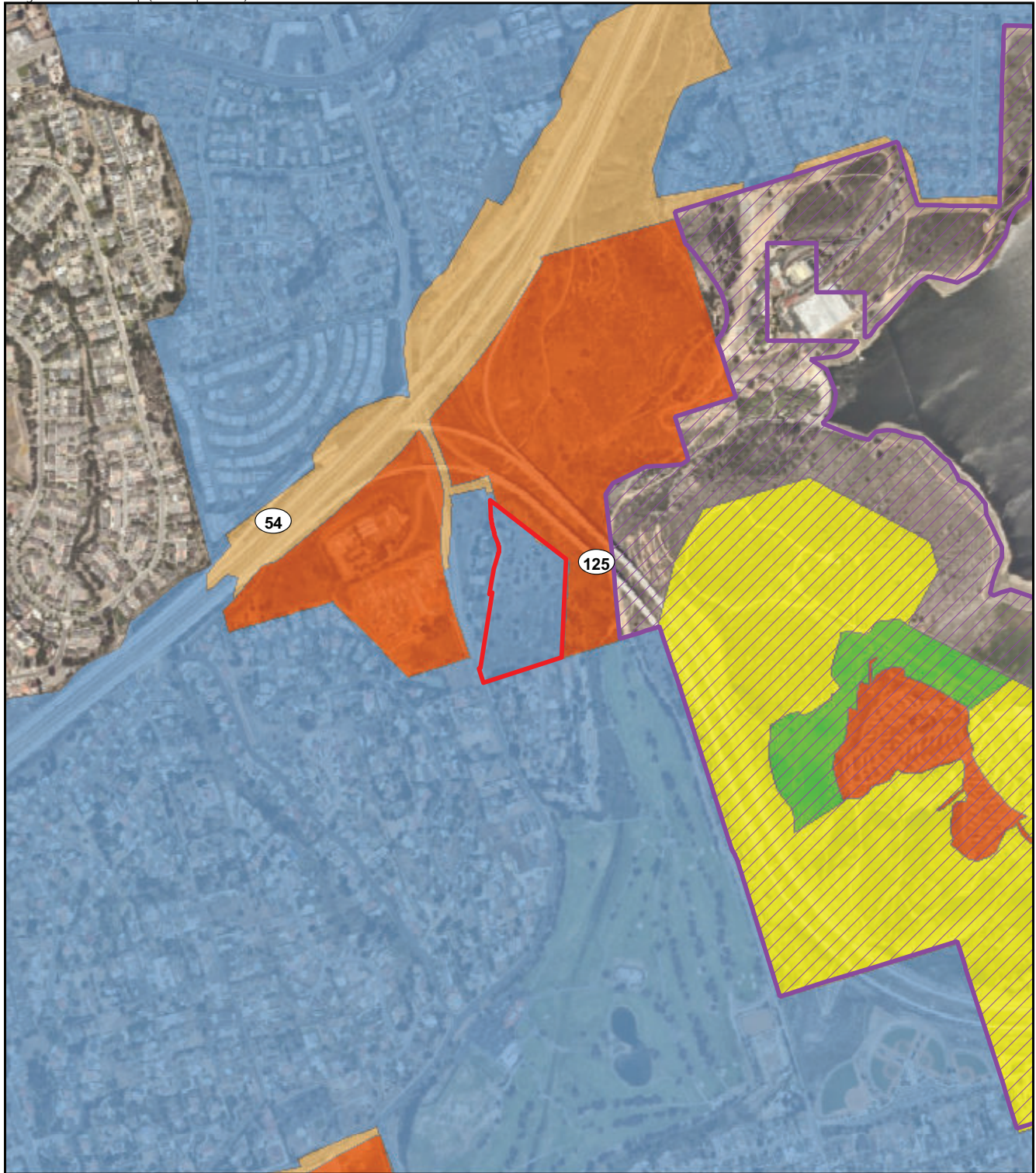
Soils within the survey area are Auld clay, 5 to 9 percent slopes (USDA 1973). The Auld series consists of well-drained clay soils underlain by metavolcanic rock, with bedrock ranging from 45 to greater than 60 inches below the surface. These soils are found in uplands between 300 and 700 feet above mean sea level.

2.0 Regional Context

The project occurs within the Metro-Lakeside-Jamul segment of the MSCP Subarea Plan (Figure 4; County of San Diego 1997). The County prepared the MSCP Subarea Plan to guide implementation of the MSCP Plan in the South County, including the area of this project. The BMO (County of San Diego 2010a) establishes mitigation standards for lands within the MSCP Subarea Plan. The BMO defines BRCAs as "land that qualifies as an integral component of a viable regional ecosystem." The land immediately to the north and east of the project site are identified as Take Authorized under the MSCP; however, the project site itself does not have a specific designation (see Figure 4).

The site is not identified by the USFWS as critical habitat for any federal-listed species, although critical habitat for Otay tarplant is located 400 feet to the east and critical habitat for the coastal California gnatcatcher is located 0.25 mile to the northeast (see Figure 4). These areas of critical habitat are largely located in the habitat around the Sweetwater Reservoir.

Bonita Dam and the Sweetwater Reservoir are located approximately 0.35 mile to the northeast of the project site. The Sweetwater River flows west and south from the dam and passes approximately 225 feet east and downhill from the project site. At that location, the river runs north to south, passing between an existing horse ranch and the Bonita Golf Course. The Sweetwater River then flows through the golf course for 0.5 mile and continues south and west for approximately 7 miles into the San Diego Bay.



 Project Boundary


 Otay Tarplant Final Critical Habitat

County of SD MSCP Sub Area Plan

 Pre-Approved Mitigation Area

 Hardline Preserve

 Take Authorized Area

 Minor Amendment Area

 Unincorporated Land in Metro-Lakeside-Jamul Segment



FIGURE 4
Conservation Context

3.0 Habitats/Vegetation Communities

Seven vegetation communities—Diegan coastal sage scrub (including disturbed), non-native grassland, non-native riparian, non-native woodland, disturbed habitat, Arundo-dominated riparian, and urban/developed land—were identified within the survey area (Figure 5 and Table 1). All but non-native riparian were mapped within the project site; non-native riparian was mapped only within the off-site survey buffer to the north. Photographs 1 through 9 (shown in Attachment 1) provide representative images of the survey area taken during the biological resources survey.

Table 1 Vegetation Communities/Land Cover Types within the Project Survey Area				
Type or Community (Holland Code as modified by Oberbauer)	MSCP Tier	Project Site (acres)	100-foot Survey Buffer (acres)	Total Survey Area (acres)
Non-native riparian (65000)	I	0.00	0.25	0.25
Diegan coastal sage scrub (including disturbed; 32500)	II	0.94	1.24	2.18
Non-native grassland (42200)	III	8.34	1.81	10.15
Non-native vegetation (11000)	IV	0.29	0.32	0.61
Disturbed habitat (11300)	IV	0.55	0.38	0.93
Arundo-dominated riparian (65100)	-- ^a	0.06	0.01	0.07
Urban/developed (12000)	-- ^a	0.56	3.87	4.43
TOTAL		10.74	7.88	18.62

^aNo assigned MSCP tier.

Diegan Coastal Sage Scrub. Diegan coastal sage scrub occurs in the eastern portion of the survey area, with the majority occurring just off-site to the east (see Figure 5). The Diegan coastal sage scrub on-site is heavily dominated by California sagebrush (*Artemisia californica*), with lesser amounts of broom baccharis (*Baccharis sarothroides*), California buckwheat (*Eriogonum fasciculatum*), coastal goldenbush (*Isocoma menziesii*), and white sage (*Salvia apiana*). A portion of the Diegan coastal sage scrub is disturbed, with evidence of soil disturbance and dumping. These areas of disturbed Diegan coastal sage scrub have lower vegetation cover overall, and a higher proportion of non-native species, including prickly lettuce (*Lactuca serriola*), short-pod mustard (*Hirschfeldia incana*), castor bean, and non-native grasses. Typical photos of the Diegan coastal sage scrub are shown in Photographs 2 through 4. Diegan coastal sage scrub is considered a Tier II vegetation community (County of San Diego 2010a).

Non-native Grassland. Non-native grassland is the dominant vegetation community on the project site. It is dominated by non-native annual grasses, such as rippgut grass (*Bromus diandrus*), wall barley (*Hordeum murinum*), oats (*Avena* sp.), Bermuda grass (*Cynodon dactylon*), and feathertop (*Pennisetum villosum*). There are also abundant non-native annual forbs, including prickly lettuce, Crete weed (*Hedypnois cretica*), castor bean (*Ricinus communis*), flax-leaved horseweed (*Erigeron bonariensis*), and fennel (*Foeniculum vulgare*). There are also a number of Peruvian pepper (*Schinus molle*) and gum (*Eucalyptus* sp.) scattered among the non-native forbs and grasses. These trees were likely planted around the original home and ranch facilities. Non-native grassland is considered a Tier III vegetation community (County of San Diego 2010a). Typical views of the non-native grassland within the survey area are shown in Photographs 3, 5, 6, and 8. Although it is dominated by non-native species, non-native grassland is characterized by the County as a Tier III sensitive vegetation community (County of San Diego 2010a).



- Project Boundary
 - Survey Area
 - Rock Outcrop
 - Sensitive Plant Observations**
 - California Adolphia
 - ✱ San Diego County Viguiera
 - Singlewhorl Burrobrush
 - Sensitive Wildlife Observations**
 - ▼ Least Bell's Vireo
 - ▼ Coastal California Gnatcatcher
 - Crotch Bumble Bee Habitat Assessment**
 - High Nectar Abundance (0.775 ac)
 - Moderate Nectar Abundance (0.396 ac)
 - Low Nectar Abundance (0.108 ac)
 - Vegetation Community**
 - Arundo-dominated Riparian
 - Diegan Coastal Sage Scrub
 - Disturbed Diegan Coastal Sage Scrub
 - Disturbed Habitat
 - Non-native Grassland
 - Non-native Riparian*
 - Non-native Vegetation
 - Urban/Developed
- * occurs only in the 100-foot off-site survey buffer



FIGURE 5
Existing Biological Resources

Disturbed Habitat. Disturbed habitat is mapped along the edges of Quarry Road and where the original home and the majority of the ranch facilities historically existed. Old building foundations, decomposing wooden fencing, building materials, and rock and dirt spoils are present throughout this area (see Photograph 7). Disturbed habitat is characterized as a Tier IV vegetation community because it does not support natural vegetation and is, therefore, not considered sensitive (County of San Diego 2010a).

Non-native Vegetation. Non-native vegetation consists of areas dominated by non-native ornamental species that were historically introduced through human action. Within the survey area, non-native vegetation is mapped in several patches. Within the project site itself it includes a dense strip of olive trees (*Olea europaea*) that were historically planted prior to 1953 (NETR 2021) along the southern boundary of the project site (Photograph 9). There are several areas of non-native vegetation consisting of dense patches of Peruvian pepper trees on a slope to the east of the project boundary. Non-native vegetation is characterized as a Tier IV vegetation community because it does not support natural vegetation and is, therefore, not considered sensitive (County of San Diego 2010a; 2010b).

Arundo-dominated Riparian. This vegetation community consists of densely vegetated thicket dominated exclusively by giant reed (*Arundo donax*) in the southeast corner of the project site, adjacent to Diegan coastal sage scrub (see Photograph 4). It occurs at the eastern boundary of the site along an erosional feature that formed as a result of grading for a horse paddock prior to 1979 (NETR 2021). As discussed in Section 5.0 below, the erosional feature does not meet state or federal wetland or non-wetland waters criteria. Giant reed is rated "high" as an invasive plant species by Cal-IPC, meaning it has severe negative ecological impacts on physical processes, plant and animal communities, and vegetation structure (Cal-IPC; 2021). As the Arundo-dominated riparian is a small pocket of a highly invasive and ecologically disruptive species, it has little biological value and would not be considered sensitive per Section 4.2 of the Guidelines for Determining Significance (County of San Diego 2010a). Thus, it is categorized as a Tier IV vegetation community in this analysis (County of San Diego 2010c).

Urban/Developed Land. Urban/developed land includes paved roads and private residences, including associated landscaping. It provides only minimal habitat value for native species and is considered a Tier IV vegetation community (County of San Diego 2010a).

Non-native Riparian. Non-native riparian consists of thickets of exotic, invasive riparian shrubs and trees, occurring along drainages or low points where water is closer to the surface. Typical stands of this community support saltcedar (*Tamarix* sp.), gum trees (*Eucalyptus* sp.), Canary Island date palm (*Phoenix canariensis*), fan palms (*Washingtonia* sp.), Bermuda grass (*Cynodon dactylon*), pampas grass (*Cortaderia selloana*), and/or castor bean (*Ricinus communis*). There is one patch of non-native riparian located along a drainage in the off-site survey buffer between 40 and 80 feet north of the project site. This patch consists of a sparse (less than 50 percent) cover of Canary Island palm, Mexican fan palm (*Washingtonia robusta*) and Peruvian pepper trees with an understory castor bean, smilo grass (*Stipa miliacea* var. *miliacea*), and riggut grass (see Photograph 1). Mexican fan palm and riggut grass are California Invasive Plant Council (Cal-IPC) "moderate" rated invasive plant species, meaning they substantial and apparent ecological impacts on physical processes, plant and animal communities, and vegetation structure, while Canary Island date palm, Peruvian pepper, castor bean, and smilo grass are Cal-IPC "limited" rated, meaning they are invasive but have minor ecological effects statewide (Cal-IPC 2021). Although this vegetation community consists of non-native, invasive species, it is a wetland habitat and is therefore considered a sensitive Tier I habitat by the County (County of San Diego 2010a); however, this habitat does not occur on the project site itself.

4.0 Special Status Species

Plant or wildlife species are considered special status if they are: (1) on List A, B, C, or D of the County Sensitive Plant List or in Group 1 or 2 of the County Sensitive Animal List (County of San Diego 2010c); (2) covered or listed as a

narrow endemic under the MSCP (County of San Diego 2010b); (3) listed by state or federal agencies as threatened or endangered or are proposed for listing; (4) included on California Native Plant Society (CNPS) California Rare Plant Ranks 1, 2, 3, or 4 (CNPS 2021); or (5) considered rare, endangered, or threatened by local conservation organizations or specialists. The federal Migratory Bird Treaty Act (MBTA; 16 United States Code 703 et seq.) and Sections 3503 and 3503.5 of the California Fish and Game Code (CFG) make it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird (including raptors).

4.1 Special Status Plant Species

One special status plant species—California adolphia—was observed within the project site and two species—San Diego County viguiera and singlewhorl burrobrush—were found in the off-site survey buffer. Attachment 2 provides a complete list of plant species identified within the proposed project survey area during the biological resources survey. Attachment 3 summarizes special status plants with potential to occur based. Attachment 4 provides the forms submitted to CDFW CNDDDB describing the sensitive species detected during the survey.

California Adolphia. California adolphia is a CNPS California Rare Plant Rank 2B.1 (rare in California but more common elsewhere; CNPS 2021) and a County List B species. A total of 25 individuals were found in the disturbed habitat in the northern portion of the project site and an additional 6 in the off-site survey buffer to the east (see Figure 5).

San Diego County Viguiera. San Diego County viguiera is a CRPR 4.2 species (limited distribution; CNPS 2021) and a County List D species. Twenty individuals were mapped in Diegan coastal sage scrub in the 100-foot off-site mapping buffer; however, none were found on the project site. As San Diego County viguiera is a conspicuous shrub, it is anticipated that any individuals would have been detected if present on-site.

Singlewhorl Burrobrush. Singlewhorl burrobrush is a CRPR 2B.2 species (CNPS 2021). Seven individuals were found in Diegan coastal sage scrub vegetation at the bottom of an east-facing slope approximately 40 feet off-site to the east. No individuals were found on the project site. This is a moderate-sized shrub and would have been detected if present.

4.2 Special Status Wildlife Species

One special status wildlife species—Coastal California gnatcatcher—was observed on-site. In addition, least Bell's vireo was detected within the 100-foot off-site survey area. Attachment 5 provides a complete list of wildlife species identified on-site during the biological resources survey. Attachment 4 provides the forms submitted to CDFW CNDDDB describing the sensitive species detected during the survey. Attachment 6 summarizes the special status wildlife species that have a potential to occur. Based on this analysis, an additional four special status wildlife species have moderate potential to occur: Crotch's bumble bee, Belding's orange-throated whiptail, red diamond rattlesnake, and San Diego black-tailed jackrabbit. A brief description of these species and their potential to occur is presented below.

Coastal California Gnatcatcher. Coastal California gnatcatcher is federally listed as threatened, a CDFW species of special concern, a County MSCP-covered species, and a County of San Diego Group 1 species. One male-female pair was found in the coastal sage scrub in the eastern portion of the project site (see Figure 5). They were detected flying within a 20- to 40-foot-diameter area and is assumed to be nesting on-site. A second detection was made in a Peruvian pepper tree within disturbed habitat in the western portion of the site and likely represents either one member of the pair or a pre-dispersal juvenile.

Least Bell's Vireo. The least Bell's vireo is federally and state listed as endangered, a City and County of San Diego MSCP-covered species, and a County of San Diego Group 1 species (CDFW 2021b; County of San Diego 1997; County of San Diego 2010c). One least Bell's vireo was detected approximately 100 feet off-site to the northeast. The bird was heard calling within Diegan coastal sage scrub immediately adjacent to a patch of riparian forest associated with the Sweetwater River. This species is strongly tied to mature riparian habitats and was likely detected while foraging in the habitat surrounding its core territory. This species was not observed and is not expected to nest on-site, as no suitable native riparian forest or riparian scrub habitats are present.

