

KLUTZ BIOLOGICAL

C O N S U L T I N G 

Jamacha Building
9619 Jamacha Boulevard
Spring Valley, California 91977

December 11th, 2018

RE: Biological Resource Letter Report for the Jamacha Building in Spring Valley, California - Record ID: PDS2018-STP-18-009, APNS 579-300-32-00 and 579-300-33-00; Trust Account #2067965-D-05333

The following represents a Biological Letter Report for a commercial building project located on Jamacha Boulevard (Assessor Parcel Numbers (APNs) 579-300-32-00 and 579-300-33-00)

SUMMARY

The proposed project involves the construction of a two-story 12,000 square foot commercial office structure (APNs 579-300-32-00 and 579-300-33-00). The project site is currently utilized as a storage yard but will ultimately contain a graded pad, commercial structure, paved parking lot, landscaping and a new trash enclosure.

The project is located within the South County Multiple Species Conservation Program Subarea Plan (SC MSCP). The entire project site will be impacted by the proposed project, this includes 0.98-acre of non-native grassland. Project impacts to 0.98-acre of non-native grasslands will require 0.49-acre of non-native grasslands to be purchased at a County approved off-site mitigation bank. No sensitive species were observed on-site during the survey and no sensitive species (plant or wildlife) are anticipated to be impacted by the project. Bird species have the potential to nest in scattered trees and on the ground within the site. To avoid the direct loss of nest(s) protected under the Migratory Bird Treaty Act (MBTA) a pre-construction nesting survey will be required. If project brushing, clearing, grubbing, grading, or construction activities are proposed within 500 feet of nesting raptor habitat and/or 300 feet of migratory bird nesting habitat during the migratory bird breeding season (January 15th through August 31st), a qualified County-approved biologist shall conduct a pre-construction survey no more than three days prior to the proposed activities to determine the presence/absence of nesting raptors and/or other migratory birds to ensure that active nests are not impacted. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. If no active nests are present, construction activities may commence following concurrence by the U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) that the project will not directly or indirectly impact nesting migratory birds and/or raptors.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION AND SETTING

Project Description

The proposed project includes a graded pad, commercial structure, paved parking lot, landscaping and a new trash enclosure.

Project Location

The proposed project is located within the unincorporated portion of San Diego County in the community of Spring Valley (Figure 1). The project is specifically located south of intersection of Jamacha Boulevard and San Juhn Street (Figure 2). The project site is located within the South County Multiple Species (MSCP) Plan Area in the Metro-Lakeside-Jamul segment. However, the project site is outside of the Pre-Approved Mitigation Area (PAMA).

Project Setting

The site is composed of vacant land surrounded by existing residential properties to the north, east and south, Jamacha Boulevard to the north, and La Presa Elementary School and church properties to the west.

The study area is shown on the northwest portion of the Jamul Mountains United States Geologic Service (USGS) 7.5-minute Quadrangle Map. The project location is north and east of CA-125, and south and west of CA-94. The elevation slopes moderately from the southwestern corner upslope to the northeastern corner. The approximate elevation ranges from 325 feet above mean sea level (AMSL) to 294 feet AMSL.

One soil type has been mapped on-site Huerhuero-Urban land complex, 9 to 30 percent slopes (Bowman 1973). All portions of the site show signs and evidence of disturbance including thatch removal, stock piles, and equipment staging.

SITE SURVEY

One general survey of the site was conducted by Klutz Biological Consulting (KBC) in 2018. The survey was conducted by Korey Klutz on September 6, 2018 between 11:00a.m. and 12:00p.m. with light winds, clear skies and temperature of 77 degrees Fahrenheit. A search of the California Natural Diversity Database (CNDDDB) Jamul Mountains 7.5' USGS Quadrangle was also conducted to identify sensitive species known to occur in the general vicinity of the project site.

The survey was conducted by slowly walking meandering transects within, and around the project site where feasible, while recording all plant and wildlife species observed. Although the entire project area was surveyed, some sensitive resources may not have been detected due to the duration and season of the survey event. Rare annual plants may not have been apparent due to the seasonal timing of the surveys could have been outside the blooming season, and any wildlife species that are not active during the day (e.g. strictly nocturnal), that are secretive in their habits, or that use the site only periodically like during nesting may not have been detected during the survey.

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

Nomenclature for this report conforms to Jepson Flora Project (2018), for plants, Holland (1986) and Oberbauer (2008) for plant communities and habitat types, American Ornithologists' Union (AOU 1998 and 2004) for birds, Jennings (1983) and Stebbins (2003) for reptiles and amphibians, Baker (2003) for mammals, and Powell (1980) for insects.

Biological Resources Present

The project site is composed of non-native grassland and is further surrounded by urban/developed lands.

Regional Context

The project site is located within the South County Multiple Species (MSCP) Plan Area in the Metro-Lakeside-Jamul segment. However, the project site is outside of the Pre-Approved Mitigation Area (PAMA). Furthermore, the project site is not considered to be part of a Biological Resource Core Area (BRCA).

Habitats and Vegetation Communities

The following is a summary of the existing habitats and vegetation communities on the site. This section includes information on the habitat types, the dominant species present, and the habitat quality. Species abundance, composition, and diversity are discussed in terms of vegetative structure and wildlife, as well as the habitat sensitivity level and regional and local importance of conserving each habitat type. The study area (project site and 100-foot buffer) contain two distinct habitat types including non-native grassland and urban/developed lands (Figure 4). Each of the habitat types are discussed in more detail below and a complete list of botanical resources observed is provided in Appendix A.

Non-native grassland (Habitat Code: 42200)

This habitat type is characterized by a dominance of annual grass species as well as annual native forbs in years with adequate rainfall. The entirety of the project site has been previously disturbed with the western portions containing stockpiles of dirt and rock. The remaining portion of the site appears to be actively maintained and primarily functions as a storage yard. Areas mapped in Figure 4 as non-native grassland are dominated by non-native plant species comprised primarily by slender wild oat (*Avena barbata*), ripgut grass (*Bromus diandrus*), Bermuda grass (*Cynodon dactylon*), dove weed (*Croton setigera*), Western ragweed (*Ambrosia psilostachya*), and prickly lettuce (*Lactuca serriola*). Approximately 0.98-acre of non-native grassland occur within the project site.

Urban/developed (Habitat Code: 12000)

Urban/developed lands refer to any built areas that are maintained and are not vegetated. Within the study area urban/developed lands occur adjacent to the project parcel and include neighboring homes, hardscape features (roads), and commercial development. Dominant plant species observed within this landcover included primarily ornamental vegetation including pepper tree (*Schinus molle*), Western ragweed, bottlebrush (*Callistemon* sp.), gum (*Eucalyptus* sp.), and fan palm (*Washingtonia* sp.).