Crotch's Bumble Bee. This species is a state candidate for listing as endangered. Much of the project site is potentially suitable. The nearest record of this species is from 2020 along San Miguel Ranch Road approximately 1.7 miles to the south (CDFW 2021a). This species has moderate potential to occur on-site. The habitat assessment noted that the survey area consisted of open vegetation with a moderate abundance of nectar plants, intermixed with small patches of non-native tree species. Potential nectar sources present in the survey area include climbing milkweed (*Funastrum cynanchoides* var. *hartwegii*), common oleander (*Nerium oleander*), San Diego viguiera, crown daisy (*Glebionis coronaria*), crete weed, bristly ox-tongue (*Helminthotheca echioides*), short-pod mustard, cane cholla (*Cylindropuntia californica* var. *parkeri*), morning glory (*Calystegia macrostegia*), deer weed (*Acmispon glaber*), white sage, California buckwheat, tree tobacco (*Nicotiana glauca*), and white horse-nettle (*Solanum elaeagnifolium*). Crotch's bumble bee was not detected during the habitat assessment. The following two common bee species were detected: honey bee (*Apis mellifera*) and valley carpenter bee (*Xylocopa sonorina*). Figure 6 provides the mapping of nectar resources and Photographs 10 through 13 provide examples of existing conditions and nectar plants in the survey area. The nectar abundance for each potentially suitable area was assessed to be high, moderate, or low, based on the following criteria:

- High-nectar abundance habitat has open vegetation containing over 40 percent relative cover of flowering plant species in bloom and supports the highest density of nectar plants on-site. Approximately 0.78 acre of high-quality nectar sources abundant or present in these areas include California buckwheat, climbing milkweed, common oleander, morning glory, San Diego viguiera, and white sage (see Photographs 10 and 11).
- Moderate-nectar abundance habitat covered approximately 0.40 acre and generally consisted of relatively open, but often grassy or shrub vegetation containing 15-40 percent relative cover of flowering plant species in bloom (see Photograph 3).
- Approximately 0.11 acre of low-nectar abundance habitat generally supported low numbers of nectar plants and contains less than 15 percent relative cover of flowering plant species in bloom (see Photograph 4).
- Excluded areas were determined during the initial habitat assessment to have minimal habitat quality to support nectar plants. For the purposes of this survey, these areas included large trees and shrubs and areas supporting old foundations within the non-native grassland habitat.

Belding's Orange-throated Whiptail. Belding's orange-throated whiptail is a CDFW species of special concern and a County Group 2 species. The coastal sage scrub, grassland, and disturbed habitat on-site are moderately suitable. There are numerous records of this species within two miles of the project site. This species has moderate potential to occur on-site.

Red Diamond Rattlesnake. Red diamond rattlesnake is a CDFW species of special concern and a County of San Diego Group 2 species. The habitat on-site is moderately suitable, and there is a rock pile in the northern portion of the site that could provide some refuge. In addition, numerous small mammal burrows were detected, suggesting an abundant prey population on-site. This species has moderate potential to occur on-site.



- Project Boundary
- Survey Area
- Project Impacts (Including Fuel Management Zone)
- Neutral Impact Area (SDGE Easement)
- Biological Open Space Easement
- Rock Outcrop
- Sensitive Plant Observations**
- California Adolphia
- ✿ San Diego County Viguiera
- Singlewhorl Burrobrush
- Sensitive Wildlife Observations**
- ▼ Least Bell's Vireo
- ▼ Coastal California Gnatcatcher
- Crotch Bumble Bee Habitat Assessment**
- High Nectar Abundance (0.78 ac)
- Moderate Nectar Abundance (0.40 ac)
- Low Nectar Abundance (0.11 ac)
- Vegetation Community**
- Arundo-dominated Riparian
- Diegan Coastal Sage Scrub
- Disturbed Diegan Coastal Sage Scrub
- Disturbed Habitat
- Non-native Grassland
- Non-native Riparian*
- Non-native Vegetation
- Urban/Developed

* occurs only in the 100-foot off-site survey buffer



FIGURE 6
Impacts to Biological Resources

San Diego Black-tailed Jackrabbit. San Diego black-tailed jackrabbit is a CDFW species of special concern and a County of San Diego Group 2 species. Most of the habitat on-site is moderately suitable for this species, with an abundance of foraging opportunities and refuge throughout the coastal sage scrub, non-native grassland, and disturbed habitat.

Mammal Use. No sign of large mammal use was detected within the survey area. The project site is bounded to the west and south by residential development and to the north and east by highways; however, there is connectivity under SR-125 with undeveloped areas to the east. While there is no fencing or other impermeable barrier to wildlife access, the proximity to dense urban development is expected to reduce the potential for large mammals to use the project site with any regularity.

Raptor Nesting and Foraging. The gum trees on-site and off-site to the west could support raptor nesting and perching. The site itself supports habitat suitable for raptor foraging. Coastal sage scrub and non-native grassland on site are potentially suitable to support migratory bird nesting.

5.0 Jurisdictional Wetlands and Waterways

Based on the findings of the general biological survey, there were two patches of riparian vegetation within the survey area – non-native riparian and Arundo-dominated riparian (see Figure 5). The potential status (USACE, CDFW, RWQCB, and County RPO) of these areas are discussed below.

The Arundo-dominated riparian consists of a dense monoculture of giant reed. Giant reed is an invasive species that is considered a facultative wetland species by the USACE (2008a). Therefore, this patch met the hydrophytic vegetation criterion. The patch occurs along a narrow erosional feature that begins at the base of a berm 25 feet to the west. Based on a review of historic aerials, the berm was constructed prior to 1979 at the edge of a horse paddock (NETR 2021). The paddock is no longer functional, but the graded berm is still present. RECON inspected the erosional feature and noted only weak hydrology indicators from ephemeral flows and no ordinary high water mark was present. Thus, the feature would not meet the hydrology criteria. Based on these findings, the patch and associated erosional feature would not be considered a USACE jurisdictional wetland or water of the U.S., or a wetland or streambed/non-wetland water of the state under CDFW or RWQCB jurisdiction. The patch is not considered an RPO wetland because it formed as a result of legal grading for the historic horse paddock and has negligible biological value as a wetland because it is dominated by an invasive species.

The non-native riparian vegetation is located only off-site within the 100-foot survey buffer to the north. It is dominated by Canary Island date palm, Peruvian pepper tree, castor bean, smilo grass, and ripgut grass. None of these species is considered a wetland indicator species, so the northern patch would not meet the hydrophytic vegetation criterion. This northern patch is located within a wide, eroded drainage channel that drains approximately 200 feet east into the Sweetwater River. The drainage has an ordinary high water mark ranging between 5 and 30 feet wide and a largely cobble substrate. Hydrology within the drainage is indicated by a bed and bank, change in vegetation composition, and drift and sediment deposits. Based on these factors, the drainage meets the wetland hydrology criteria. Thus, while the patch would not be considered a wetland, it would likely be considered a non-wetland water of the U.S. under USACE jurisdiction and a non-wetland water/streambed of the state under CDFW and RWQCB jurisdiction. This northern area would not be considered an RPO wetland, because, while it has a substratum of rock, a non-soil, and flows into the Sweetwater River, it is dominated by exotic, invasive species, has little biological value as habitat, and does not contribute substantially to the biological functions or values of the overall drainage system.

6.0 Other Unique Features/Resources

6.1 Habitat Connectivity and Wildlife Corridors

Wildlife movement corridors and habitat linkages are areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Corridors are generally local pathways connecting short distances usually covering one or two main types of vegetation communities. Linkages are landscape level connections between very large core areas and generally span several thousand feet and cover multiple habitat types. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors and linkages for wildlife travel. The habitat connectivity provided by corridors and linkages is important in providing access to mates, food, and water, allowing the dispersal of individuals away from population high-density areas, and facilitating the exchange of genetic traits between populations (Beier and Loe 1992).

This site is bounded to the west and south by development and there are highways to the north and east. However, it has connectivity under SR-125 with a large area of open space beginning at the Sweetwater Reservoir and extending largely unimpeded to the east and southeast. The project site serves as an extension of that large open space, rather than providing any connectivity or linkage to other adjacent open space.

The Sweetwater River runs north to south approximately 300 feet to the east of the project site. This segment of the Sweetwater River is narrow and runs between a private horse ranch property and the Bonita Golf Course. It appears to have been degraded by the surrounding development and is vegetated in large part by non-native, invasive species such as giant reed, Canary Island date palm, and Peruvian pepper tree. The narrow stretch of river may provide some limited opportunities for wildlife movement, but the project site contributes little to the function of the movement corridor.

6.2 Nursery Sites

There was no indication that the site supports any wildlife nursery sites. It is dominated by non-native grassland and disturbed habitat, bounded to the west and south by development and to the north and east by highways. Large mammals are not expected to rely on the habitat on-site for breeding or long-term persistence. While medium-sized mammals may use the site for foraging, no dens were observed on-site. Given the disturbed nature of the habitat and lack of a permanent or reliable water source on-site, there was no evidence of a substantial bird roosting or breeding colony.

6.3 Rock Outcrops

A 0.21-acre (9,059 sf) rock outcrop was observed in the northwestern portion of the site on the slope below Quarry Road.

7.0 Significance of Project Impacts and Proposed Avoidance and Mitigation

This section describes project impacts and recommended avoidance and mitigation measures based on the County's MSCP Subarea Plan (1997) and the County's Guidelines for Determining Significance (2010b).

7.1 Vegetation Community Impacts and Proposed Mitigation

The proposed graded parking lot, RV area, storage facility, fuel management, and community trail would impact approximately 8.79 acres of the site and off-site grading will impact an additional 0.24 acre, for a total impact of 9.03 acres (Table 2 and Figure 6). A biological open space easement will be placed over the northern portion of the

site and not impacted, with the exception of the community trail which will bisect the biological open space easement. A fuel management zone and a 100-foot Limited Building Zone Easement are included to protect both the site buildings and the open space from fire and are included in the impact analysis (Figure 7). The project comprises 7.35 acres of impacts to sensitive vegetation communities, including 0.94 acre of Diegan coastal sage scrub and 6.41 acres of non-native grassland (see Table 2).

Table 2 Habitat/Vegetation Communities, Impacts, and Mitigation								
Habitat/ Vegetation Community	MSCP Tier	Existing On-site (acres)	Impacts (acres) ^a	Off-site grading impacts (acres)	Mitigation Ratio ^b	Mitigation Required (acres)	Impact Neutral Easement (acres) ^c	Open Space Remaining (acres)
Non-native riparian (65000)	I	--	--		N/A	--	--	--
Diegan coastal sage scrub (including disturbed; 32500)	II	0.94	0.94		1:1	0.94	<0.01	0
Non-native grassland (42200)	III	8.34	6.41		0.5:1	3.21	0.09	1.95
Non-native vegetation (11000)	IV	0.29	0.29		N/A	--	--	0
Disturbed habitat (11300)	IV	0.55	0.53		N/A	--	--	0.02
Arundo-dominated riparian (65100)	-- ^d	0.06	0.06		N/A	--	--	0
Urban/developed (12000)	-- ^d	0.56	0.56	0.24	N/A	--	--	0
TOTAL		10.74	8.79	0.24	--	4.15	0.09	1.97^e
^a This includes the entire easement for the proposed trail alignment but does not include a small SDG&E easement along the eastern boundary, which is considered to be impact neutral. ^b Ratio assumes mitigation will occur on land that meets the criteria for BRCA. ^c Existing SDG&E easement (0.09 acre) that is considered impact neutral. ^d No assigned MSCP tier. ^e This includes some manufactured fill slopes that are required to accommodate some of the Quarry Road improvements, which will be landscaped for erosion control.								

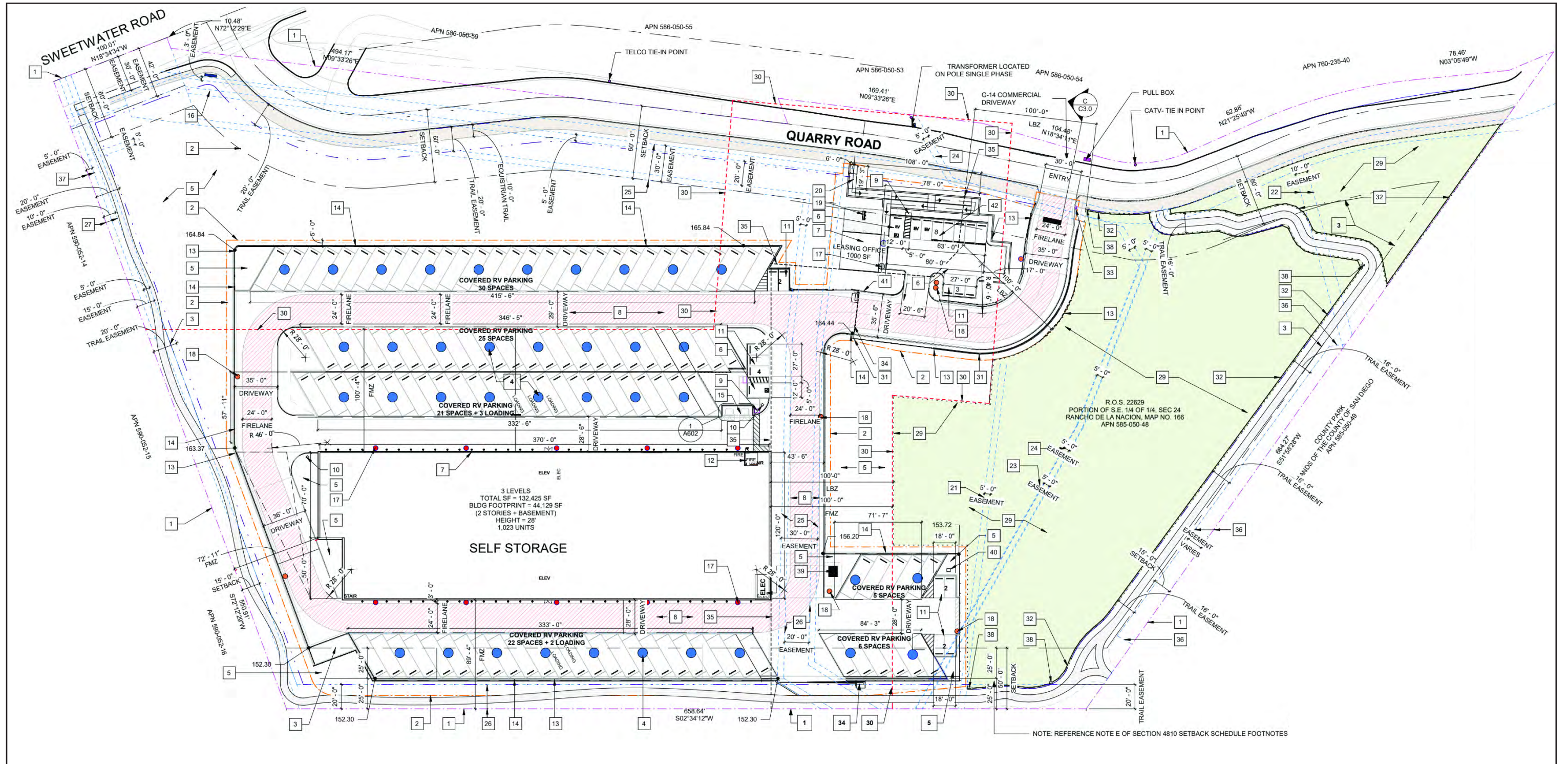
Impacts to sensitive vegetation communities would be considered significant and would require mitigation (County of San Diego 2010a). In accordance with the BMO, mitigation ratios are determined based on whether impacted habitat and the mitigation occur within a BRCA. The BMO provides six criteria to identify if impacted habitat qualifies as a BRCA. The following discussion assesses the habitat on-site with respect to each criterion.

1. *The land is shown as pre-approved mitigation area (PAMA) on the wildlife agencies' PAMA map, (Attachment F of Document No. 0769999 on file with the Clerk of the Board);*

The project site is not identified as a PAMA as shown on Attachment F of the BMO (see Figure 4). Therefore, the project site does not meet this criterion.

2. *The land is located within an area of habitat which contains biological resources that support or contribute to the long-term survival of Sensitive Species, which determination is based upon a biological analysis approved by the Director, and is adjacent or contiguous to preserved habitat that is within the PAMA on the wildlife agencies' PAMA map (Attachment F of Document No. 0769999 on file with the Clerk of the Board);*

The Diegan coastal sage scrub on-site supports a breeding pair of coastal California gnatcatchers. However, the project site is not adjacent or contiguous to preserved habitat within the PAMA. The land to the south and west is currently developed, and the land to the north and east is designated as Take Authorized. Therefore, the project site does not meet this criterion.