General Wildlife Observations

The site survey detected the presence of one invertebrate species (unknown sulphur butterfly) and two bird species (Common Raven (*Corvus corax*) & House Finch (*Carpodacus mexicanus*). All species observed are common in developed areas and a full compendium of species observed can be found in Appendix B.

Special Status Species

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

The following were used in the determination of sensitive biological resources: U.S. Fish and Wildlife Service (USFWS; 2008, 2017); California Department of Fish and Game (CDFG; 2018a, 2018b, 2018c, 2018d), County Sensitive Plant and Animal list (County 2010a), California Native Plant Society (CNPS) online inventory (2018), and the California Natural Diversity Database (CNDDB; 2018).

Sensitive Plants

No sensitive plant species were identified by the literature search within or immediately adjacent to the study area. Furthermore, due to the disturbed nature of the site and the lack of suitable soils and hydrology no sensitive plant species are considered to have high potential to occur on-site (Attachment C).

Sensitive Wildlife

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

No sensitive wildlife species that were identified during the literature search are considered to have potential to occur within the study area (Attachment C). Attachment C includes an analysis (potential presence/absence to occur on-site) of the sensitive wildlife species identified in the literature search and the County's scoping letter.

Raptor Nesting and Foraging

Adjacent to the project site mature trees (Eucalyptus and ornamental species to the east) support potential raptor nesting sites. Raptors are large predatory or scavenging birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species overall, many raptor species have been designated as California Species of Special Concern by the CDFW. These species are protected, especially during their critical nesting and wintering stages. Raptors are protected under the CDFW California Raptor Protection Act (Title 14, Section 670).

Migratory Bird Treaty Act

On-site bird species have the potential to nest along the southern boundary within the ornamental plantings that are along the fence line, and on the ground within the non-native grassland habitat. Active bird nests are protected under the Migratory Bird Treaty Act (MBTA).

Jurisdictional Wetlands and Waterways

No jurisdictional waters or wetlands occur within the study area or immediately adjacent to the study area.

Other Unique Features/Resources

Wildlife Corridors and Linkages

No regional wildlife corridors or regional linkages occur within the project site or adjacent to the project site.

Topography/Connectivity

As detailed in the project setting section, the project site moderately slopes upward from the southwestern corner to the northeastern corner. The approximate elevation ranges from 325 feet AMSL to 294 feet AMSL (Figure 2). The project site does not contain any unique topographic or unique connectivity areas.

SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

The study area is located within the South County Multiple Species (MSCP) Plan Area in the Metro-Lakeside-Jamul segment and is outside of the Pre-Approved Mitigation Area (PAMA). The impact analysis and associated mitigation requirements are consistent with the MSCP.

Vegetation Communities

The proposed project would impact 0.98 acres of non-native grassland habitat within the project site. Impacts to non-native grasslands would be significant and would require mitigation. Impacts

are proposed to be mitigated at a 0.5:1 ratio off-site (within an approved County mitigation bank) (Table 1). Impacts to urban/developed lands would not be significant and would not require mitigation.

Table 1. Project Impacts to Vegetation Communities

Habitat Type	Acres within the Project site (Acre)	Impacts within Project Footprint (Acre)	Mitigation Ratio	Mitigation Acreage
Non-native grassland	0.98	0.98	0.5:1	0.49

Impacts to Special Status Species

No sensitive species were observed during the survey. In addition, the project has the potential to support nesting avian species. A preconstruction nesting bird survey will be required to ensure the project does not directly or indirectly impact MBTA bird species.

Wildlife Corridors

The project will not impact any regional wildlife corridors or linkages.

Impacts to Riparian Habitats and Sensitive Natural Communities

The study area does not contain any riparian habitat or sensitive natural communities. Impacts will not occur to riparian habitat or sensitive natural communities.

Impacts to Local Plans, Ordinances and Adopted Plans

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

- Impact coastal sage scrub vegetation within lands outside of the MSCP more than the County’s five-percent habitat loss threshold, or preclude connectivity between areas of high values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- Preclude or prevent the preparation of the subregional NCCP.
- Impact any amount of wetlands or sensitive habitat lands as outlined in the RPO.
- Not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.
- Not conform with the goals and requirements, as outlined in any applicable Habitat Conservation Plan, Habitat Management Plan, Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- Not minimize impacts to Biological Resources Core Areas (BRACs) within lands in the MSCP, as defined by the BMO.

- Not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- Reduce the likelihood of survival and recovery of listed species in the wild.
- Result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).
- Reduce functional foraging habitat for raptors.
- Result in the take of eagles, eagle eggs or any part of an eagle (Bald Eagle Protection Act)

Preparation of a Subregional NCCP

The project site is within South County Multiple Species (MSCP) Plan Area in the Metro-Lakeside-Jamul segment but is located outside of a BRCA or the PAMA. The project would not impact the preparation of a subregional Conservation Plan (NCCP). Therefore, no impact is identified for this threshold.

Impact Wetlands or Sensitive Lands as Identified in the RPO

No wetlands or sensitive lands as identified in the RPO exist on-site. Therefore, no impact is identified for this threshold.

Minimization/Mitigation of Coastal Sage Scrub Habitat Loss

The project site does not contain coastal sage scrub habitat. Habitats on the project site include non-native grassland and urban/developed lands. Therefore, the project will not contribute to the loss of coastal sage scrub habitat or preclude connectivity between habitats of high value and no impact is identified related to this subthreshold.

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

The project as proposed will help conserve habitat within the Preserve of the SC MSCP. Project impacts are outside of the SC MSCP PAMA and implementation of the project would not interfere with County's ability to meet their permit conditions. Other than the SC MSCP, there are no additional approved HCPs, HMPs, Special Area Management Plans, or Watershed Plans that apply to the project area, and therefore there are no impacts.

Impacts to MSCP Narrow Endemic Species

No MSCP narrow endemic species have been identified within the project area and therefore there are no impacts.

Reduce Survival and Recovery of Listed Species

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

Reduce Raptor Nesting and Foraging

No impacts are anticipated to raptor nesting habitat. However, implementation of the project will impact moderate quality raptor foraging habitat. These impacts will be mitigated by the off-site purchase of 0.49-acre of non-native grasslands at a County approved mitigation bank.

MBTA Species

The proposed project will impact 0.98-acre of non-native grassland habitat. No sensitive species will be directly impacted by the project, although MBTA bird species have the potential to nest on-site. To avoid the direct loss of nest(s) protected under the MBTA a pre-construction nesting survey will be required. If project brushing, clearing, grubbing, grading, or construction activities are proposed within 500 feet of nesting raptor habitat and/or 300 feet of migratory bird nesting habitat during the migratory bird breeding season (January 15th through August 31st), a qualified County-approved biologist shall conduct a pre-construction survey no more than three days prior to the proposed activities to determine the presence/absence of nesting raptors and/or other migratory birds to ensure that active nests are not impacted. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. If no active nests are present, construction activities may commence following concurrence by the USFWS and CDFW that the project will not directly or indirectly impact nesting migratory birds and/or raptors.

Take of Eagles or Eagle Eggs

No golden eagles have been recorded in the project area and no nesting sites are known within 4000 feet of the project site. Thus, the project would not have an impact to eagles. No impact is identified for this subthreshold.

Cumulative Impacts

Due to relative size and fact the project site is isolated from other habitat patches (not considered part of a BRCA or the SC MSCP PAMA) the loss of 0.98-acre of non-native grassland habitat is not anticipated to result in a significant cumulative impact.

MITIGATION

As detailed previously, the project will impact 0.98-acre of non-native grassland requiring off-site mitigation at a ratio of 0:5:1. Mitigation credits (0.49-acres) will be purchased at a County approved mitigation bank.

Although no nests were observed, the project site contains potential nesting habitat for bird species protected under the MBTA. This represents a potentially significant impact. As a mitigation measure for this potential impact, if any construction work is proposed to occur during the County of San Diego raptor breeding season (January 15th– August 31st), a qualified County-approved biologist shall conduct a pre-construction survey no more than three days prior to the proposed activities to determine the presence/absence of nesting raptors and/or other migratory birds to ensure that active nests are not impacted. If active nest(s), are detected, no construction activities should occur until the young have fledged and are no longer returning to the nest(s), as determined by the project biologist. If no active nests are present, construction activities may commence following concurrence by the USFWS and CDFW that the project will not directly or indirectly impact nesting migratory birds and/or raptors.

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

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Preparer and Persons/Organizations Contacted

Prepared by:



Korey Klutz, County Approved Biologist

ATTACHMENTS:

Figure 1 Regional Vicinity

Figure 2 Project Vicinity

Figure 3 South County MSCP

Figure 4 Biological Resources

Figure 5 Project Impacts

Appendix A Observed Species List - Flora

Appendix B Observed Species List - Fauna

Appendix C Special Status Species with Potential to Occur

Appendix D Photographs

Appendix A: Observed Species List - Flora

Common Name	Scientific Name	Special Status	Habitat Observed
EUDICOTS			
Anacardiaceae - Sumac Or Cashew family			
Pepper tree	<i>*Schinus molle</i>		U/D
Asteraceae - Sunflower family			
Western ragweed	<i>Ambrosia psilostachya</i>		NNG, U/D
Fleabane	<i>Erigeron sp.</i>		NNG
Golden-yarrow	<i>Eriophyllum confertiflorum</i>		NNG
Prickly lettuce	<i>*Lactuca serriola</i>		NNG
Euphorbiaceae - Spurge family			
Dove weed	<i>Croton setiger</i>		NNG
Myrtaceae - Myrtle family			
Bottlebrush	<i>*Callistemon sp.</i>		U/D
Gum	<i>*Eucalyptus sp.</i>		U/D
Simmondsiaceae - Jojoba family			
Jojoba	<i>Simmondsia chinensis</i>		U/D
MONOCOTS			
Areaceae - Palm family			
Fan palm	<i>Washingtonia sp.</i>		U/D
Poaceae - Grass family			
Slender wild oat	<i>*Avena barbata</i>		NNG
Ripgut grass	<i>*Bromus diandrus</i>		NNG
Bermuda grass	<i>*Cynodon dactylon</i>		NNG

* = Non-native species

Non-native Grassland = NNG

Urban/Developed = U/D

Appendix B: Observed Species List - Fauna

Common Name	Scientific Name	Special Status	Habitat Observed
INVERTEBRATES			
Moths, Skippers and Butterflies			
Unknown Sulphur			NNG
VERTEBRATES			
Birds			
Common Raven	<i>Corvus corax</i>		NNG, U/D
House Finch	<i>Carpodacus mexicanus</i>		NNG, U/D

Non-native Grassland = NNG

Urban/Developed = U/D

Attachment C Sensitive Species with Potential to Occur

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
FERNS					
Ophioglossaceae - Adder's-tongue family					
California adder's-tongue	<i>Ophioglossum californicum</i>	CRPR 4.2	County List D	Perennial rhizomatous herb. Mesic areas in chaparral, grasslands, and the margins of vernal pools; 196–1,722 ft. Blooming period: December–June	Not detected, suitable mesic habitat does not occur on site.
EUDICOTS					
Apiaceae - Carrot family					
San Diego button-celery	<i>Eryngium aristulatum</i> var. <i>parishii</i>	FE, SE, CRPR 1B.1	County List A	Annual/perennial herb. Mesic soils in coastal scrub, grassland, and vernal pools; 65–2,034 ft. Blooming period: April–June	Not detected, suitable mesic habitat does not occur on site.
Asteraceae - Sunflower family					
San Diego ambrosia	<i>Ambrosia pumila</i>	FE, CRPR 1B.1	County List A	Rhizomatous herb. Sandy loam or clay soils in chaparral, coastal sage scrub, grassland, vernal pools; often in disturbed areas. Sometimes alkaline areas, creek beds, seasonally dry drainages, or floodplains; 66–1,362 ft. Blooming period: April–October	Not detected, suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Southern tarplant	<i>Centromadia parryi</i> ssp. <i>australis</i>	CRPR 1B.1	County List A	Annual herb. Found within the margin of marshes and swamps, vernal mesic soils in grassland, and vernal pools; 0–1,574 ft. Blooming period: May–November	Not detected, suitable habitat does not occur on site.
Smooth tarplant	<i>Centromadia pungens</i> ssp. <i>laevis</i>	CRPR 1B.1	County List A	Annual herb. Alkaline soils in chenopod scrub, meadows and seeps, playas, riparian woodland, and grassland; 0–2,100 ft. Blooming period: April–September	Not detected, suitable habitat does not occur on site.
Otay tarplant	<i>Deinandra conjugens</i>	FT, SE, CRPR 1B.1	County List A	Annual herb. Clay soils in coastal sage scrub and grassland; 82–984 ft. Blooming period: May–June	Not detected, low to moderate potential exists for this species to occur onsite.
Graceful tarplant	<i>Holocarpha virgata</i> ssp. <i>elongata</i>	CRPR 4.2	County List D	Annual herb. Chaparral, cismontane woodland, coastal scrub, and grassland; 196–3,600 ft. Blooming period: May–November	Not detected, suitable habitat does not occur on site.
Small-flowered microseris	<i>Microseris douglasii</i> ssp. <i>platycarpha</i>	CRPR 4.2	County List D	Annual herb. Clay soils in cismontane woodland, coastal scrub, grassland, and vernal pools; 49–3,510 ft. Blooming period: March–May	Not detected, suitable habitat does not occur on site.
Chaparral ragwort	<i>Senecio aphanactis</i>	CRPR 2.2	County List A	Annual herb. Gabbro soils in chaparral, cismontane woodland, and coastal scrub. Also found in and alkaline flats; 49–2,624 ft. Blooming period: January–April	Not detected, suitable habitat does not occur on site.
Boraginaceae - Borage family					