1	PROPERTY LINE.	17	EXTERIOR WALL PACK LIGHT FIXTURES, SEE LEGEND AND LIGHTING PLAN.	33	WAYFINDING SIGN, SEE SIGNAGE ON SHEET A003.
2	MUP BOUNDARY.	18	EXTERIOR POLE LIGHTING, SEE LEGEND AND LIGHTING PLAN.	34	LIFT GATE, SEE SHEET A111 FOR DETAILS.
3	SETBACK LINE.	19	BICYCLE RACK FOR 3 BICYCLES.	35	LIMITED BUILDING ZONE (LBZ).
4	LIGHT FIXTURE, SEE LEGEND AND LIGHTING PLAN.	20	ADA RAMP FROM QUARRY ROAD, SEE CIVIL FOR FINAL SLOPES.	36	SAN DIEGO COUNTY GAS AND ELECTRIC COMPANY PUBLIC UTILITIES EASEMENT.
5	LANDSCAPE AREA, SEE LANDSCAPE SHEETS.	21	SPRING VALLEY SANITATION DISTRICT SEWER EASEMENT.	37	5' WIDE EASEMENT FOR WATER PIPE LINE PURPOSES PER SURVEY (NOTE15).
6	PROPOSED ACCESSIBLE PARKING.	22	10' WATER PIPE LINE EASEMENT.	38	BIOLOGICAL OPEN SPACE EASEMENT SIGN, (SEE NOTES).
7	BUILDING FOOTPRINT.	23	8' WATER PIPE LINE EASEMENT.	39	ELECTRICAL TRANSFORMER.
8	24' FIRE ACCESS DRIVE AISLE.	24	5' WATER PIPE LINE EASEMENT.	40	SOLAR BATTERY.
9	TRUNCATED DOMES, SEE CIVIL.	25	30' SOUTH BAY IRRIGATION WATER MAIN EASEMENT.	41	KEY BOX FOR SWEETWATER AUTHORITY AND SANITATION.
10	PROPOSED FIRE HYDRANT, SEE UTILITIES.	26	20' SPRING VALLEY SANITATION DISTRICT ACCESS EASEMENT.	42	EV CAPABLE STANDARD PARKING, TO MEET MIN. REQUIREMENT OF 9'x18' STALL.
11	PROPOSED STANDARD PARKING TO MEET MIN. REQUIREMENT OF 9'x18' STALL.	27	10' CALIFORNIA WATER AND TELEPHONE COMPANY SEWER MAIN EASEMENT.		
12	FIRE RISER.	28	42' PUBLIC HIGHWAY EASEMENT.		
13	RETAINING WALL, SEE SHEET A11 & A401.	29	BIOLOGICAL OPEN SPACE EASEMENT.		
14	6'-0" WROUGHT IRON FENCING, SEE SHEET A111.	30	100' FUEL MANAGEMENT ZONE (FMZ).		
15	TRASH ENCLOSURE, SEE SHEET A002.	31	6' WOOD FENCING, SEE SHEET A111.		
16	MONUMENT SIGN, SEE SIGNAGE ON SHEET A003.	32	4' LODGE POLE FENCING AT BIOLOGICAL OPEN SPACE EASEMENT.		

FIGURE 7
Project Site Plan with Biological Open Space Easement

3. *The land is part of a regional linkage/corridor. A regional linkage/corridor is either:*
 - a. *Land which contains topography which serves to allow for the movement of all sizes of wildlife and is used by wildlife, including large animals on a regional scale; and contains adequate vegetation cover providing visual continuity so as to encourages the use of the corridor by wildlife; or*
 - b. *It has been identified as the primary linkage/corridor between the northern and southern regional populations of the California gnatcatcher in the population viability analysis for the California gnatcatcher, MSCP Resource Document Volume II, Appendix A-7 (Attachment I on file with the Clerk of the Board as Document No. 0769999).*

The habitat on the project site does not qualify as a linkage/corridor based on either of the above criteria. Although coastal California gnatcatcher was found on-site, the property is not part of the primary corridor connecting the northern and southern regional populations of the species. Therefore, the project site does not meet this criterion.

4. *The land is shown on the Habitat Evaluation Map (Attachment J of Document No. 0769999 on file with the Clerk of the Board) as Very High or High and links significant blocks of habitat, except that land which is isolated or links small, isolated patches of habitat and land that has been affected by existing development to create adverse edge effects shall not qualify as Biological Resource Core Area;*

Portions of the project site are mapped on the Habitat Evaluation Model as Very High or High; however, these areas contain disturbed habitat and non-native grassland that were within areas that historically contained an equestrian ranch and orchard. The coastal sage scrub on-site is identified as Agriculture and Moderate. Notwithstanding the Habitat Evaluation Map characterization of the habitats on-site, the property does not link significant blocks of habitat off-site. Therefore, it does not meet this criterion.

5. *The land consists of or is within a block of habitat greater than 500 acres in area of diverse and undisturbed habitat that contributes to the conservation of Sensitive Species;*

The habitat on the project site is not part of a block of habitat greater than 500 acres of diverse and undisturbed habitat. Therefore, it does not meet this criterion.

6. *The land contains a high number of Sensitive Species and is adjacent or contiguous to surrounding undisturbed habitats, or contains soil derived from the following geologic formations which are known to support Sensitive Species: a) gabbroic rock; b) metavolcanic rock; c) clay; or d) coastal sandstone.*

While coastal California gnatcatcher and California adolphia were found on-site, the habitat does not support a large number of such species. The project site is mapped with Auld clay soils; however, the habitat and soils have been heavily disturbed over the years, with a long history of agriculture and ranch use on the property. In addition, the site is dominated by non-native species. Therefore, the habitat on the project site does not meet this criterion.

Based on this analysis, the project site would not be considered a BRCA. Table 2 provides the impacts to vegetation communities and the associated mitigation requirements. The mitigation ratios are based on Attachment M of the BMO (County of San Diego 2010a). Permanent impacts to sensitive vegetation communities would be mitigated off-site through purchase of credits from a County-approved mitigation area, which would be considered a BRCA. A biological open space easement will be placed over the northern portion of the site and not impacted. However, this is not intended to serve as a biological open space and will not be used towards mitigation credit. In order to protect the integrity of the open space, a lodgepole fence will be installed along the southern boundary between the edge of the biological open space and the adjacent community trail easement. Signage would be installed at approximately 50-foot intervals of this same boundary denoting the presence of open space.

The proposed mitigation, including purchase of off-site credits and placement of fencing and signage along the boundary of the biological open space, would reduce direct impacts to sensitive vegetation communities to a level of less than significant.

Indirect impacts to adjacent sensitive vegetation communities may occur as a result of dust, chemical and particulate pollution, and introduction of non-native plant species during construction activities. To reduce impacts to adjacent sensitive vegetation communities, the following general avoidance and minimization measures are recommended for the proposed project:

- Appropriate best management practices (BMPs; e.g., silt fence, fiber rolls, drip pans beneath staged equipment) shall be employed during construction activities to prevent the release of chemicals or other substances that are potentially toxic or impactful to native habitats/flora/fauna.
- Water trucks shall be employed to manage the level of fugitive dust on the adjacent habitat.
- Temporary fencing (i.e., silt fencing and/or orange construction fencing) shall be installed along the project boundaries adjacent to native vegetation communities to ensure project activities stay within the designated work area.
- Trash, oil, parking, or other construction/development-related material/activities shall not be allowed outside any approved construction limits.
- Site drainage will be managed through permanent drainage measures as detailed in the project's Storm Water Quality Management Plan, including use of Modular Wetlands System and underground detention tanks, ensuring all runoff would be treated before discharging into the existing adjacent creek.
- All lighting will be designed and installed so that light will be directed away from adjacent habitat areas to the east and north.

The above-recommended avoidance and minimization measures are anticipated to reduce indirect impacts to adjacent sensitive vegetation communities to a level of less than significant.

7.2 Special Status Species Impacts and Proposed Avoidance

All criteria in the Guidelines for Determining Significance (County of San Diego 2010b) were assessed and only those with potential for significant impacts are discussed below.

7.2.1 Sensitive Plant Species

California adolphia (CRPR 2B.1) was mapped in the northern portion of the site. A total of 25 individuals occur in an area that will be protected through placement of a biological open space easement over the undeveloped portion of the property. Therefore, this species will not be impacted by the project (see Figure 6).

San Diego County viguiera (CRPR 4.2) was only found off-site in coastal sage scrub to the east and northeast of the project site. It is not expected to occur on-site and would, therefore, not be impacted by the project (see Figure 6).

Singlewhorl burrobush (CRPR 2B.2) was only found in the off-site survey buffer, in coastal sage scrub approximately 40 feet off-site to the east. It is not expected to occur on-site and would, therefore, not be impacted by the project.

7.2.2 Sensitive Wildlife Species

Coastal California gnatcatcher (federal threatened, state species of special concern, County Group 1, MSCP covered species) was observed in Diegan coastal sage scrub on-site and was assumed to be nesting. Thus, all of the Diegan coastal sage scrub on-site (0.94 acre) would be considered occupied. The project would impact 0.94 acre of occupied Diegan coastal sage scrub habitat for this species (see Figure 6). This impact would be considered significant and would require mitigation. In accordance with the species' conditions for coverage under the MSCP, the impact from loss of occupied habitat would be fully mitigated to below a level of significance through the habitat-based compensation for the impact to Diegan coastal sage scrub described above.

Indirect noise impacts to adjacent nesting coastal California gnatcatchers may occur if vegetation clearing, grubbing, grading, or construction occurs during this species' breeding season (March 1 to August 15). These impacts would be considered significant and require mitigation. Avoidance measures will be implemented and are expected to avoid direct impacts and reduce the potential indirect impacts to a level of less than significant. These are discussed below.

- To avoid impacts to coastal California gnatcatcher, grading, brush clearing, and all other construction on-site should be conducted outside the breeding season (March 1 to August 15). However, if construction must occur during the breeding season the following actions would be required:
- A qualified biologist shall conduct a pre-construction clearance survey for nesting birds within suitable adjacent habitat to determine whether avian species are nesting within 500 feet of the construction area.
- If coastal California gnatcatcher is detected nesting within 500 feet of the construction boundary, construction activity should be avoided within 500 feet of the active nest, if possible. If construction must occur within 500 feet of an active nest temporary sound barriers may be required or grading may be restricted in construction areas near the nest site to reduce noise levels. Temporary sound barriers must be placed within the project footprint. In addition, an acoustician shall measure noise levels during construction activities at the edge of the project footprint near the occupied habitat closest to the nest. Generally, noise levels are required by the County to be less than 60 A-weighted decibels hourly average (60 dB[A] L_{eq}) or the ambient noise level, whichever is greater.
- If no coastal California gnatcatcher are observed nesting within 500 feet of the project boundary, no grading or construction restrictions associated with coastal California gnatcatcher would apply. No restrictions are required for this species outside its nesting season.

Least Bell's vireo (USFWS endangered, CDFW endangered, MSCP Covered, County Group 1) was not detected on-site, so no direct impacts are anticipated. However, it was detected approximately 100 feet off-site to the northeast (see Figure 5). Therefore, it has potential to be indirectly impacted by construction noise.

- To avoid impacts to least Bell's vireo grading, brush clearing, and all other construction within 500 feet of the suitable riparian habitat should be conducted outside the breeding season (March 15 to September 15). However, if construction must occur during the breeding season the following actions would be required:
- A qualified biologist shall conduct a pre-construction clearance survey for this species within suitable adjacent habitat to determine if it is nesting within 500 feet of the construction area.
- If least Bell's vireos are nesting within 500 feet of the construction boundary, construction activity should be avoided within 500 feet of the nest, if possible. If construction must occur within 500 feet of an active nest temporary sound barriers may be required or grading may be restricted in construction areas near the nest site to reduce noise levels. Temporary sound barriers must be placed within the project footprint. In addition, an acoustician shall measure noise levels during construction activities at the edge of the project footprint

near the occupied habitat closest to the nest. Generally, noise levels are required by the County to be less than 60 dB(A) L_{eq} or the ambient noise level, whichever is greater.

- If least Bell's vireo is not detected observed nesting within 500 feet of the project boundary, no grading or construction restrictions associated with this species would apply. No restrictions are required for this species outside its nesting season.

Crotch's bumble bee (State candidate for listing as endangered) has moderate potential to occur on the project site. A habitat assessment identified potentially suitable habitat (i.e., nectar plants). Direct impacts to this species would be considered significant and would require mitigation. Avoidance measures listed in Section 7.1, including use of water trucks and delineation of work areas, will prevent any indirect impacts to the adjacent habitat in the adjacent open space preserve to the east. Avoidance measures are discussed below.

- Within one year prior to vegetation removal and/or grading, and prior to the issuance of grading permits, a qualified entomologist/biologist with appropriate handling permits and is familiar with the species behavior and life history, shall conduct focused surveys to determine the presence/absence of Crotch's bumble bee. Focused surveys shall follow CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Focused surveys shall also be conducted throughout the entire project site during the colony active period between April 1 and August 31. The survey protocol, including the qualifications of the surveyor, will be submitted to CDFW for review prior to the initiation of surveys. Survey results, including negative findings, shall be submitted to CDFW and the County prior to implementing project-related ground-disturbing activities. At minimum, a survey report shall provide the following:
 - a description and map of the survey area, focusing on areas that could provide suitable habitat for Crotch's bumble bee (overwintering, nesting, and foraging habitat);
 - field survey conditions that shall include name(s) of qualified entomologist(s) and brief qualifications; date and time of survey; survey duration; general weather conditions; survey goals, and species searched;
 - map(s) showing the location of observations, including nests/colonies; and,
 - a description of physical (e.g., soil, moisture, slope) and biological (e.g., plant composition) conditions where each nest/colony is found. A sufficient description of biological conditions, primarily impacted habitat, shall include native plant composition (e.g., density, cover, and abundance) within impacted habitat (e.g., species list separated by vegetation class; density, cover, and abundance of each species).
- If the survey protocol included capture or handling of bumble bees, then the Qualified Biologist shall obtain the required authorization via a Memorandum of Understanding or Scientific Collecting Permit pursuant to CDFW Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (CDFW 2023). Survey methods that involve lethal take of species are not acceptable.
- If the focused surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case an Incidental Take Permit (ITP) may be required. If an ITP is required, it shall be obtained prior to issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and all necessary permit conditions (including compensatory mitigation) shall be fulfilled prior to initiation of project activities. Take of any endangered, threatened, candidate species that results from the project is prohibited, except as

authorized by State law (California Fish and Game Code §§ 86, 2062, 2067, 2068, 2080, 2085; California Code of Regulations, Title 14, § 786.9) under the California Endangered Species Act.

- Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.
- This measure is based on current draft guidance; however, updated protocols and avoidance measures that would provide equivalent protections may be employed as approved by CDFW and the County.

Belding's orange-throated whiptail (CDFW species of special concern, County Group 2) has moderate potential to occur throughout the project site. The proposed project is expected to remove suitable habitat for this species and may result in direct mortality of individuals. This impact would be considered significant and would require mitigation (County of San Diego 2010a). Impacts to this species would be mitigated to below a level of significance through the habitat-based compensation for the impact to Diegan coastal sage scrub and non-native grassland described above.

Red diamond rattlesnake (CDFW species of special concern, County Group 2) has moderate potential to occur throughout the project site. The proposed project is expected to remove suitable habitat for this species and may result in direct mortality of individuals. This impact would be considered significant and would require mitigation (County of San Diego 2010b). Impacts to this species would be mitigated to below a level of significance through the habitat-based compensation for the impact to Diegan coastal sage scrub and non-native grassland described above.

San Diego black-tailed jackrabbit (CDFW species of special concern, County Group 2) has moderate potential to occur throughout the project site. The proposed project is expected to remove suitable habitat for this species and may result in direct mortality of individuals. This impact would be considered significant and would require mitigation (County of San Diego 2010b). Impacts to this species would be mitigated to below a level of significance through the habitat-based compensation for the impact to Diegan coastal sage scrub and non-native grassland described above.

7.2.3 Foraging Habitat for Raptors

The majority of the project site provides potential raptor foraging habitat. Impacts to raptor foraging habitat are considered significant and require mitigation (County of San Diego 2010b). These impacts would be mitigated to below a level of significance through the habitat-based compensation for impact to Diegan coastal sage scrub and non-native grassland described above.

7.2.4 Nesting Success of Special Status Bird Species

Suitable habitat for tree-nesting raptor species is present within and adjacent to the project site, so direct impacts and indirect noise impacts have the potential to occur if initial grading and construction occur during the raptor breeding season. Avoidance measures are discussed below.

- If construction occurs during the raptor breeding season of January 15 through July 15, a qualified biologist shall conduct a pre-construction clearance survey for nesting raptors in suitable nesting habitat (e.g., mature trees within southern willow scrub or eucalyptus woodland) that occurs within 500 feet of the project boundary. If any active raptor nest is located, a 500-foot buffer zone or other appropriate buffer determined by the qualified biologist, will be delineated.

- If project activities must occur within this designated 500-foot buffer zone, the following steps are proposed to avoid impacts to tree-nesting raptors. Prior to implementing these steps, the applicant shall consult with the County and Wildlife Agencies for concurrence.
 - The qualified biologist shall monitor nesting activity daily until project activities are no longer occurring within the designated buffer zone or until fledglings become independent of the nest.
 - The monitoring biologist shall halt construction activities if he or she determines that the construction activities are disturbing or disrupting the nesting activities.
 - The monitor shall make recommendations to reduce the noise or disturbance in the vicinity of the nest. This may include recommendations such as (1) turning off vehicle engines and other equipment whenever possible to reduce noise, and/or (2) working in other areas until the young have fledged.
 - If the biologist determines that nesting activity does not appear to be disturbed by project activities, construction may continue with daily monitoring by a qualified biologist to provide guidance until the fledglings are independent of the nest.

Potential impacts to nests or eggs of birds protected by the MBTA and CFGC 3503 would be avoided through the above measures proposed for special status wildlife species.

7.2.5 Indirect Long-term Impacts

The project proposes to create a self-storage facility and RV parking in the southern portion of the site, with the northern portion of the site dedicated as an open space park. The development in the southern portion of the project site would not alter human or animal access to the surrounding habitat areas, and fencing would be installed along the perimeter of the park areas to similarly prevent unauthorized access to the surrounding area.

The project includes avoidance measures to reduce potential indirect effects on sensitive vegetation and special status species to a level of less than significant. The project is not expected to cause impacts from increased noise and/or nighttime lighting; thus, there would be no long-term indirect impacts.

7.3 Jurisdictional Wetlands and Waterways Impacts and Proposed Mitigation

As there are no jurisdictional wetlands or waterways present within the project site, no direct impacts to wetland or water resources would occur. However, the Sweetwater River, which occurs approximately 300 feet off-site to the east, and the drainage in the off-site survey buffer to the north are both expected to be waters of the U.S. under USACE jurisdiction and waters of the state under CDFW and RWQCB jurisdiction. Indirect impacts (e.g., fugitive dust, chemical/particulate pollution, and non-native plant species introduction) to these potentially jurisdictional features would be prevented through implementation of the avoidance and minimization measures described in Section 7.1 above. Implementation of these measures is anticipated to reduce these potential indirect impacts to adjacent jurisdictional resources to a level of less than significant.