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Palmer's grapplinghook	<i>Harpagonella palmeri</i>	CRPR 4.2	County List D	Annual herb. Clay soils in chaparral, grasslands, coastal sage scrub; 65–3,132 ft. Blooming period: March–May	Not detected, suitable habitat does not occur on site.
Brassicaceae - Mustard family					
Robinson pepperweed	<i>Lepidium virginicum</i> ssp. <i>robinsonii</i>	CRPR 4.3	County List A	Annual herb. Openings in chaparral and sage scrub; below 2,900 ft. Blooming period: January–July	Not detected, suitable habitat does not occur on site.
Convolvulaceae - Morning-glory family					
Small flowered morning glory	<i>Convolvulus simulans</i>	CRPR 4.2	County List D	Annual herb. Friable clay soils or serpentine seeps in chaparral openings, coastal scrub, and grassland; 98–2,297 ft. Blooming period: March–July	Not detected, suitable habitat does not occur on site.
Fabaceae - Legume family					
Dean's milkvetch	<i>Astragalus deanei</i>	CRPR 1B.1	County List A	Perennial herb. Open shrubby slopes, coastal sage scrub, chaparral, cismontane woodland, riparian forest, and sandy washes; 246–2,279 ft. Blooming period: February–May	Not detected, suitable habitat does not occur on site.
Lamiaceae - Mint family					
San Diego thorn-mint	<i>Acanthomintha ilicifolia</i>	FT, SE, CRPR 1B.1	County List A	Annual herb. Friable or broken clay soils in grassy openings in chaparral and coastal sage scrub, grassland, and vernal pools; 33–3,150 ft. Blooming period: April–June	Not detected, suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
San Diego mesa mint	<i>Pogogyne abramsii</i>	FE, SE, CRPR 1B.1	County List A	Annual herb. Vernal pools; 295–820 ft. Blooming period: May–July	Not detected, suitable habitat does not occur on site.
Otay mesa mint	<i>Pogogyne nudiuscula</i>	FE, SE, CRPR 1B.1	County List A	Annual herb. Vernal pools; 295–820 ft. Blooming period: May–July	Not detected, suitable habitat does not occur on site.
Onagraceae - Evening Primrose family					
Lewis' evening-primrose	<i>Camissoniopsis lewisii</i>	CRPR 3	County List C	Annual herb. Sandy or clay soils in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, and grassland; below 984 ft. Blooming period: March–June	Not detected, suitable habitat does not occur on site.
Phrymaceae - Lopseed family					
Broadtooth monkeyflower	<i>Mimulus latidens</i>		County List A	Annual herb. Vernal pools, valley grassland, foothill woodland, wetland-riparian; below 2,900 ft. Blooming period: April–June	Not detected, suitable habitat does not occur on site.
Polemoniaceae - Phlox family					
Spreading navarretia	<i>Navarretia fossalis</i>	FT, CRPR 1B.1	County List A	Annual herb. Chenopod scrub, assorted freshwater marshes and swamps, playas, and vernal pools; 98–2,149 ft. Blooming period: April–June	Not detected, suitable habitat does not occur on site.
Prostrate vernal pool navarretia	<i>Navarretia prostrata</i>	CRPR 1B.1	County List A	Annual herb. Mesic coastal scrub, meadows and seeps, alkaline grassland, and vernal pools; 49–3,968 ft. Blooming period: April–July	Not detected, suitable habitat does not occur on site.
Ranunculaceae - Buttercup family					

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Little mouse-tail	<i>Myosurus minimus ssp. apus</i>	CRPR 3.1	County List C	Annual herb. Valley and foothill grassland, and alkaline vernal pools; 65–2,100 ft. Blooming period: March–June	Not detected, suitable habitat does not occur on site.
Rhamnaceae - Buckthorn family					
California adolphia	<i>Adolphia californica</i>	CRPR 2.1	County List B	Deciduous shrub. Clay soils in chaparral, coastal scrub, and grassland; 147–2,428 ft. Blooming period: December–May	Not detected, suitable habitat does not occur on site.
MONOCOTS					
Liliaceae - Lily family					
Catalina mariposa lily	<i>Calochortus catalinae</i>	CRPR 4.2	County List D	Perennial bulbiferous herb. Chaparral, cismontane woodland, coastal scrub, and grassland; 49–2,296 ft. Blooming period: February–June	Not detected, suitable habitat does not occur on site.
Poaceae - Grass family					
Vernal barley	<i>Hordeum intercedens</i>	CRPR 3.2	County List C	Annual herb. Coastal dunes, coastal scrub, saline flats and depressions in grassland, and vernal pools; 16–3,280 ft. Blooming period: March–June	Not detected, suitable habitat does not occur on site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
California orcutt grass	<i>Orcuttia californica</i>	FE, SE, CRPR 1B.1	County List A	Annual herb. Vernal pools; 49–2,165 ft. Blooming period: April–August	Not detected, suitable habitat does not occur on site.
San Diego County needle grass	<i>Stipa diegoensis</i>	CRPR 4.2	County List D	Perennial herb. Rocky, often mesic soils within chaparral and coastal scrub; 32–2,624 ft. Blooming period: February–June	Not detected, suitable habitat does not occur on site.
Themidaceae - Brodiaea family					
San Diego goldenstar	<i>Bloomeria clevelandii</i>	CRPR 1B.1	County List A	Perennial bulbiferous herb. Clay soils in chaparral, coastal sage scrub, valley grasslands, and vernal pools; 164–1,526 ft. Blooming period: April–May	Not detected, low to moderate potential exists on-site for this species.
Thread-leaved brodiaea	<i>Brodiaea filifolia</i>	FT, SE, CRPR 1B.1	County List A	Perennial cormous herb. Mesic or clay soils in chaparral, cismontane woodland, closed-cone coniferous forest, coastal scrub, meadows and seeps, grassland, and vernal pools; 82–3,673 ft. Blooming period: March–June	Not detected, the project site is outside the known range of this species.
Orcutt's brodiaea	<i>Brodiaea orcuttii</i>	CRPR 1B.1	County List A; CRPR 1B.1	Perennial bulbiferous herb. Found on mesic, clay, sometimes serpentinite soils in closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, grassland, and vernal pools within mesic areas on clay and sometimes serpentine soils; 98–5,550 ft. Blooming period: May–July	Not detected, suitable mesic conditions do not occur on site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
INVERTEBRATES					
Branchiopods					
San Diego Fairy Shrimp	<i>Branchinecta sandiegonensis</i>	FE	SDC Group I, NE	Small, shallow vernal pools. Occasionally occur in ditches and road ruts with suitable conditions. Have never been found in permanent water bodies.	Not detected, suitable habitat does not occur on-site.
California Fairy Shrimp	<i>Linderiella occidentalis</i>	None	None	Known to Central Valley and Coast ranges of California in many soils types supporting vernal pools. Current and historical distribution does not include San Diego County.	Not detected, not known to occur in San Diego County.
Riverside Fairy Shrimp	<i>Streptocephalus woottoni</i>	FE	SDC Group I, NE	Restricted to vernal pools and non-vegetated ephemeral pools deeper than 12 inches. Inland areas of Riverside, Orange, Ramona and San Diego counties. Coastal areas of San Diego County and Northwestern Baja California.	Not detected, suitable habitat does not occur on-site.
Moths, Skippers and Butterflies					

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

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Western Spadefoot	<i>Spea hammondi</i>	CSC	SDC Group II	Breeding habitat includes turbid pools with little to no cover such as vernal pools or other ephemeral ponds, pools in ephemeral streams, and cattle tanks. Upland habitat includes open areas with sandy/gravelly soils among mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains from sea level to 4,500 ft. Rain pools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Not detected, suitable habitat does not occur on-site.
Reptiles					
Southern California Legless Lizard	<i>Anniella stebbinsi</i>	CSC	SDC Group II	Occurs in mesic loose soils with sparsely vegetated areas of beach dunes, chaparral, pine-oak woodland, desert scrub, sandy washes, and stream terraces. Lives mostly underground or in leaf litter for cover, foraging habitat includes loose soil, sand, and leaf litter where it will ambush prey.	Not detected, suitable habitat does not occur on-site.
San Diego Banded Gecko	<i>Coleonyx variegatus abbottii</i>	CSC	SDC Group I	Prefers rocky areas in coastal sage and chaparral. Breeding occurs during April and May and females lay one or two eggs between May and September. This species hibernates through the winter (generally November to February).	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Blainville's Horned Lizard	<i>Phrynosoma blainvillii</i>	CSC	SDC Group II	Prefers open areas of sandy soil and low vegetation in valleys, foothills, and semiarid mountains from sea level to 8,000 ft; requires abundant ant colonies for foraging.	Not detected, suitable habitat does not occur on-site.
Coronado Skink	<i>Plestiodon skiltonianus interparietalis</i>	WL	SDC Group II	Occurs in grassland, woodlands, coniferous forests, chaparral, coastal sage scrub, and especially in open sunny areas such as clearings and the edges of creeks and rivers. This species prefers rocky areas near streams with dense vegetation cover, and can also be found in areas away from water.	Not detected, suitable habitat does not occur on-site.
Belding's Orange-throated Whiptail	<i>Aspidoscelis hyperythra beldingi</i>	WL	SDC Group II	Floodplains or terraces along streams and in low-elevation coastal scrub, chamise-redshank chaparral, mixed chaparral, and valley-foothill hardwood habitats. Closely tied to coastal sage scrub and chaparral habitats from sea level to 2,000 ft.	Not detected, suitable habitat does not occur on-site.
Birds					
Canada Goose	<i>Branta canadensis</i>	None	SDC Group II	Prefer habitats with unobstructed views near water, grassy fields, and grain fields. Often abundant in areas with extensive lawns such as parks, golf courses, and airports.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Great Blue Heron	<i>Ardea herodias</i>	None	SDC Group II	A large wading bird that can be found in freshwater and saltwater habitat, also utilizes grassland and agricultural fields to forage for small mammals. Breeding colonies can be located within two to four miles of feeding areas.	Not detected, suitable habitat does not occur on-site.
Turkey Vulture	<i>Cathartes aura</i>	None	SDC Group I	Open areas including mixed farmland, forest, and rangeland, especially within a few miles of rocky or wooded areas. Rocky outcroppings, cliffs, and dry forests provide nesting sites, while open areas act as foraging habitat.	Not detected, suitable roosting habitat occurs on-site.
White-tailed Kite	<i>Elanus leucurus</i>	CFP	SDC Group I	Occurs in herbaceous and open stages of valley lowland habitats, usually near agricultural land. Forages in undisturbed, open grasslands, meadows, farmlands and emergent wetlands. Typically nest in the upper third of trees that may be 10–160 ft. tall. These can be open-country trees growing in isolation, or at the edge of or within a forest.	Not detected, suitable foraging habitat occurs on-site.
Northern Harrier	<i>Circus hudsonius</i>	CSC	SDC Group I	Nest on the ground in patches of dense, tall vegetation in undisturbed areas. Breed and forage in variety of open habitats such as marshes, wet meadows, weedy borders of lakes, rivers and streams, grasslands, pastures, croplands, sagebrush flats and desert sinks.	Not detected, suitable foraging habitat occurs on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Cooper's Hawk	<i>Accipiter cooperii</i>	WL	SDC Group I	A resident of riparian deciduous habitats and oak woodlands but in recent times has become adapted to urban park environments.	Not detected, suitable foraging habitat occurs on-site.
Swainson's Hawk	<i>Buteo swainsoni</i>	ST	SDC Group I	Nests in stands with few trees in riparian areas, juniper-sage flats, and oak savannah. Forages in adjacent grasslands, agricultural fields and pastures. Breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen Co., and Mojave Desert. Very limited breeding reported from Lanfair Valley, Owens Valley, Fish Lake Valley, and Antelope Valley.	Not detected, suitable foraging habitat occurs on-site.
Ferruginous Hawk	<i>Buteo regalis</i>	WL	SDC Group I	An uncommon winter migrant in San Diego County, typically in areas of grassland, sagebrush flats, desert scrub, low foothills, and pinyon-juniper habitats, preferring open grasslands for foraging.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Golden Eagle	<i>Aquila chrysaetos</i>	CFP, WL	SDC Group I	Occurs within mountainous canyon land, rimrock terrain of open desert and grassland habitats primarily using open grasslands, oak savanna, oak woodland, and open shrublands for nesting. This species will primarily build nest sites on rocky cliffs or in trees but is also known to utilize human-made structures such as windmills, observation towers, and electrical transmission towers.	Not detected, suitable habitat does not occur on-site.
Merlin	<i>Falco columbarius</i>	None	SDC Group II	An uncommon winter migrant in San Diego County, utilizing grasslands, open forests, and coastal areas for hunting small birds.	Not detected, suitable foraging habitat occurs on-site.
American Peregrine Falcon	<i>Falco peregrinus anatum</i>	CFP	SDC Group I, NE	Breeds near wetlands lakes, rivers, or other waters on cliffs, banks, dunes or mounds, mostly in woodland, forest and coastal habitats. Nest is a scrape on a depression or ledge in an open site. May use man-made structures, snags, or trees for nesting.	Not detected, suitable foraging habitat occurs on-site.
Prairie Falcon	<i>Falco mexicanus</i>	WL	SDC Group I	Associated with open grasslands and scrublands with cliffs and steep terrain for nesting substrate. Foraging habitat for this species consists primarily of grasslands and other open habitats.	Not detected, suitable foraging habitat occurs on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