7.4 Other Unique Features/Resources Impacts and Proposed Mitigation

As the site does not function as a wildlife movement corridor and there is no indication that the site supports any wildlife nursery sites, the project will not result in any impact to these resources and no mitigation would be required.

A small portion of the rock outcrop, less than 0.01 acre (703 square feet) will be covered in fill as a result of roadway improvements required along the portion of Quarry Road nearest the outcrop. The remainder of this feature occurs

within the biological open space easement. This represents an impact to less than 10 of the resource and would not be a significant impact.

7.5 Local Policies, Ordinances, and Adopted Plans Impacts and Proposed Mitigation

With the proposed avoidance, minimization, and mitigation measures in place, the proposed project is not anticipated to significantly conflict with any local policies or ordinances protecting biological resources or with the provisions of an adopted habitat conservation plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The only criterion in Section 4.5 of the Guidelines for Determining Significance (County of San Diego 2010b) with potential for significant impacts is Criterion K, which states, "the project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs." The mitigation measures discussed above in Section 7.2 would reduce potential impacts to migratory birds and their nests to less than significant.

The following provides an evaluation of the project Design Criteria as presented in the BMO Section 86.505(a):

1. The project includes protection of the northern portion of the site from further development through placement of a biological open space easement. While this area is not intended to serve as project mitigation of biological impacts, it will protect sensitive habitat areas, the existing rock outcrops and sensitive plants, California adolphia, from future development.
2. Project development is proposed within an 8.62-acre portion of the site and the remaining northern portion will be protected from further development through placement of a biological open space easement. Therefore, clustering development would not be applicable as a means of achieving avoidance.
3. Steep slopes are not located on the site. Therefore, encroachment into steep slopes is not applicable.
4. The minimum private road standards have been applied to the on-site proposed private roads and no reduction in road standards is necessary.
5. The project is not located within a PAMA or areas designated as Preserved and is not located within a regional linkage and/corridor. Therefore, the criteria identified in Attachment G (Preserve Design Criteria) and Attachment H (Design Criteria for Linkages and Corridors) do not apply.

The following provides an evaluation of the Preserve Design Criteria as presented in the BMO Attachment G:

1. This site is not located within a PAMA or areas designated as Preserved as identified on the Subarea Plan Map. The criteria identified in Attachment G of the Biological Mitigation Ordinance do not apply.

The following provides an evaluation of the Design Criteria for Linkages and Corridors as presented in the Biological Mitigation Ordinance Attachment H:

- This site does not support any linkages or serve as a wildlife corridor given that the site is surrounded by commercial and residential development to the north, west, and south. While there is connection to a large open space preserve to the east, this site serves only as an extension of that open space, rather than providing any connectivity or linkage to other adjacent open space. The criteria identified in Attachment H of the Biological Mitigation Ordinance do not apply.

7.6 Conclusions

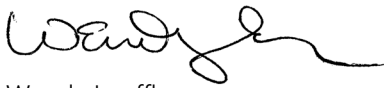
Implementation of the avoidance and mitigation measures described above would reduce impacts to sensitive habitat and reduce the potential impacts to special status species to a level of less than significant.

8.0 Cumulative Impacts

The proposed project's potential impacts to sensitive habitats and species would be avoided through specific design considerations or mitigated to a level of less than significant. There would be no impacts to wetlands or jurisdictional waters. Therefore, when considered in conjunction with past and present projects located in the vicinity of the proposed project boundary, the proposed project would not significantly contribute to a cumulatively considerable impact.

If you have any questions regarding this letter report or the biological resources present on the site, please do not hesitate to contact me.

Sincerely,



Wendy Loeffler
Senior Biologist/Project Manager

WEL:sh:jg

9.0 References Cited

- Beier, P., and S. Loe
1992 A Checklist for Evaluating Impacts to Wildlife Movement Corridors. *Wildlife Society Bulletin* 20:434-440.
- Bradley, R. D., L. K. Ammerman, R. J. Baker, L. C. Bradley, J. A. Cook, R. C. Dowler, C. Jones, D. J. Schimdly, F. B. Stangl Jr., R. A. Van Den Bussche, and B. Wursig
2014 Revised Checklist of North American Mammals North of Mexico. *Occasional Papers*, Museum of Texas Tech University No. 327. October.
- Brenzel, K. N.
2001 *Sunset Western Garden Book*. Sunset Publishing. Menlo Park, California.
- California Department of Fish and Wildlife (CDFW)
2021a California Natural Diversity Database, a Natural Heritage Program. Department of Fish and Wildlife, Biogeographic Data Branch, Sacramento. Accessed August 5.
2021b Special Animals. Natural Diversity Database. Department of Fish and Wildlife. July.
2021c Special Vascular Plants, Bryophytes, and Lichens List. Natural Diversity Database. Department of Fish and Wildlife. July.
2023 CDFW's Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species. June 6.

Mr. Brian Sorensen
Page 28
June 24, 2024

California Invasive Plant Council (Cal-IPC)

2021 Invasive Plant Inventory. <https://www.cal-ipc.org/plants/inventory/>. Accessed August.

California Native Plant Society (CNPS)

2021 Rare Plant Program. Inventory of Rare and Endangered Plants of California (online edition, v8-03). Sacramento, CA. Accessed in August. Available at <http://www.rareplants.cnps.org>

Chesser, R. T., K. J. Burns, C. Cicero, J. L. Dunn, A. W. Kratter, I. J. Lovette, P. C. Rasmussen, J. V. Remsen, Jr., D. F. Stotz, B. M. Winger, and K. Winker

2019 Check-list of North American Birds (online). American Ornithological Society. <http://checklist.aou.org/taxa>.

Crother, B. I., R.M. Bonett, J. Boundy, F.T. Burbrink, K. de Queiroz, D.R. Frost, R. Highton, J.B. Iverson, E.L. Jockusch, F. Kraus, K.L. Krysko, A.D. Leaché, E. Moriarty Lemmon, R.W. McDiarmid, J.R. Mendelson III, P.A. Meylan, T.W. Reeder, S. Ruane, M.E. Seidel

2017 *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in our Understanding*, Eighth Edition. Society for the Study of Amphibians and Reptiles Herpetological Circular No. 43.

Evans, A. V.

2008 *Field Guide to Insects and Spiders of North America*. National Wildlife Federation. Sterling Publishing Co., Inc. New York, NY.

Hall, E. Raymond

1981 *The Mammals of North America*. 2nd ed. 2 vols. John Wiley & Sons, New York.

Holland, R. F.

1986 Preliminary Descriptions of the Terrestrial Natural Communities of California. Nongame-Heritage Program, California Department of Fish and Game. October.

Lichvar, R. W.

2016 The National Wetland Plant List. Prepared for U.S. Army Corps of Engineers. May 1.

Nationwide Environmental Title Research, LLC (NETR)

2021 Historic Aerials. <http://www.historicaerials.com/>. Accessed August.

Nature Festivals of San Diego County

2002 Butterflies of San Diego County, prepared by Michael Klein. Revised September. <http://www.sdnhm.org/science/entomology/projects/checklist-of-butterflies-of-san-diego-county/>.

Oberbauer, Thomas, Meghan Kelly, and Jeremy Buegge

2008 *Draft Vegetation Communities of San Diego County*. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California," Robert F. Holland, Ph.D., October 1986. March.

Reiser, C. H.

2001 *Rare Plants of San Diego County*. Aquafir Press. July.

San Diego, County of

- 1997 Multiple Species Conservation Program County of San Diego Subarea Plan. October 22.
- 2007 Ordinance No. 9842. Resource Protection Ordinance. March 21.
- 2010a County of San Diego Biological Mitigation Ordinance. Biological Resources, Land Use and Environment Group. April 2.
- 2010b Guidelines for Determining Significance. Biological Resources, Land Use and Environment Group. Department of Planning and Land Use. Department of Public Works. Fourth Revision. September 15.
- 2010c Report Format and Content Requirements. Biological Resources, Land Use and Environment Group. September 15.
- 2021 SanBIOS points. SanGIS Data Warehouse. San Diego Geographic Information Source – JPA. Modified from the Biological Observation Database. Department of Planning and Land Use. Accessed August 5. Available at <http://www.sangis.org/download/index.html>.

Tremor, Scott, D. Stokes, W. Spencer, J. Diffendorfer, H. Thomas, S. Chivers, and P. Unitt, eds.

- 2017 San Diego County Mammal Atlas. San Diego Natural History Museum.

U.S. Army Corps of Engineers (USACE)

- 1987 Corps of Engineers Wetlands Delineation Manual. Wetlands Research Program, Technical Report Y-87-1. Department of the Army, Washington, D.C.
- 2008a Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region. Prepared by U.S. Army Engineer Research and Development Center. September.
- 2008b A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States. A Delineation Manual. Prepared by U.S. Army Engineer Research and Development Center. August.

U.S. Department of Agriculture (USDA)

- 1973 Soil Survey, San Diego Area, California. Soil Conservation Service and Forest Service. December.

U.S. Fish and Wildlife Service (USFWS)

- 2021a All Species Occurrences GIS Database. Carlsbad Fish and Wildlife Office. Accessed August 5.
- 2021b Critical Habitat Portal. Available at: <http://www.fws.gov/endangered/what-we-do/critical-habitats.html>. Accessed February 16.

U.S. Geological Survey (USGS)

- 1996 National City, California 7.5-minute topographic map.

Unitt, P.

- 2004 *San Diego County Bird Atlas*. San Diego Natural History Museum. Ibis Publishing Company. San Diego, California. October.

University of California

2021 Jepson Flora Project, *The Jepson eFlora*. Berkeley: The Regents of the University of California. Accessed in September from <http://ucjeps.berkeley.edu/eflora/>.

Western Bat Working Group (WBWG)

2017 Western Bat Species (species accounts). <http://wbwg.org/western-bat-species/>.

10.0 Preparers and Persons/Organizations Contacted

Wendy Loeffler, RECON Environmental, Inc., Senior Biologist/Project Manager; on County CEQA Consultants List for Biological Resources

Brian Parker, Biologist; on County CEQA Consultants List for Biological Resources

Jonathan Mercado, Biologist

Andrew Smisek, RECON Environmental, Inc., Biologist

Frank McDermott, RECON Environmental, Inc., GIS Supervisor

Benjamin Arp, RECON Environmental, Inc., GIS Specialist

Jennifer Gutierrez, RECON Environmental, Inc. Production Specialist

Stacey Higgins, RECON Environmental, Inc., Senior Production Specialist

11.0 Attachments

1. Photographs
2. Plant Species Observed
3. Sensitive Plant Species with Potential to Occur
4. CNDDDB Submittal Forms
5. Wildlife Species Observed
6. Sensitive Wildlife Species with Potential to Occur

ATTACHMENTS

ATTACHMENT 1

Photographs



PHOTOGRAPH 1
View of Non-Native Riparian Vegetation in the Off-Site Survey Buffer,
Facing North.



PHOTOGRAPH 2
View of Diegan Coastal Sage Scrub in the Eastern Portion of the Site,
Facing North.



PHOTOGRAPH 3

View of Non-native Grassland (Foreground) and Diegan Coastal Sage Scrub (Background) in the Southern Portion of the Site, Facing Northwest.



PHOTOGRAPH 4

View of Diegan Coastal Sage Scrub (Foreground) and Arundo-Dominated Riparian (Background) in the Southeastern Portion of the Site, Facing Southeast.



PHOTOGRAPH 5

View of Non-Native Grassland in the Southeastern Portion of the Site, Facing North.



PHOTOGRAPH 6

View of Non-Native Grassland in the Southeastern Portion of the Site,
Facing Southeast.



PHOTOGRAPH 7
View of Disturbed Habitat with Old Building Foundation in the Northwestern
Portion of the Site, Facing South.



PHOTOGRAPH 8
View of Non-native Grassland in the Southern Portion of the Site, Facing South.



PHOTOGRAPH 9
View of Non-Native Vegetation with Olive Trees in the Southern Portion of the Site,
Facing West.



PHOTOGRAPH 10
View of High Nectar Abundance Habitat Containing
California Buckwheat and Morning Glory.



PHOTOGRAPH 11
View of High Nectar Abundance Habitat Containing California
Buckwheat, Cane Cholla, Deerweed, San Diego Viguiera,
and White Sage.



PHOTOGRAPH 12
View of Moderate Nectar Abundance Habitat Containing
California Buckwheat and White Sage.



PHOTOGRAPH 13
View of Low Nectar Abundance Habitat Containing Crown Daisy.

ATTACHMENT 2

Plant Species Observed

**Attachment 2
Plant Species Observed**

Scientific Name	Common Name	Habitat	Origin
ANGIOSPERMS: MONOCOTS			
<i>Yucca schidigera</i>	Mojave yucca	NNG	N
ARECACEAE	PALM FAMILY		
<i>Phoenix canariensis</i>	Canary Island palm	NNG, NNR	I
<i>Washingtonia robusta</i>	Mexican fan palm	NNR	I
POACEAE (GRAMINEAE)	GRASS FAMILY		
<i>Arundo donax</i>	giant reed	AR	I
<i>Avena</i> sp.	oats	NNG	I
<i>Bromus diandrus</i>	ripgut grass	NNG, NNV, DCSS, NNR	I
<i>Bromus rubens</i> [= <i>Bromus madritensis</i> ssp. <i>rubens</i>]	red brome	NNG, DCSS	I
<i>Cynodon dactylon</i>	Bermuda grass	NNG	I
<i>Festuca perennis</i> [= <i>Lolium multiflorum</i>]	rye grass	NNG, DCSS	I
<i>Festuca</i> [= <i>Vulpia</i>] <i>myuros</i>	rattail sixweeks grass	NNG, DCSS	I
<i>Hordeum murinum</i>	wall barley	NNG, NNV	I
<i>Paspalum dilatatum</i>	dallis grass	NNG	I
<i>Pennisetum villosum</i>	feathertop	NNG	I
<i>Schismus barbatus</i>	Mediterranean schismus	DCSS	I
<i>Stipa miliacea</i> var. <i>miliacea</i> [= <i>Piptatherum miliaceum</i> ssp. <i>miliaceum</i> and <i>Oryzopsis miliacea</i>]	smilo grass	NNR	I
<i>Stipa</i> [= <i>Nassella</i>] <i>pulchra</i>	purple needle grass	NNG	N
ANGIOSPERMS: DICOTS			
ANACARDIACEAE	SUMAC OR CASHEW FAMILY		
<i>Malosma laurina</i>	laurel sumac	NNG, DCSS	N
<i>Schinus molle</i>	Peruvian pepper tree	NNG, NNR	I
<i>Schinus terebinthifolius</i>	Brazilian pepper tree	NNG	I
APIACEAE (UMBELLIFERAE)	CARROT FAMILY		
<i>Foeniculum vulgare</i>	fennel	NNG	I
APOCYNACEAE	DOGBANE FAMILY		
<i>Funastrum cynanchoides</i> var. <i>hartwegii</i>	climbing milkweed	NNG	N
<i>Nerium oleander</i>	common oleander	NNG	I

**Attachment 2
Plant Species Observed**

Scientific Name	Common Name	Habitat	Origin
ASTERACEAE	SUNFLOWER FAMILY		
<i>Ambrosia [=Hymenoclea] monogyra</i>	singlewhorl burrobrush	DCSS	N
<i>Artemisia californica</i>	California sagebrush	DCSS, NNG	N
<i>Baccharis pilularis</i>	chaparral broom, coyote brush	DCSS	N
<i>Bahiopsis [=Viguiera] laciniata</i>	San Diego viguiera, San Diego County viguiera	DCSS	N
<i>Erigeron [=Conyza] bonariensis</i>	flax-leaved horseweed	NNG, DCSS	I
<i>Glebionis coronaria [=Chrysanthemum coronarium]</i>	garland, crown daisy	NNG	I
<i>Hedypnois cretica</i>	Crete weed	NNG	I
<i>Helminthotheca [=Picris] echioides</i>	bristly ox-tongue	NNG	I
<i>Isocoma menziesii</i>	coastal goldenbush	DCSS, NNG	N
<i>Lactuca serriola</i>	prickly lettuce	NNG, DCSS	I
<i>Pseudognaphalium</i> sp	cudweed	NNG	N
BORAGINACEAE	BORAGE FAMILY		
<i>Heliotropium curassavicum</i> var. <i>oculatum</i>	seaside heliotrope, alkali heliotrope	NNG	N
BRASSICACEAE (CRUCIFERAE)	MUSTARD FAMILY		
<i>Hirschfeldia incana</i>	short-pod mustard	NNG, DCSS	I
CACTACEAE	CACTUS FAMILY		
<i>Cylindropuntia californica</i> var. <i>parkeri</i>	cane cholla, valley cholla	DCSS	N
CHENOPODIACEAE	GOOSEFOOT FAMILY		
<i>Chenopodium</i> sp.	goosefoot	NNG	N/I
<i>Salsola tragus</i>	Russian thistle, tumbleweed	NNV, NNG	I
CONVOLVULACEAE	MORNING-GLORY FAMILY		
<i>Calystegia macrostegia</i>	morning-glory	NNG	N
EUPHORBIACEAE	SPURGE FAMILY		
<i>Croton [=Eremocarpus] setiger</i>	turkey-mullein, dove weed	NNG	N
<i>Euphorbia [=Chamaesyce] polycarpa</i>	smallseed sandmat	NNG	N
<i>Ricinus communis</i>	castor bean	NNG, DCSS, NNR	I
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY		
<i>Acacia cyclops</i>	western coastal wattle	NNG	I

**Attachment 2
Plant Species Observed**

Scientific Name	Common Name	Habitat	Origin
<i>Acmispon glaber</i> [= <i>Lotus scoparius</i>]	deerweed, California broom	NNG	N
FAGACEAE	OAK FAMILY		
<i>Quercus agrifolia</i>	coast live oak, encina	DCSS	N
GERANIACEAE	GERANIUM FAMILY		
<i>Erodium botrys</i>	long-beak filaree	NNG, DCSS	I
LAMIACEAE	MINT FAMILY		
<i>Marrubium vulgare</i>	horehound	NNG	I
<i>Salvia apiana</i>	white sage	DCSS	N
MYRTACEAE	MYRTLE FAMILY		
<i>Eucalyptus camaldulensis</i>	red gum, river red gum	NNG, DEV	I
<i>Eucalyptus polyanthemos</i>	silver dollar gum, red box	NNG	I
NYCTAGINACEAE	FOUR O'CLOCK FAMILY		
<i>Bougainvillea</i> sp.	bougainvillea	NNG	I
OLEACEAE	OLIVE FAMILY		
<i>Olea europaea</i>	olive	NNV, NNG	I
POLYGONACEAE	BUCKWHEAT FAMILY		
<i>Eriogonum fasciculatum</i>	California buckwheat	DCSS	N
<i>Rumex crispus</i>	curly dock	NNG, DCSS	I
SOLANACEAE	NIGHTSHADE FAMILY		
<i>Nicotiana glauca</i>	tree tobacco	NNG, DCSS	I
<i>Solanum parishii</i>	Parish's nightshade	NNG	N
<i>Solanum elaeagnifolium</i>	white horse-nettle	NNG	I
HABITATS	ORIGIN		
DCSS = Diegan Coastal sage scrub	N = Native to locality		
NNG = Non-native grassland	I = Introduced species from outside locality		
NNR = Non-native riparian			
NNV = Non-native vegetation			
AR = Arundo-dominated riparian			
DEV = Urban/developed			

ATTACHMENT 3

Sensitive Plant Species Occurring or with Potential to Occur

**Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur**

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
ANGIOSPERMS: DICOTS							
CHENOPODIACEAE GOOSEFOOT FAMILY							
<i>Suaeda esteroa</i> estuary seablite	--	1B.2	List A	Perennial herb; coastal salt marshes and swamps; blooms May–January; elevation less than 20 feet.	No	U	No suitable habitat occurs on site. The nearest location of this species is a 2007 record along the edge of Sweetwater Reservoir, two miles to the northeast (CDFW 2021a).
APIACEAE CARROT FAMILY							
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery	SE/FE	1B.1	NE, MSCP List A	Biennial/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet. Known from San Diego and Riverside counties. Additional populations occur in Baja California, Mexico.	No	U	Project site lacks vernal pools or other areas of suitable mesic habitats.
ASTERACEAE SUNFLOWER FAMILY							
<i>Ambrosia monogyra</i> [= <i>Hymenoclea monogyra</i>] singlewhorl burrobrush	--	2B.2	–	Perennial shrub; sandy, chaparral, Sonoran desert scrub; blooms August–November; elevation 30–1,650 feet.	No; observed within off-site survey buffer only	Observed within off-site survey buffer only	Several individuals were detected in Diegan coastal sage scrub on the east-facing slope off-site but was not observed on-site. This species is a moderate-sized shrub and would have been detected if present on-site.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
<i>Ambrosia pumila</i> San Diego ambrosia	-/FE	1B.1	NE, MSCP List A	Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms April–October; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	No	L	Coastal sage scrub on-site is limited. This species likely would have been detected if present, as survey was conducted within the blooming period. CNDDDB records indicate an undated observation along Quarry Road; with negative survey results in 1996, 2005, and 2012 (CDFW 2021a).
<i>Bahiopsis [=Viguiera] laciniata</i> San Diego viguiera [=San Diego County viguiera]	-/-	4.3	List D	Perennial shrub; chaparral, coastal sage scrub; blooms February–June; elevation less than 2,500 feet.	No; observed within off-site survey buffer only	Observed within off-site survey buffer only	Twenty individuals were observed in Diegan coastal scrub off-site to the east and northeast, but was not observed on-site. This is a conspicuous shrub and would have been detected on site if present.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i> San Diego sand aster	-/-	1B.1	List A	Perennial herb; chaparral, coastal bluff scrub, coastal sage scrub; blooms June–September; elevation less than 400 feet. Known in California from fewer than 10 occurrences all of which are in San Diego County. Additional populations in Baja California, Mexico.	No	U	Coastal sage scrub habitat on site is limited, and partly disturbed. No chaparral or coastal bluff habitat is present. The nearest record of this species is approximately 1.5 miles to the south (CDFW 2021a).

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
<i>Deinandra conjugens</i> Otay tarplant	SE/FT	1B.1	NE, MSCP List A	Annual herb; clayey soils of coastal scrub openings, valley and foothill grassland; blooms April–June, elevation less than 1,000 feet.	No	L	There are numerous records of this species in the vicinity, with most of the nearby observations occurring in areas that have since been developed (CDFW 2021a, County of San Diego 2021b). Other extant records are on higher quality intact habitat around the Sweetwater Reservoir (CDFW 2021a). Habitat on-site has been disturbed by development, ranching, and orchards, likely extirpating any populations that may have historically existed.
<i>Isocoma menziesii</i> var. <i>decumbens</i> decumbent goldenbush	--	1B.2	List A	Perennial shrub; chaparral, coastal sage scrub; sandy soils, often in disturbed areas; blooms April–November; elevation less than 500 feet.	No	L	This is a moderate-sized shrub and would likely have been detected if present.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
<i>Iva hayesiana</i> San Diego marsh-elder	–/–	2B.2	List B	Perennial herb; marshes and swamps, playas, riparian areas; blooms April–October; elevation below 1,700 feet.	No	U	The riparian habitat occurs on site is disturbed and heavily dominated by invasive species. This is a conspicuous shrub and would have been detected during the survey if present. This species is known to occur along the Sweetwater River approximately 300 feet to the east (CDFW 2021a).
<i>Senecio aphanactis</i> chaparral ragwort; rayless ragwort; groundsel	–/–	2B.2	List B	Annual herb; chaparral, cismontane woodland, coastal sage scrub; blooms January–May; elevation less than 2,700 feet.	No	L	Although coastal sage scrub is present, this species has low potential to occur due to the historical disturbance from ranch and orchard operations on-site. This species is not known to occur within a 2-mile buffer (CDFW 2021a).
BORAGINACEAE BORAGE FAMILY							
<i>Harpagonella palmeri</i> Palmer's grapplinghook	–/–	4.2	List D	Annual herb; chaparral, coastal sage scrub, valley and foothill grasslands; clay soils; blooms March–May; elevation less than 3,200 feet. Inconspicuous and easily overlooked.	No	L	Although coastal sage scrub and clay soils are present, this species has low potential to occur due to the historical disturbance from ranch and orchard operations on-site.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
<i>Nama stenocarpum</i> mud nama	–/–	2B.2	List B	Annual/perennial herb; marshes and swamps, lake margins, riverbanks; blooms January–July; elevation less than 1,700 feet.	No	U	No suitable habitat occurs on-site. The nearest recent record of this species is along the northern shore of the Sweetwater Reservoir, approximately 1.25 miles to the northeast (CDFW 2021a).
BRASSICACEAE MUSTARD FAMILY							
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson’s peppergrass	–/–	4.3	List A	Annual herb; coastal sage scrub, chaparral; blooms January–July; elevation less than 2,900 feet.	No	L	Although coastal sage scrub is present, this species has low potential to occur due to the historical disturbance from ranch and orchard operations on-site. The nearest record of this species is an unconfirmed 2011 observation from a vernal pool complex 1.4 miles to the southeast (CDFW 2021a).
<i>Streptanthus bernardinus</i> Laguna Mountains jewelflower	–/–	4.3	List D	Perennial herb; chaparral, lower montane coniferous forest; May–August; elevation 2,200–8,200. California endemic; however, may also occur in Baja California, Mexico. Known from San Diego, Riverside, and San Bernardino counties.	No	U	Habitat on-site is historically disturbed and no chaparral or coniferous forest is present. Only nearby record of this species is a 1939 observation at Otay Lakes, five miles to the southeast (CDFW 2021a).

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
CACTACEAE CACTUS FAMILY							
<i>Cylindropuntia californica</i> var. <i>californica</i> [= <i>Opuntia parryi</i> var. <i>serpentina</i>] snake cholla	-/-	1B.1	NE, MSCP List A	Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100– 500 feet.	No	U	This is a conspicuous cactus species that would have been detected if present on-site.
<i>Ferocactus viridescens</i> San Diego barrel cactus	-/-	2B.1	MSCP List B	Perennial stem succulent; chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools; blooms May–June; elevation less than 1,500 feet.	No	U	This is a conspicuous cactus species that would have been detected if present on-site.
CRASSULACEAE STONECROP FAMILY							
<i>Dudleya variegata</i> variegated dudleya	-/-	1B.2	NE, MSCP List A	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms April–June; elevation less than 1,900 feet.	No	L	The coastal sage scrub on-site is limited. Site has been historically cleared and disturbed by ranch and orchard operations on-site.
FABACEAE LEGUME FAMILY							
<i>Astragalus deanei</i> Dean's milkvetch	-/-	1B.1	List A	Perennial herb; chaparral, coastal sage scrub, riparian, blooms February–May, elevation 250– 2,300 feet. San Diego County endemic. Known from fewer than 15 occurrences within tributaries to Otay and Sweetwater rivers.	No	U	Habitat on-site is only marginally suitable; coastal sage scrub is limited, and riparian areas are disturbed and characterized by non- native species.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
LAMIACEAE MINT FAMILY							
<i>Acanthomintha ilicifolia</i> San Diego thornmint	SE/FT	1B.1	NE, MSCP List A	Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet.	No	U	Habitat on-site is marginal due to historical development and clearing associated with ranch and orchard operations. While Auld clay soils are mapped on-site (USDA 1973), they have been substantially altered by past land uses.
<i>Monardella viminea</i> [= <i>Monardella linoidea</i> ssp. <i>viminea</i>] willowy monardella	SE/FE	1B.1	MSCP, NE List A	Perennial herb; closed-cone coniferous forest, chaparral, coastal sage scrub, riparian scrub, riparian woodlands, sandy seasonal dry washes; blooms June–August; elevation 160–740 feet. San Diego County endemic.	N	U	Although coastal sage scrub is present, this species has low potential to occur due to the historical disturbance from ranch and orchard operations on-site. This species is not known to occur within a 2-mile buffer (CDFW 2021a).
<i>Pogogyne nudiuscula</i> Otay mesa mint	SE/FE	1B.1	MSCP List A	Annual herb; vernal pools; blooms May–July; elevation 300–820 feet. In California, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico.	No	U	No suitable vernal pool habitat occurs on-site.
<i>Salvia munzii</i> Munz's sage	–/–	2B.2	List B	Perennial evergreen shrub; chaparral, coastal sage scrub, blooms February–April; elevation 400–3,500 feet.	No	U	Coastal sage scrub on-site is limited. This is a moderate-sized shrub and would have been detected if present on-site.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
PICODENDRACEAE BITTER-TREE FAMILY							
<i>Tetracoccus dioicus</i> Parry's tetracoccus	--	1B.2	MSCP List A	Perennial deciduous shrub; chaparral, coastal sage scrub; blooms April–May; elevation 500– 3,500 feet.	No	U	Coastal sage scrub on-site is only marginally suitable due to historical clearing and disturbance from ranching and orchard operations. The only record of this species is a 2007 observation along the edge of Otay Reservoir, which is over five miles to the southeast (CDFW 2021a).
POLEMONIACEAE PHLOX FAMILY							
<i>Navarretia fossalis</i> spreading navarretia [=prostrate navarretia]	--/FT	1B.1	NE, MSCP List A	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	No	U	No suitable vernal pool habitat occurs on-site.
RHAMNACEAE BUCKTHORN FAMILY							
<i>Adolphia californica</i> California adolphia	--	2B.1	List B	Perennial deciduous shrub; Diegan coastal sage scrub and chaparral; clay, silt loam, and sandy loam soils; blooms December–May; elevation 100–2,500 feet.	Yes	Observed	Twenty-five individuals were found in disturbed habitat in the northern portion of the project site and six individuals were detected off site to the east.

Attachment 3
Sensitive Plant Species Occurring or with Potential to Occur

Scientific Name Common Name	Sensitivity Code & Status			Habitat Preference/ Requirements	Detected On-Site Yes/No	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	County of San Diego				
THEMIDACEAE BRODIAEA FAMILY							
<i>Bloomeria</i> [= <i>Muilla</i>] <i>clevelandii</i> San Diego goldenstar	–/–	1B.1	MSCP List A	Perennial herb (bulbiferous); chaparral, coastal sage scrub, valley and foothill grassland, vernal pools; clay soils; blooms May; elevation 170–1,500 feet.	No	L	Habitat on-site is marginal due to historical development and clearing associated with ranch and orchard operations. While Auld clay soils are mapped on- site (USDA 1973), they have been substantially altered by past land uses. This species is not recorded within a 2-mile buffer (CDFW 2021a).
<i>Brodiaea orcuttii</i> Orcutt's brodiaea	–/–	1B.1	MSCP List A	Perennial herb (bulbiferous); closed cone coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay soil; blooms May–July; elevation less than 5,600 feet.	No	L	Habitat on-site is marginal due to historical development and clearing associated with ranch and orchard operations. While Auld clay soils are mapped on- site (USDA 1973), they have been substantially altered by past land uses. This species is not recorded within a 2-mile buffer (CDFW 2021a).

Attachment 3

Sensitive Plant Species Occurring or with Potential to Occur

FEDERAL CANDIDATES AND LISTED PLANTS

- FE = Federally listed endangered
FT = Federally listed threatened

STATE LISTED PLANTS

- SE = State listed endangered

CALIFORNIA NATIVE PLANT SOCIETY (CNPS): CALIFORNIA RARE PLANT RANKS (CRPR)

- 1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.
2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
.1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).
.2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).
.3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known).

COUNTY OF SAN DIEGO

- NE = South County Multiple Species Conservation Program Narrow endemic
MSCP = Multiple Species Conservation Program covered species
List A = Plants rare, threatened or endangered in California and elsewhere
List B = Plants rare, threatened or endangered in California but more common elsewhere
List D = Plants of limited distribution and are uncommon, but not presently rare or endangered

POTENTIAL TO OCCUR ON-SITE

- L = Low
M = Medium
H = High
U = Unexpected

ATTACHMENT 4
CNDDDB Submittal Forms

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0042
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Polioptila californica californica*

Common name: coastal California gnatcatcher

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Brian Parker

Affiliation: RECON Env/Busby Biological

Address: 4629 Cass Street #192 San Diego, CA 92109

Email: brian@busbybiological.com

Phone: (619) 316-3179

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: Observed

Identification explanation:

Identification confidence: Very confident

Species found: Yes If not found, why not?

Level of survey effort: General biological survey

Total number of individuals: 3

Collection? No Collection number:

Museum/Herbarium:

ANIMAL INFORMATION

How was the detection made? Seen

Number detected in each age class:

3

adults

juveniles

larvae

egg mass

unknown

Age class comment:

Bird site use:

- Nesting
 Rookery
 Nesting colony
 Burrow site
 Lek
 Non-breeding (over-wintering)
 Communal roost
 Other

Site use description: Nesting was not observed, however, a pair was observed at one of the 2 mapped locations.

What was the observed behavior? Foraging

Describe any evidence of reproduction:

SITE INFORMATION

Habitat description: Primarily disturbed habitat and non-native grassland with a patch of coastal sage scrub on-site, adjacent to a larger expanse of coastal sage scrub in the open space park to the east.

Slope: Land owner/manager: private

Aspect:

Site condition + population viability: Fair

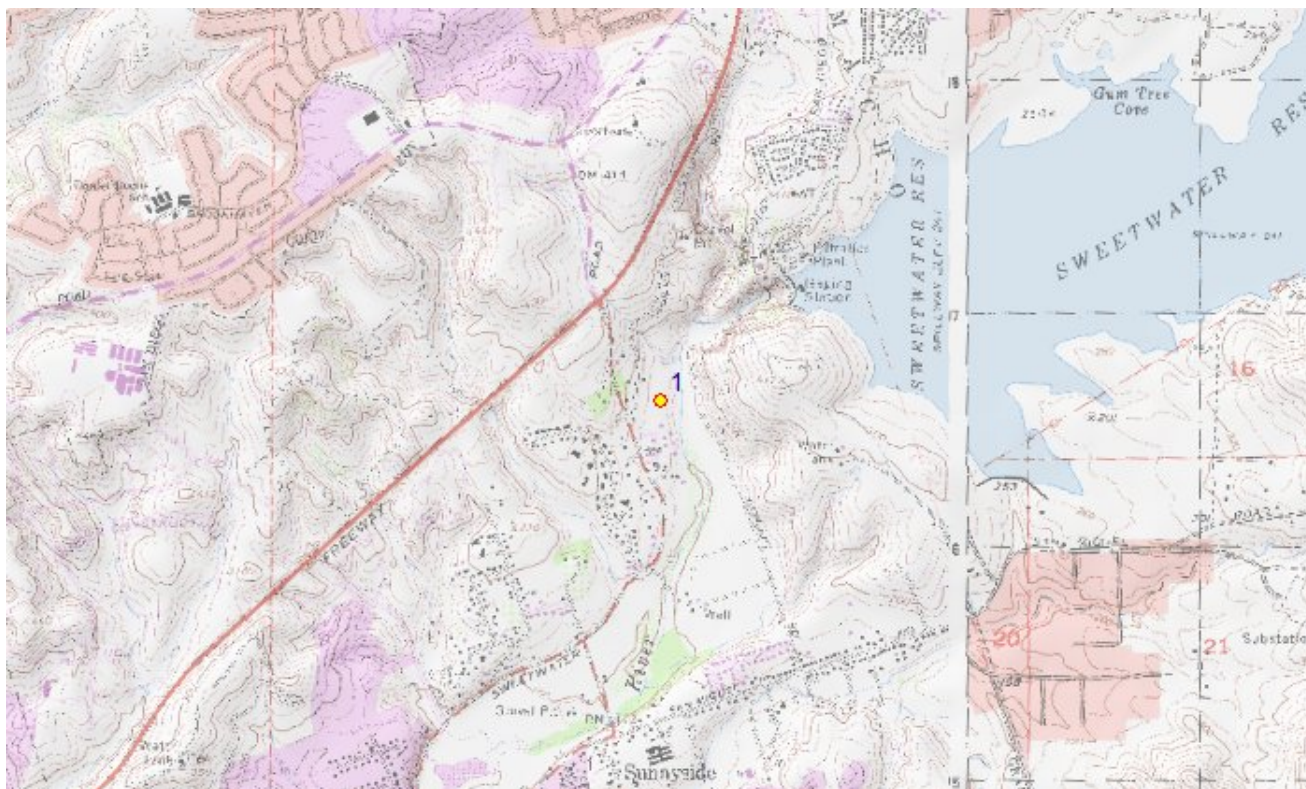
Immediate & surrounding land use: residential and open space, SR-125 fly-over adjacent

Visible disturbances: Old housing and ranch operation foundations and debris present. Other material appears to have been dumped as well.