California Gull	<i>Larus californicus</i>	WL	SDC Group II	Breeding colonies range from sea level to 9,000 feet elevation and are usually surrounded by water to prevent nest predation. Often forage up to 40 miles away from the breeding colony in open areas including farm fields, garbage dumps, meadows, scrublands, yards, and in agricultural areas.	Not detected, suitable foraging habitat occurs on-site.
Burrowing Owl	<i>Athene cunicularia</i>	CSC	SDC Group I	Found in prairies, grasslands, lowland scrub, agricultural lands, coastal dunes, desert floors, and some artificial, open areas. They require large open expanses of sparsely vegetated areas on gently rolling or level terrain with an abundance of active small mammal burrows and friable soils. They use rodent or other burrows for roosting and nesting cover and are also known to use pipes, culverts, and nest boxes where burrows are scarce.	Not detected, suitable habitat does not occur on-site.
Long-eared Owl	<i>Asio otus</i>	CSC	SDC Group I	Rare residents of oak woodlands and broad riparian forests. Ideal nesting habitat has a closed canopy and open lands adjacent for foraging.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Short-eared Owl	<i>Asio flammeus</i>	CSC	SDC Group II	An uncommon winter migrant in San Diego County, found in open, treeless areas with elevated sites for perches, and dense vegetation for roosting and nesting. Associated with perennial grasslands, prairies, dunes, meadows, irrigated lands, and saline and fresh emergent wetlands.	Not detected, suitable foraging habitat occurs on-site.
Loggerhead Shrike	<i>Lanius ludovicianus</i>	CSC	SDC Group I	Breed and forage in shrublands, open sage scrub, chaparral, desert scrub or open woodlands with a grassland understory and areas of bare ground.	Not detected, suitable foraging habitat occurs on-site.
Horned Lark	<i>Eremophila alpestris</i>	WL	SDC Group II	Breed and forage in bare ground and grassland habitat with sparse vegetation cover. Species avoid habitat where grasses are more than several inches tall. Frequents recently disturbed or cleared habitat where seeds and insects are easy to find.	Not detected, suitable habitat does not occur on-site.
Grasshopper Sparrow	<i>Ammo ramus savannarum</i>	CSC	SDC Group I	Frequents dense, dry or well-drained grassland, especially native structurally diverse grassland with a mix of grasses and forbs for foraging and nesting. Uses scattered shrubs for singing perches.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Tricolored Blackbird	<i>Agelaius tricolor</i>	CCE, CSC	SDC Group I	Preferred nesting habitat includes dense stands of cattails, bulrushes, or Himalayan blackberry with access to open water. Breeds locally in northeastern California. In winter, becomes more widespread along central coast and San Francisco Bay area and is found in portions of the Colorado Desert.	Not detected, suitable habitat does not occur on-site.
Mammals					
Yuma Myotis	<i>Myotis yumanensis</i>	WBWG:LM	SDC Group II	Open forests and woodlands with sources of open water for foraging.	Not detected, suitable habitat does not occur on-site.
Townsend's Big-eared Bat	<i>Corynorhinus townsendii</i>	CSC, WBWG:H	SDC Group II	Cave-dwelling, also roosts in old mine-workings, occasionally found in buildings. Population concentrations in areas with cavity-forming rock and in old mining districts.	Not detected, suitable habitat does not occur on-site.
Pallid Bat	<i>Antrozous pallidus</i>	CSC, WBWG:H	SDC Group II	Day roosts are in caves, crevices, mines, and occasionally in hollow trees and buildings.	Not detected, suitable habitat does not occur on-site.
Pocketed Free-tailed Bat	<i>Nyctinomops femorosaccus</i>	CSC, WBWG:M	SDC Group II	Associated with creosote scrub or chaparral, and large rock features such as large boulder piles or rocky canyons. Colonial and roosts primarily in crevices of rugged cliffs, high rocky outcrops and slopes. It has been found in a variety of plant associations, including desert shrub and pine-oak forests. The species may also roost in buildings, caves, and under roof tiles.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Big Free-tailed Bat	<i>Nyctinomops macrotis</i>	CSC, WBWG:MH	SDC Group II	Inhabits rock crevices in canyon settings in arid, high relief landscapes. Mainly an inhabitant of rugged, rocky habitats in arid landscapes. It has been found in a variety of lowland plant associations, including desert shrub, woodlands, and evergreen forests. Roosts mainly in the crevices of rocks in cliff situations, although there is some documentation of roosting in buildings, caves, and tree cavities.	Not detected, suitable habitat does not occur on-site.
Western Mastiff Bat	<i>Eumops perotis</i>	CSC, WBWG:H	SDC Group II	Inhabits open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban areas. Roosts in crevices on vertical cliff faces, high buildings, trees, and tunnels.	Not detected, suitable habitat does not occur on-site.
San Diego Black-tailed Jackrabbit	<i>Lepus californicus bennettii</i>	None	SDC Group II	Found in herbaceous and desert-shrub areas and open, early stages of forest and chaparral habitats. Mostly found on the coastal side of local San Diego County mountains in open habitats, usually avoiding dense stands of chaparral or woodlands.	Not detected, suitable habitat does not occur on-site.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Pacific Pocket Mouse	<i>Perognathus longimembris pacificus</i>	FE, CSC	SDC Group I	Historically occurred on fine, sandy soil within about 4 to 6 km of the Pacific coast of southern California. Associates with open coastal scrub and grassland communities.	Not detected, due to the disturbed nature of the site this species is considered to have a low potential to occur on-site.
Dulzura Pocket Mouse	<i>Chaetodipus californicus femoralis</i>	CSC	SDC Group II	Variety of habitats including coastal and montane regions on chaparral slopes, grassland and coastal sage scrub.	Not detected, suitable habitat does not occur on-site.
Northwestern San Diego Pocket Mouse	<i>Chaetodipus fallax fallax</i>	CSC	SDC Group II	Sandy herbaceous areas in coastal scrub, chaparral, sagebrush, deserts scrub and washes, and annual grassland.	Not detected, suitable habitat does not occur on-site.
Stephens' Kangaroo Rat	<i>Dipodomys stephensi</i>	FE, ST	SDC Group I	Often found in grassland and coastal sage scrub ecotone where perennial vegetation is covering less than 50% of the ground, including disturbed areas. Deep, friable soil is needed for burrowing. Plants commonly associated with suitable habitat are chamise, buckwheat, brome grass and filaree.	Not detected, the project site is outside the current known range for this species.