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	149	32.68734	-117.01413	498675	3616626	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 17							

The mapped feature is accurate within: 5 m

Source of mapped feature: [GPS](#)

Mapping notes: [2 separate points mapped, see attached GIS data; 1 pair and 1 single bird](#)

Location/directions comments:

Attachment(s): [PolioptilaCalifornica.zip](#)

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0043
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Vireo bellii pusillus*

Common name: least Bell's vireo

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Brian Parker

Affiliation: RECON Env/Busby Biological

Address: 4629 Cass Street #192 San Diego, CA 92109

Email: brian@busbybiological.com

Phone: (619) 316-3179

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: Heard

Identification explanation:

Identification confidence: Very confident

Species found: Yes If not found, why not?

Level of survey effort: General biological survey

Total number of individuals: 1

Collection? No Collection number:

Museum/Herbarium:

ANIMAL INFORMATION

How was the detection made? Heard singing

Number detected in each age class:

1

adults

juveniles

larvae

egg mass

unknown

Age class comment:

Bird site use:

- Nesting
 Rookery
 Nesting colony
 Burrow site
 Lek
 Non-breeding (over-wintering)
 Communal roost
 Other

Site use description: Individual heard in adjacent off-site area, no direct observation of specific site use

What was the observed behavior? None, heard singing only

Describe any evidence of reproduction:

SITE INFORMATION

Habitat description: Coastal sage scrub in adjacent, off-site land

Slope:

Land owner/manager: County of San Diego

Aspect:

Site condition + population viability: Fair

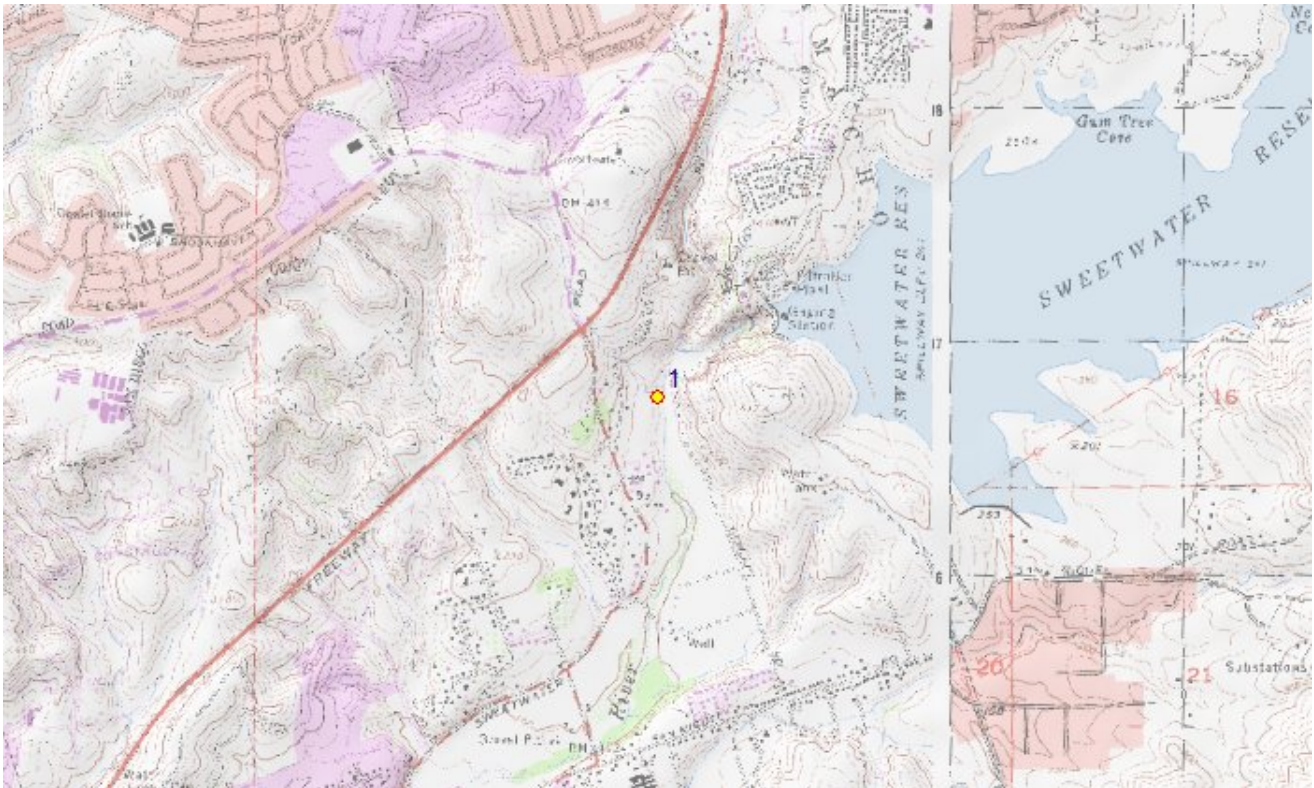
Immediate & surrounding land use: residential and open space, adjacent to SR125 flyover bridges

Visible disturbances: SR 125

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	118	32.68857	-117.01350	498734	3616763	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 17							

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes:

Location/directions comments:

Attachment(s):

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0044
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Adolphia californica*

Common name: *California adolphia*

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: *Brian Parker*

Affiliation: *RECON Env/Busby Biological*

Address: *4629 Cass Street #192 San Diego, CA 92109*

Email: *brian@busbybiological.com*

Phone: *(619) 316-3179*

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: *Observed/knowledge*

Identification explanation:

Identification confidence: *Very confident*

Species found: *Yes* If not found, why not?

Level of survey effort: *General biological survey*

Total number of individuals: *28*

Collection? *No*

Collection number:

Museum/Herbarium:

PLANT INFORMATION

Phenology: *100 %*

vegetative

flowering

fruiting

SITE INFORMATION

Habitat description: *Mix of disturbed habitat and non-native grassland with patch of coastal sage scrub on-site. Species found in non-native grassland on-site.*

Slope:

Land owner/manager: *private*

Aspect:

Site condition + population viability: *Good*

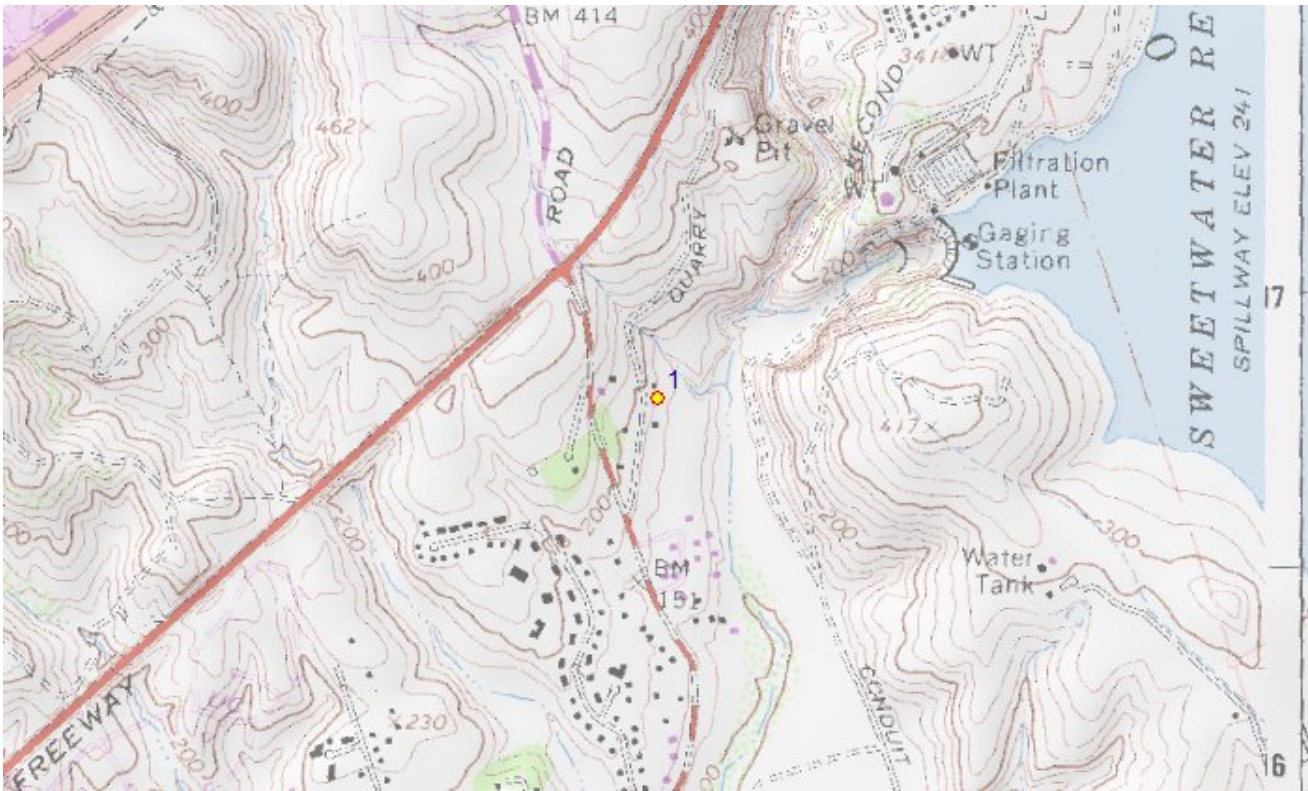
Immediate & surrounding land use: *residential and open space, adjacent to SR125 flyover bridges*

Visible disturbances: Old housing and ranch operation foundations and debris present. Other material appears to have been dumped on-site as well.

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	171	32.68866	-117.01482	498610	3616774	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 18							

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes: Area and point data attached

Location/directions comments:

Attachment(s): [AdolphiaCalifornica_area.zip](#); [AdolphiaCalifornica_pt.zip](#)

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0045
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Ambrosia monogyra*

Common name: *singlewhorl burrobrush*

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: *Brian Parker*

Affiliation: *RECON Env/Busby Biological*

Address: *4629 Cass Street #192 San Diego, CA 92109*

Email: *brian@busbybiological.com*

Phone: *(619) 619-3179*

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: *Observed/knowledge*

Identification explanation:

Identification confidence: *Very confident*

Species found: *Yes* If not found, why not?

Level of survey effort: *General Biological Survey*

Total number of individuals: *7*

Collection? *No* Collection number:

Museum/Herbarium:

PLANT INFORMATION

Phenology: *100 %*

vegetative

flowering

fruiting

SITE INFORMATION

Habitat description: *Coastal sage scrub*

Slope:

Land owner/manager: *County of San Diego*

Aspect:

Site condition + population viability: *Good*

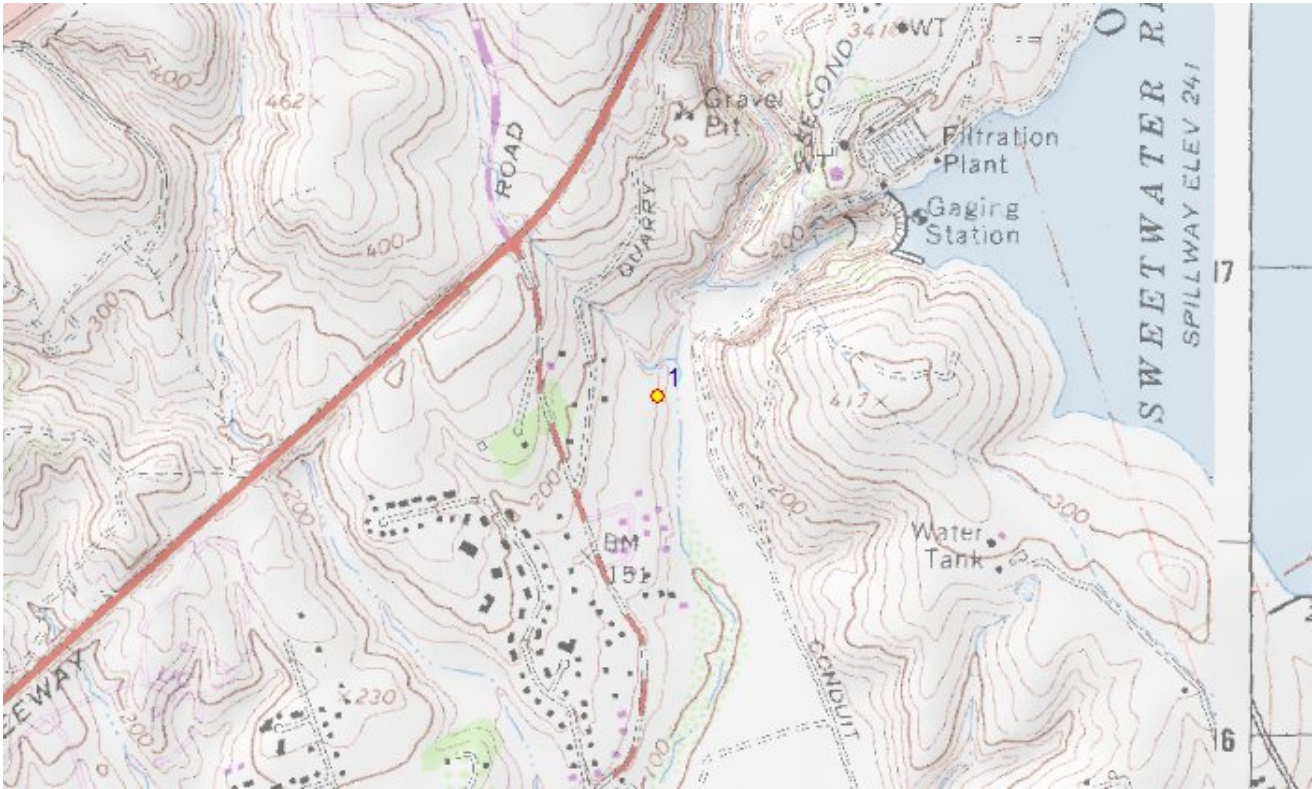
Immediate & surrounding land use: *residential and open space, adjacent to SR-125 flyover bridges*

Visible disturbances: Old housing and ranch operation foundations and debris present. other material appears to have been dumped as well.

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	140	32.68821	-117.01366	498719	3616724	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 17							

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes: 3 separate point locations-see attached GIS data

Location/directions comments:

Attachment(s): [AmbrosiaMonogyra.zip](#)

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0046
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Viguiera laciniata*

Common name: San Diego County viguiera

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Brian Parker

Affiliation: RECON Env/Busby Biological

Address: 4629 Cass Street #192 San Diego, CA 92109

Email: brian@busbybiological.com

Phone: (619) 316-3179

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: Observed/knowledge

Identification explanation:

Identification confidence: Very confident

Species found: Yes If not found, why not?

Level of survey effort: General Biological Survey

Total number of individuals: 10

Collection? No Collection number:

Museum/Herbarium:

PLANT INFORMATION

Phenology: 100 %

vegetative

flowering

fruiting

SITE INFORMATION

Habitat description: Coastal sage scrub

Slope:

Land owner/manager: County of San Diego

Aspect:

Site condition + population viability: Good

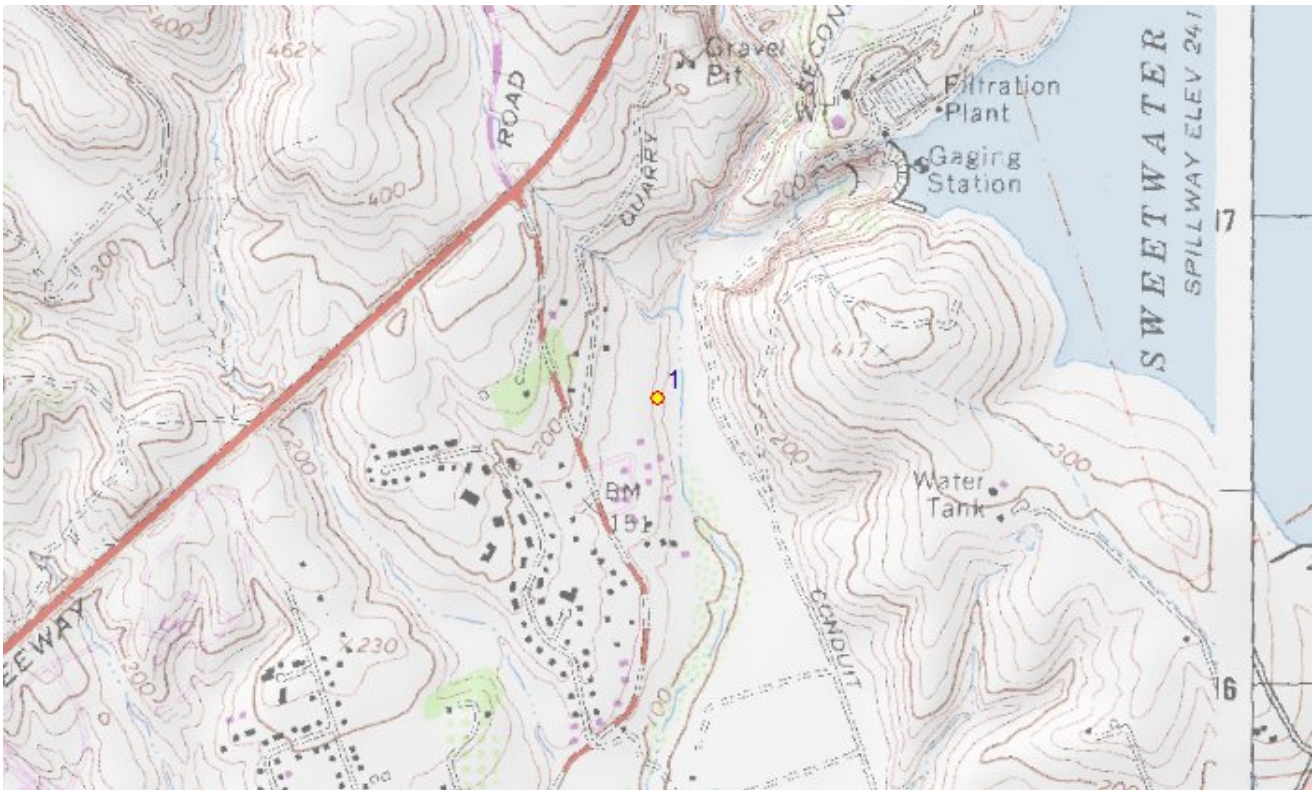
Immediate & surrounding land use: Residential and open space, adjacent to SR-125 flyover bridges

Visible disturbances:

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	141	32.68719	-117.01370	498715	3616610	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 17							

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes:

Location/directions comments:

Attachment(s): [BahioipsisLaciniata.zip](#)

CNDDDB Online Field Survey Form Report



California Natural Diversity Database
Department of Fish and Wildlife
1416 9th Street, Suite 1266
Sacramento, CA 95814
Fax: 916.324.0475
cnddb@wildlife.ca.gov
www.dfg.ca.gov/biogeodata/cnddb/



Source code PAR21F0047
Quad code 3211761
Occ. no. _____
EO index no. _____
Map index no. _____

This data has been reported to the CNDDDB, but may not have been evaluated by the CNDDDB staff

Scientific name: *Viguiera laciniata*

Common name: San Diego County viguiera

Date of field work (mm-dd-yyyy): 08-10-2021

Comment about field work date(s):

OBSERVER INFORMATION

Observer: Brian Parker

Affiliation: RECON Env/Busby Biological

Address: 4629 Cass Street #192 San Diego, CA 92109

Email: brian@busbybiological.com

Phone: (619) 316-3179

Other observers:

DETERMINATION

Keyed in:

Compared w/ specimen at:

Compared w/ image in:

By another person:

Other: Observed/knowledge

Identification explanation:

Identification confidence: Very confident

Species found: Yes If not found, why not?

Level of survey effort: General Biological survey

Total number of individuals: 10

Collection? No Collection number:

Museum/Herbarium:

PLANT INFORMATION

Phenology: 100 %

vegetative

flowering

fruiting

SITE INFORMATION

Habitat description: Coastal sage scrub

Slope:

Land owner/manager: County of San Diego

Aspect:

Site condition + population viability: Good

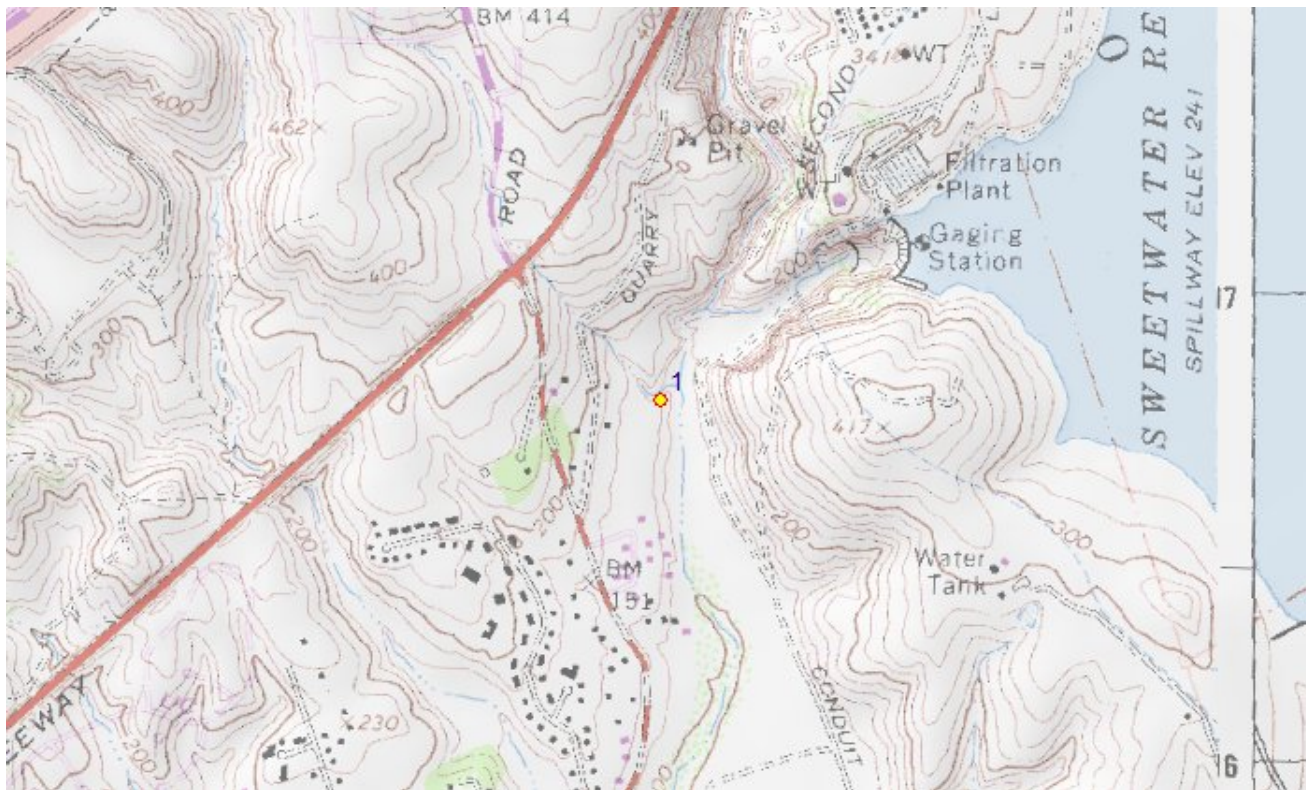
Immediate & surrounding land use: residential and open space, adjacent to SR-125 flyover bridges

Visible disturbances:

Threats:

General comments:

MAP INFORMATION



ID	County	24K Quadrangle	Elev. (ft)	Latitude NAD83	Longitude NAD83	UTM E NAD83	UTM N NAD83	UTM Zone
	San Diego	National City	142	32.68866	-117.01365	498720	3616773	11
1	Public Land Survey	Feature Comment						
	S T17S R01W 17							

The mapped feature is accurate within: 5 m

Source of mapped feature: GPS

Mapping notes: See attached GIS data

Location/directions comments:

Attachment(s): BahiopsisLaciniata.zip

ATTACHMENT 5

Wildlife Species Detected

**Attachment 5
Wildlife Species Detected**

Scientific Name	Common Name	Occupied Habitat	Evidence of Occurrence
INVERTEBRATES			
APIDAE	HONEY BEES AND BUMBLE BEES		
<i>Apis mellifera</i>	honey bee (I)	NNG	O
<i>Xylocopa sonora</i>	valley carpenter bee	NNG	O
HESPERIIDAE	SKIPPERS		
<i>Hylephila phyleus muertovalle</i>	fiery skipper	DCSS	O
PAPILIONIDAE	PARNASSIANS & SWALLOWTAILS		
<i>Papilio rutulus</i>	western tiger swallowtail	DCSS	O
REPTILES			
PHRYNOSOMATIDAE	SPINY LIZARDS		
<i>Uta stansburiana elegans</i>	western side-blotched lizard	NNG, DCSS	O
BIRDS			
FALCONIDAE	FALCONS & CARACARAS		
<i>Falco sparverius</i>	American kestrel	NNG, NNV	O
COLUMBIDAE	PIGEONS & DOVES		
<i>Zenaida macroura</i>	mourning dove	NNG, NNV, DEV	O
TROCHILIDAE	HUMMINGBIRDS		
<i>Calypte anna</i>	Anna's hummingbird	NNG, DEV	O, V
PICIDAE	WOODPECKERS & SAPSUCKERS		
<i>Colaptes auratus</i>	northern flicker	NNG, NNV	V
TYRANNIDAE	TYRANT FLYCATCHERS		
<i>Sayornis nigricans</i>	black phoebe	DCSS, NNG, DEV	V
<i>Tyrannus verticalis</i>	western kingbird	NNG	O
VIREONIDAE	VIREOS		
<i>Vireo bellii pusillus</i>	least Bell's vireo	DCSS (off-site)	V
CORVIDAE	CROWS, JAYS, & MAGPIES		
<i>Aphelocoma californica</i>	California scrub-jay	NNG, NNV	O, V
<i>Corvus brachyrhynchos</i>	American crow	DCSS, NNG, NNV	V

**Attachment 5
Wildlife Species Detected**

Scientific Name	Common Name	Occupied Habitat	Evidence of Occurrence
<i>Corvus corax</i>	common raven	DEV	V
AEGITHALIDAE	BUSHTIT		
<i>Psaltriparus minimus</i>	bushtit	NNG, NNV	O, V
POLIOPTILIDAE	GNATCATCHERS		
<i>Polioptila californica californica</i>	coastal California gnatcatcher	DCSS, NNG	O, V
PARULIDAE	WOOD WARBLERS		
<i>Melospiza [=Pipilo] crissalis</i>	California towhee	DCSS, NNG	V, O
<i>Pipilo maculatus</i>	spotted towhee	DCSS	V
ICTERIDAE	BLACKBIRDS & NEW WORLD ORIOLES		
<i>Icterus bullockii</i>	Bullock's oriole	NNG, NNV	O
FRINGILLIDAE	FINCHES		
<i>Haemorhous [=Carpodacus] mexicanus</i>	house finch	DCSS, NNG, NNV	O, V
MAMMALS			
LEPORIDAE	RABBITS & HARES		
<i>Sylvilagus audubonii</i>	desert cottontail	NNG	S
SCIURIDAE	SQUIRRELS & CHIPMUNKS		
<i>Otopermophilus [=Spermophilus] beecheyi</i>	California ground squirrel	NNG	B
CANIDAE	CANIDS		
<i>Canis latrans</i>	coyote	DCSS, NNG	S
(I) = Introduced species			
HABITATS			
DCSS = Diegan coastal sage scrub			
NNG = Non-native grassland			
NNV = Non-native vegetation			
DEV = Urban/developed			

ATTACHMENT 6

Sensitive Wildlife Species Occurring
or with Potential to Occur

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
INVERTEBRATES					
APIDAE HONEY BEES, BUMBLE BEES, AND ALLIES					
Crotch's bumble bee <i>Bombus crotchii</i>	SCE	Coastal areas, open grasslands, shrub habitats.	No	M	Much of the project site is potentially suitable. The nearest record of this species is from 2020 along San Miguel Ranch Road approximately 1.7 miles to the south (CDFW 2021a).
HESPERIIDAE SKIPPERS					
Dun [=Harbison dun] skipper <i>Euphyes vestris harbisoni</i>	MSCP, NE, Group 1	Woodland meadows, bogs, grasslands. Host plant <i>Carex spissa</i> . Adult emergence late May–early July.	No	U	Habitat and host plant were not present on-site and the species has not recorded within 2 miles (CDFW 2021a).
LYCAENIDAE BLUES, COPPERS, & HAIRSTREAKS					
Hermes copper <i>Lycaena hermes</i>	FT, Group 1	Chaparral and coastal sage scrub where host plant <i>Rhamnus crocea</i> occurs. Adult emergence late May to July.	No	U	Host plant was not observed and the species has not recorded within two miles (CDFW 2021a).
Thorne's hairstreak <i>Callophrys [=Mitoura] thornei</i>	MSCP	Southern interior cypress forest. Only known from locations on Otay Mountain, to occur where host plant Tecate cypress (<i>Cupressus forbesii</i>) is present.	No	U	No Tecate cypress occurs on-site. Project is outside the known range of this species.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
DANAINAE MILKWEED BUTTERFLIES					
Monarch <i>Danaus plexippus</i>	FC, Group 2	Wide variety of habitats, including urban areas. Host plant is milkweed (<i>Asclepias</i> sp.).	No	L	Host plant was not observed and the species has not recorded within two miles (CDFW 2021a).
NYPHALIDAE BRUSH-FOOTED BUTTERFLIES					
Quino checkerspot <i>Euphydryas editha quino</i>	FE, Group 1	Open, dry areas in foothills, mesas, lake margins. Larval host plant <i>Plantago erecta</i> . Adult emergence mid-January through April.	No	U	Coastal sage scrub on-site is limited. Habitat on-site was historically cleared and disturbed by ranch and orchard operations. Site is outside the recommended survey area for this species (USFWS 2014).
AMPHIBIANS					
PELOBATIDAE SPADEFOOT TOADS					
Western spadefoot <i>Spea hammondi</i>	SSC, Group 2	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No	L	Project site lacks suitable vernal pools or floodplain habitats.
RANIDAE TRUE FROGS					
California red-legged frog <i>Rana draytonii</i>	SSC, FT, MSCP, NE, Group 1	Slow-moving streams, ponds, etc., with dense vegetation cover providing shade over water surface.	No	U	No suitable wet areas are present on-site and the species has not recorded within 2 miles (CDFW 2021a).