Common Name	Scientific Name	Special Status	San Diego County Listing	Habitat Requirements	Potential to Occur
Southern Grasshopper Mouse	<i>Onychomys torridus ramona</i>	CSC	SDC Group II	Common in California in arid desert habitats of the Mojave Desert and southern Central Valley including alkaline desert scrub and desert scrub. Lower population densities in succulent shrub, grassland, wash and riparian areas.	Not detected, due to the disturbed nature of the site this species is considered to have a low potential to occur on-site.
American Badger	<i>Taxidea taxus</i>	CSC	SDC Group II	Inhabit a diversity of habitats with principal requirements of sufficient food, friable soils, and relatively open, uncultivated ground. Grasslands, savannas, and mountain meadows near timberline are preferred.	Not detected, suitable habitat does not occur on-site.
Southern Mule Deer	<i>Odocoileus hemionus</i>	None	SDC Group II	Common across the western U.S. in a variety of habitats from forest edges to mountains and foothills.	Not detected, due to the disturbed nature of the site this species is considered to have a low potential to occur on-site.

Attachment D Photographs

Photograph 1 - Equipment Storage Western Portion of Project Parcel



Photograph 2 - Fill Material Located Along the Western Portion of the Project Parcel



Photograph 3 - Eastern Portion of the Project Parcel



Photograph 4 - Center Portion of the Project Parcel





Jamacha Comercial

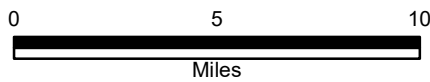
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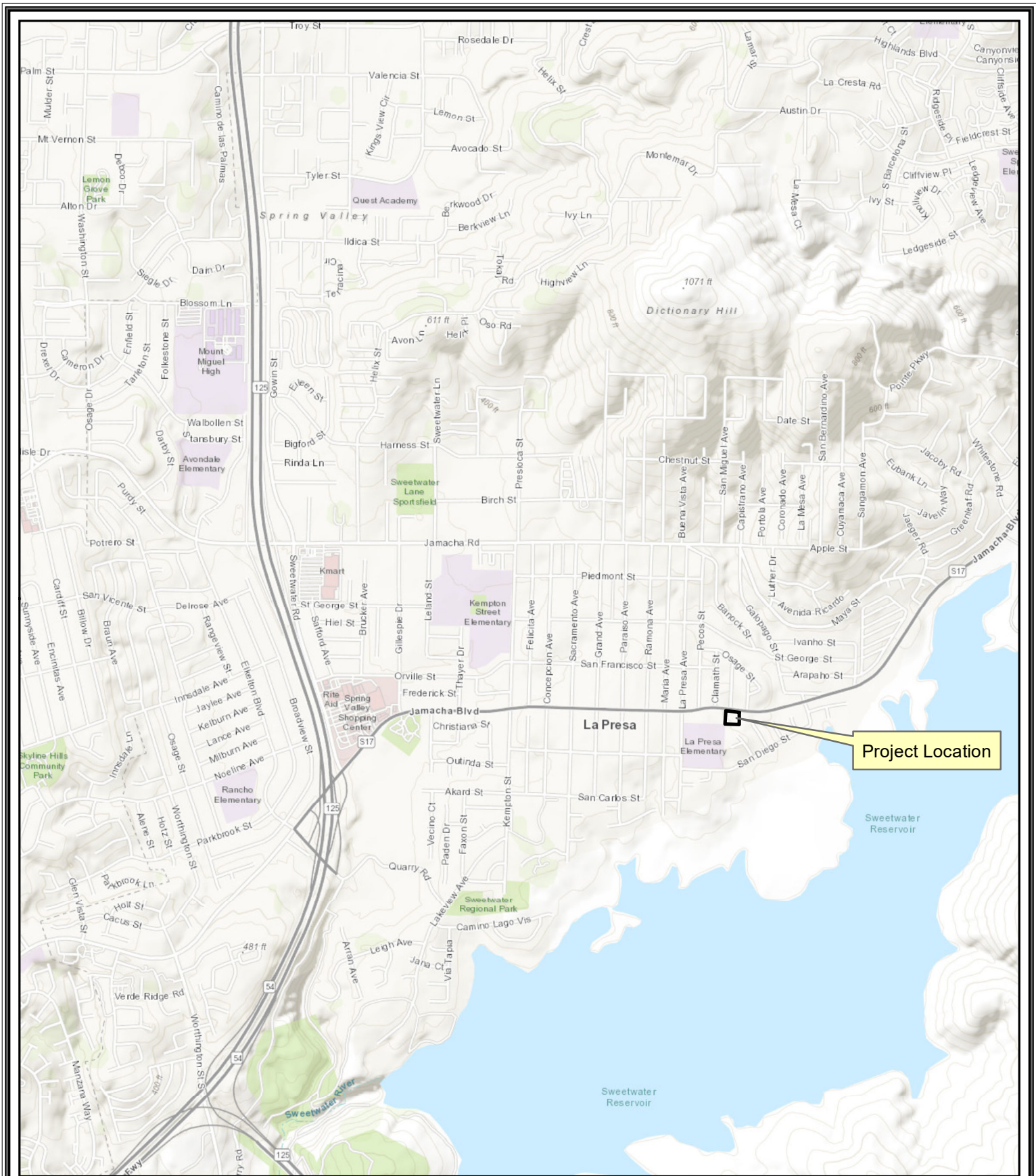
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**Figure 1
Regional Location**



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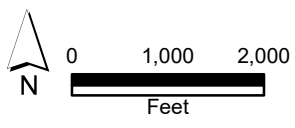
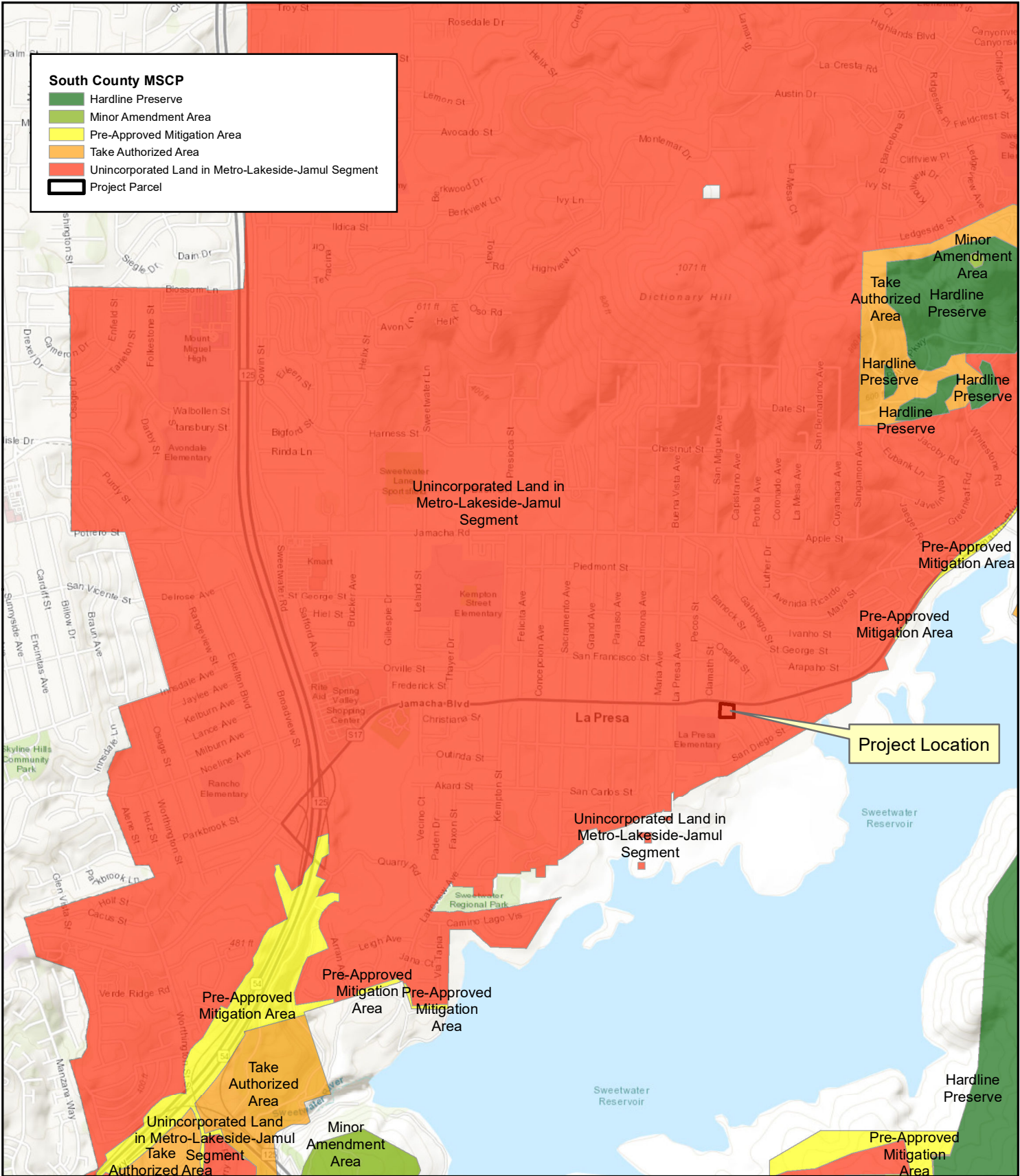


Figure 2
Project Vicinity

South County MSCP

- Hardline Preserve
- Minor Amendment Area
- Pre-Approved Mitigation Area
- Take Authorized Area
- Unincorporated Land in Metro-Lakeside-Jamul Segment
- Project Parcel



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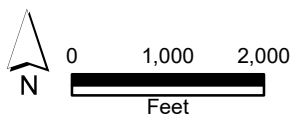






Figure 3
South County MSCP




	Project Parcel
	Developed Lands
	Non-native Grasslands

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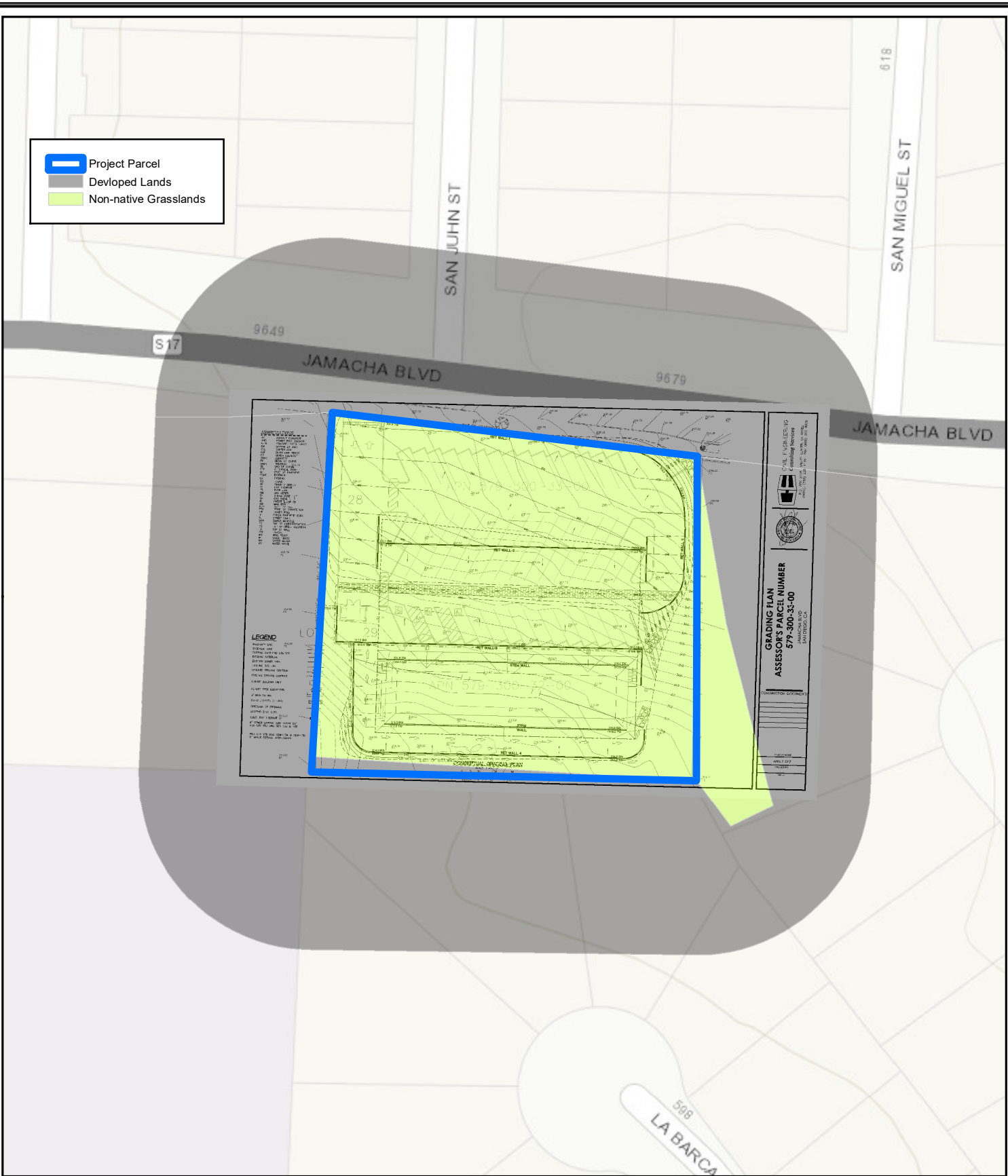
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 0 50 100
 Feet

**Figure 4
 Biological Resources**

	Project Parcel
	Developed Lands
	Non-native Grasslands



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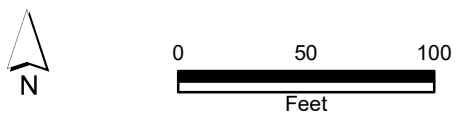


Figure 5
Project Impacts