Attachment 6 Sensitive Wildlife Species Occurring or with the Potential to Occur					
Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
REPTILES					
EMYDIDAE BOX & WATER TURTLES					
western [=southwestern] pond turtle <i>Emys marmorata</i> [= <i>Clemmys marmorata pallida</i> ; <i>Actinemys pallida</i>]	SSC, MSCP, NE, Group 1	Ponds, small lakes, marshes, slow-moving, sometimes brackish water.	No	U	No suitable wet areas are present on-site and the species has not recorded within 2 miles (CDFW 2021a).
GEKKONIDAE GECKOS					
San Diego banded gecko <i>Coleonyx variegatus abboti</i>	SSC, Group 1	Granite and rocky outcrops in coastal sage scrub and chaparral.	No	L	Habitat on-site is largely too disturbed to provide suitable habitat for this species and there are no records of this species within two miles (CDFW 2021a).
SCINCIDAE SKINKS					
Coronado skink <i>Plestiodon</i> [= <i>Eumeces</i>] <i>skiltonianus interparietalis</i>	WL, Group 2	Grasslands, open woodlands and forest, broken chaparral. Rocky habitats near streams.	No	L	Habitat on-site is largely too disturbed to provide suitable habitat for this species and there are no records of this species within two miles (CDFW 2021a).
TEIIDAE WHIPTAIL LIZARDS					
Belding's orange-throated whiptail <i>Aspidoscelis hyperythra beldingi</i> [= <i>Cnemidophorus hyperythrus beldingi</i>]	SSC, MSCP, Group 2	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No	M	Project site supports coastal sage scrub with scattered brush. There are numerous records of this species within two miles of the project site (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
San Diegan tiger whiptail <i>Aspidoscelis tigris stejnegeri</i>	SSC, Group 2	Coastal sage scrub, chaparral, woodlands, and streamsides where plants are sparsely distributed.	No	L	Project site lacks suitable streams or sparsely vegetated areas. The only nearby record of this species dates to 1994 in habitat along the Sweet-water Reservoir (CDFW 2021a).
ANNIELLIDAE LEGLESS LIZARDS					
San Diegan [=Silvery] legless lizard <i>Anniella stebbensi</i> sp. [=pulchra pulchra]	SSC, Group 2	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	No	L	Habitat on-site is largely too disturbed to provide suitable habitat for this species. No native riparian habitat is present. There are no recent records of this species nearby, as the only records within two miles date to 1992 and 1931 (CDF 2021a).
COLUBRIDAE COLUBRID SNAKES					
Baja California Coachwhip <i>Coluber fuliginosus</i>	SSC	Open areas such as grassland, shrubland, and coastal sand dunes.	No	L	Although coastal sage scrub and grassland are present on-site, the habitat is historically disturbed and generally low quality. The only nearby record of this species is from 2003, approximately 1.25 miles to the southeast (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
San Diego ring-necked snake <i>Diadophis punctatus similis</i>	Group 2	Rocky areas in wet locales, such as swamps, damp forests, or riparian woodlands.	No	L	No suitable wet areas are present on-site. The nearest records of this species date to 1937 and 1938 (County of San Diego 2021).
Coast patch-nosed snake <i>Salvadora hexalepis virgultea</i>	SSC, Group 2	Grasslands, chaparral, sagebrush, desert scrub. Found in sandy and rocky areas.	No	L	Although coastal sage scrub is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).
Two-striped gartersnake <i>Thamnophis hammondi</i>	SSC, Group 1	Permanent freshwater streams with rocky bottoms. Mesic areas.	No	U	No suitable wet areas are present on-site. The nearest record of this species dates to 1908 at the Sweetwater Reservoir Dam (County of San Diego 2021).
South coast garter snake <i>Thamnophis sirtalis ssp. novum</i>	SSC, Group 2	Restricted to marsh and upland habitats near permanent sources of water that have good strips of riparian vegetation.	No	U	No suitable wet areas are present on-site and there are no records within two miles (CDFW 2021a)..
CROTALIDAE RATTLESNAKES					
Red diamond rattlesnake <i>Crotalus ruber</i>	SSC, Group 2	Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields.	No	M	Suitable habitat with rock piles is present on-site. Small mammal burrows were also detected.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
BIRDS					
ACCIPITRIDAE HAWKS, KITES, & EAGLES					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	WL, MSCP, Group 1	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	No	L	The pepper trees scattered around the site are too small for nesting. There are two eucalyptus trees of suitable size; however, no evidence of nesting was detected.
Sharp-shinned hawk (nesting) <i>Accipiter striatus</i>	WL, Group 1	Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor.	No	L	The pepper trees scattered around the site are too small for nesting. There are two eucalyptus trees of suitable size; however, no evidence of nesting was detected.
Golden eagle (nesting and wintering) <i>Aquila chrysaetos</i>	WL, CFP, BEPA, MSCP, NE, Group 1	Require vast foraging areas in grassland, broken chaparral, or sage scrub. Nest in cliffs and boulders. Uncommon resident.	No	U	Site does not provide nesting habitat and is small enough and surrounded by development on most sides to preclude foraging. There are no records of this species within two miles of the site (CDFW 2021a).
Red-shouldered hawk <i>Buteo lineatus</i>	Group 1	Occurs primarily in riparian and oak woodlands throughout the coastal slope. Nests in sycamores, oaks, gum, and palm trees.	No	H	Suitable trees are present to support this species.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Ferruginous hawk (wintering) <i>Buteo regalis</i>	WL, MSCP, Group 1	Require large foraging areas. Grasslands, agricultural fields. Uncommon winter resident.	No	L	Grasslands may not be expansive enough to expect use by this species and there are no records of this species within 2 miles (CDFW 2021a).
Swainson's hawk (nesting) <i>Buteo swainsoni</i>	ST, MSCP, Group 1	Plains, range, open hills, sparse trees. Uncommon spring migrant. Local breeding population now extirpated.	No	U	Only record of this species in the vicinity is an 1889 collection; San Diego County breeding population considered extirpated (CDFW 2021a).
Northern harrier (nesting) <i>Circus hudsonius</i>	SSC, MSCP, Group 1	Coastal lowland, marshes, grassland, agricultural fields. Migrant and winter resident, rare summer resident.	No	L	The grassland and disturbed habitat on-site are only marginally suitable for this species. There are nearby records at the Bonita Golf Course 0.4 mile to the south and around the Sweetwater Reservoir 0.7 mile to the southwest (County of San Diego 2021b).
White-tailed kite (nesting) <i>Elanus leucurus</i>	CFP, MSCP Group 1	Nest in riparian woodland, oaks, sycamores. Forage in open, grassy areas. Year-round resident.	No	L	Not observed and quality of trees for nesting is marginal. Foraging from adjacent off-site areas is potential.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
FALCONIDAE FALCONS & CARACARAS					
Merlin <i>Falco columbarius</i>	WL, Group 2	Rare winter visitor. Grasslands, agricultural fields, occasionally mud flats.	No	L	Marginal quality habitat present and there are no records of this species within two miles (CDFW 2021a).
Prairie falcon (nesting) <i>Falco mexicanus</i>	WL, Group 1	Grassland, agricultural fields, desert scrub. Uncommon winter resident. Rare breeding resident.	No	L	Marginal quality habitat present and there are no records of this species within two miles (CDFW 2021a).
CATHARTIDAE VULTURES					
Turkey vulture <i>Cathartes aura</i>	Group 1	Wide variety of habitats. Roosts communally in rugged hills, with most nests located in crevices among granite boulders.	No	L	May forage over the site; however, no nesting roosts were detected.
ARDEIDAE HERONS & BITTERNS					
Great blue heron (rookery site) <i>Ardea herodias</i>	*, Group 2	Bays, lagoons, ponds, lakes. Non-breeding year-round visitor, some localized breeding.	No	U	No rookeries were detected.
Green heron (rookery site) <i>Butorides virescens</i>	*, Group 2	Riparian woodland, lakes, ponds, brackish lagoons.	No	U	No rookeries were detected.
ICTERIDAE BLACKBIRDS & CHATS					
Yellow-breasted chat (nesting) <i>Icteria virens</i>	SSC, Group 1	Dense riparian woodland. Localized summer resident.	No	L	No suitable habitat on-site; although may be present in adjacent habitat.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Tricolored blackbird <i>Agelaius tricolor</i>	ST, SSC, MSCP, Group 1	Freshwater marshes, agricultural areas, lakeshores, parks. Localized resident.	No	U	No suitable habitat present and there are no records of this species within two miles (CDFW 2021a).
PARULIDAE WOOD WARBLERS					
<i>Yellow warbler</i> <i>Setophaga [=Dendroica] petechia</i>	SSC	Breeding restricted to riparian woodland. Spring and fall migrant, localized summer resident, rare winter visitor.	No	L	No suitable habitat on-site; although may be present in adjacent habitat.
PASSERELLIDAE NEW WORLD PASSERINES					
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	WL, MSCP, Group 1	Coastal sage scrub, chaparral, grassland. Resident.	No	L	Although coastal sage scrub is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).
Grasshopper sparrow (nesting) <i>Ammodramus savannarum</i>	SSC, Group 1	Tall grass areas. Localized summer resident, rare in winter.	No	L	Although grassland is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).
Bell's sage sparrow <i>Artemisospiza [=Amphispiza] belli belli</i>	WL, Group 1	Chaparral, coastal sage scrub. Localized resident.	No	L	Although coastal sage scrub is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
LARIDAE GULLS, TERNS, & SKIMMERS					
California gull (nesting colony) <i>Larus californicus</i>	WL, Group 2	Common in San Diego County as a winter species, coastal waters, lakes, ponds, garbage dumps.	No	U	The species was not observed and no suitable nesting habitat is present.
CUCULIDAE CUCKOOS & ROADRUNNERS					
Western yellow-billed cuckoo (breeding) <i>Coccyzus americanus occidentalis</i>	FT, CE, Group 1	Riparian woodlands. Summer resident. Very localized breeding.	No	U	No suitable riparian woodland occurs on-site. Only record in the vicinity is a collection from 1915, and the occurrence is believed to be extirpated (CDFW 2021a).
STRIGIDAE TYPICAL OWLS					
Long-eared owl (nesting) <i>Asio otus</i>	SSC, Group 1	Riparian woodland, oak woodland, tamarisk woodland. Rare resident and winter visitor. Localized breeding.	No	L	The habitat on-site is only marginally suitable for this species.
Western burrowing owl (burrow sites) <i>Athene cunicularia hypugaea</i>	SSC, MSCP, NE, Group 1	Grassland, agricultural land, coastal dunes. Require rodent burrows. Declining resident.	No	L	The grassland and disturbed habitat on-site are only marginally suitable for this species and there are no records within two miles (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
TYTONIDAE BARN OWLS, MASKED OWLS, AND BAY OWLS					
Common barn-owl <i>Tyto alba</i>	Group 2	Low elevation open habitats like grasslands, deserts, marshes agricultural fields, and wherever man-made structures may provide roosting or nesting opportunities. Uncommon in the desert.	No	L	The grassland and disturbed habitat on-site are only marginally suitable for this species.
TYRANNIDAE TYRANT FLYCATCHERS					
Southwestern willow flycatcher <i>Empidonax traillii extimus</i>	FE, SE, MSCP, NE, Group 1	Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding.	No	U	No suitable habitat is present on-site and there are no records within two miles (CDFW 2021a).
Vermilion flycatcher <i>Pyrocephalus rubinus</i>	SSC, Group 1	Agricultural areas, parks, ponds, rivers. Rare fall and spring migrant, winter visitor, summer resident. Breeding rare.	No	L	No suitable habitat is present on-site and there are no records within two miles (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
LANIIDAE SHRIKES					
Loggerhead shrike <i>Lanius ludovicianus</i>	SSC, Group 1	Open foraging areas near scattered bushes and low trees.	No	L	Although coastal sage scrub is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).
VIREONIDAE VIREOS					
Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i>	FE, CE, MSCP, Group 1	Willow riparian woodlands. Summer resident.	Yes	Observed	This species was detected in Diegan coastal sage scrub near an area of riparian forest approximately 100 feet off- site to the northeast. No individuals were detected and no suitable habitat occurs on- site.
ALAUDIDAE LARKS					
California horned lark <i>Eremophila alpestris actia</i>	WL, Group 2	Sandy shores, mesas, disturbed areas, grasslands, agricultural lands, sparse creosote bush scrub.	No	L	The grassland and disturbed habitat on-site are only marginally suitable for this species.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
TROGLODYTIDAE WRENS					
Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegensis</i>	SSC, MSCP, Group 1	Maritime succulent scrub, coastal sage scrub with cactus thickets. Rare localized resident.	No	U	This species has been reported to the west and east of the project site (CDFW 2021a); however, no suitable patches of cactus occur on- site.
POLIOPTILIDAE GNATCATCHERS					
Coastal California gnatcatcher <i>Polioptila californica californica</i>	FT, SSC, MSCP, Group 1	Coastal sage scrub, maritime succulent scrub. Resident.	Yes	Observed	One pair was observed in the coastal sage scrub in the eastern portion of the site. One individual – potentially one of the pair or their offspring - was heard calling in a Peruvian pepper tree in the western portion of the site.
TURDIDAE THRUSHES					
Western bluebird <i>Sialia mexicana</i>	MSCP, Group 2	Open woodlands, farmlands, orchards.	No	L	The grassland and disturbed habitat on-site are only marginally suitable for this species.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
MAMMALS					
PHYLLOSTOMIDAE NEW WORLD LEAF-NOSED BATS					
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	SSC, Group 2	Desert scrub, grassland, and oak-conifer woodlands near riparian areas. Roosts in crevices, caves, mines, and buildings. Feeds on nectar and pollen of night-blooming flowers like agave. Increased presence in San Diego may be due to use of nectar plants landscaping (Western Bat Working Group [WBWG] 2017).	No	L	No suitable roosting habitat occurs on-site. Foraging on-site is limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east. This species was recorded within the vicinity of Sweetwater Dam in 1900 and 1909 (County of San Diego 2021b).
VESPERTILIONIDAE VESPER BATS					
Pallid bat <i>Antrozous pallidus</i>	SSC, Group 2	Arid deserts and grasslands. Day and night roosts in rock crevices in outcrops and cliffs, caves, mines, trees, bridges, and other human structures. Roosts tend to be warm and elevated. Forage for large-bodied arthropods over open shrublands, grasslands, and orchards.	No	L	No suitable roosting habitat occurs on-site. Foraging on-site is limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Spotted bat <i>Euderma maculatum</i>	SSC, Group 2	Wide variety of habitats, including desert scrub, pinyon-juniper woodland, conifer forest, riparian edges, grasslands, and pastures. Primarily solitary, roosts in caves, crevices, trees. Will forage up to 50 miles from roost (WBWG 2017).	No	L	No suitable roosting habitat occurs on-site. Foraging on-site is limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east.
Western red bat <i>Lasiurus blossevillii</i>	SSC, Group 2	Occurs throughout California, and western Nevada, east into Arizona and Utah. Roosts in foliage of riparian trees, particularly willows, sycamores, and cottonwoods. Feeds on a variety of moths and other flying insects.	No	U	No suitable roosting habitat occurs on-site. Foraging on-site is limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east.
Small-footed bat <i>Myotis ciliolabrum</i>	Group 2	Occurs in deserts, chaparral, riparian areas, and coniferous forests throughout western North America. Roosts in rock, building, or bridge crevices buildings, bridge crevices. Feeds on a variety of small insects.	No	U	Habitat on-site is largely unsuitable for roosting or foraging. Suitable foraging habitat does occur along the Sweetwater River to the east. Only nearby record of this species is a 1965 observation in an area that has since been developed, approximately 1.3 miles to the northwest (County of San Diego 2021b).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Yuma bat <i>Myotis yumanensis</i>	SSC, Group 2	Occurs throughout western North America, in riparian, scrublands, deserts, and forests, where there is a permanent water source. Roosts occur in buildings, caves, mines, and under bridges.	No	U	No suitable roosting habitat occurs on-site. Foraging opportunities on-site are limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east. The only recent nearby record is from 2003 survey data at Morrison Pond approximately 1 mile to the southwest (CDFW 2021a).
MOLOSSIDAE FREE-TAILED BATS					
Western mastiff bat <i>Eumops perotis californicus</i>	SSC, Group 2	Roosts mainly in cliff crevices at least 10 feet above ground. Occurs in coastal and desert scrub, riparian woodland, and pine forests. Forages on large moths and other flying insects (Tremor et al. 2017).	No	U	No suitable roosting habitat occurs on-site. Foraging opportunities on-site are limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east. The only recent nearby record is from 2003 and 2006 survey data at Morrison Pond approximately 1 mile to the southwest (CDFW 2021a and County of San Diego 2021b).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Pocketed free-tailed bat <i>Nyctinomops femorosaccus</i>	SSC, Group 2	Roosts in crevices in vertical cliffs and quarries. Forages over a variety of habitats for flying beetles and large moths (Tremor et al. 2017). Ranges from Orange County south through San Diego and east through southern Arizona).	No	U	No suitable roosting habitat occurs on-site. Foraging opportunities on-site are limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east. The only recent nearby record is from 2003 and 2006 survey data at Morrison Pond approximately 1 mile to the southwest (CDFW 2021a and County of San Diego 2021b).
Big free-tailed bat <i>Nyctinomops macrotis</i>	SSC, Group 2	Ranges from South America up into the southwestern United States. Primarily a winter migrant to San Diego County. Maternity colonies are formed in June, when the species mainly out of our range. Roosts in crevices in vertical cliffs in scrub, riparian, and forest habitats. Feeds on moths (Tremor et al. 2017).	No	L	No suitable roosting habitat occurs on-site. Foraging on-site is limited, and much higher quality foraging opportunities are present along the Sweetwater River or the Sweetwater Reservoir off-site to the east.

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
LEPORIDAE RABBITS & HARES					
San Diego black-tailed jackrabbit <i>Lepus californicus bennettii</i>	SSC, Group 2	Open areas of scrub, grasslands, agricultural fields.	No	M	Open coastal sage scrub, grassland, and disturbed habitat are present on-site. The nearest record of this species is a 1980 observation in habitat around the Sweetwater Reservoir (County of San Diego 2021)
HETEROMYIDAE POCKET MICE & KANGAROO RATS					
Dulzura pocket mouse <i>Chaetodipus californicus femoralis</i>	SSC, Group 2	Brushy areas of coastal sage scrub, chamise-redshank & montane chaparral, sagebrush, annual grassland, valley foothill hardwood, valley foothill hardwood- conifer & montane hardwood. Probably most attracted to interface of grassland and brush.	No	L	Although coastal sage scrub is present on-site, the habitat is historically disturbed and generally low quality and there are no records within two miles (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	SSC, Group 2	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No	U	Although grassland and coastal sage scrub are present, no suitable sandy soils are present on-site. Potentially suitable soils are present along the Sweetwater River to the east. The only nearby record of this species is a 1942 observation in a currently developed area of Spring Valley (County of San Diego 2021).
MURIDAE OLD WORLD MICE & RATS (I)					
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	SSC, Group 2	Coastal sage scrub and chaparral.	No	L	Coastal sage scrub on-site is limited. Any woodrat nests on-site would likely have been detected during the biological survey, if present.
MUSTELIDAE WEASELS, OTTERS, & BADGERS					
American badger <i>Taxidea taxus</i>	SSC, MSCP, Group 2	Grasslands, Sonoran desert scrub.	No	L	The habitat on-site is historically disturbed and of low quality; however, there is a record of this species located at "Sweetwater Reservoir." Specific location and date of observation are not indicated (CDFW 2021a).

Attachment 6
Sensitive Wildlife Species Occurring or with the Potential to Occur

Common Name/ Scientific Name	Listing Status	Habitat Preference/ Requirements	Detected On-Site?	Potential to Occur On-Site (Observed or L/M/H/U)	Basis for Determination of Occurrence Potential
---------------------------------	-------------------	-------------------------------------	----------------------	---	--

STATUS CODES

FEDERAL AND STATE STATUS

- FE = Listed as endangered by the federal government
- FT = Listed as threatened by the federal government
- FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)
- BEPA = Bald and Golden Eagle Protection Act
- SE = Listed as endangered by the state of California
- ST = Listed as threatened by the state of California
- SCE = State candidate for listing as Endangered
- CFP = California fully protected species
- SSC = California Department of Fish and Wildlife species of special concern
- WL = California Department of Fish and Wildlife watch list species

COUNTY OF SAN DIEGO

- MSCP = Multiple Species Conservation Program covered species
- Group 1 = Animals with a very high level of sensitivity
- Group 2 = Uncommon species, but not yet so rare that extirpation or extinction is imminent without immediate action
- NE = Narrow Endemic species that have limited distributions in the region and require focused evaluations during project review
- * = Taxa listed with an asterisk fall into one or more of the following categories:
 - Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines
 - Taxa that are biologically rare, very restricted in distribution, or declining throughout their range
 - Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California
 - Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands)