



Appendix O Biological Resources Technical Memorandum and Tree Removal Plan



Appendices

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MEMORANDUM

DATE: May 30, 2019

To: Ryan Bensley, Associate

FROM: Heather Monteleone, Assistant Biologist
Bo Gould, Senior Biologist

SUBJECT: Biological Resources Technical Memorandum for One Metro West (LSA Project No. RSE1901)

This technical memorandum serves as a biological resources assessment for the One Metro West Project (project) in Costa Mesa, California. The purpose of this assessment is to determine whether biological resources—including sensitive and/or special-status plant and wildlife species—may be present on the project site, whether such resources might be affected by the project, and to make recommendations to avoid, reduce, and/or mitigate any potentially significant impacts to biological resources, as applicable. This technical information is provided for project planning purposes and review under the California Environmental Quality Act (CEQA), California Endangered Species Act (CESA), the federal Endangered Species Act (FESA), and other pertinent regulations.

PROJECT DESCRIPTION

The proposed project is a mixed-use development that would consist of residential, specialty retail, creative office, and recreation uses. The vision of the project is to create a mixed-use community that would provide housing near jobs in a campus-like setting with on-site amenities, a 1.7-acre open space area, and connection to bicycle trails. In order to redevelop the project site, all existing buildings, structures, parking areas, drive aisles, and hardscape improvements would be demolished, and a number of mature ornamental trees and other landscape improvements throughout the site would be removed. The site would then be cleared and graded for development of the proposed project.

PROJECT LOCATION AND SETTING

The project site is located at 1683 Sunflower Avenue in Costa Mesa, California (see Figure 1, Project Location; all figures are provided in Attachment A). The project site shown in Attachment A includes the main development area as well as areas consisting of off-site improvements, and measures approximately 19.6 acres. Of that area, the main development footprint measures approximately 15.7 acres.

The site is bounded by Sunflower Avenue to the north, industrial and logistics uses to the west, Interstate 405 to the south, and the South Coast Collection (SOCO) retail center to the east. The project site is currently occupied by Robinson Pharma, Inc. (232,393 square feet), Dekra-Lite Industries, Inc. (35,000 square feet), and South Coast Baking (78,500 square feet).

ASSESSMENT METHODS

Literature Review and Records Search

LSA Assistant Biologist Heather Monteleone conducted a literature review and record search to identify the existence and potential for occurrence of sensitive or special-status¹ plant and animal species in the vicinity of the project site. She also examined federal and State lists of sensitive species. Current electronic database records reviewed included the following:

- **California Natural Diversity Database information (CNDDB – RareFind 5)**, which is administered by the California Department of Fish and Wildlife (CDFW). This database covers sensitive plant and animal species as well as sensitive natural communities that occur in California. Records from the following six United States Geological Survey (USGS) 7.5-minute quadrangles surrounding the project site were obtained from this database to inform the field survey: *Newport Beach, Tustin, Orange, Anaheim, Los Alamitos, and Seal Beach, California* (herein referred to as the study area).
- **California Native Plant Society’s (CNPS) Electronic Inventory of Rare and Endangered Vascular Plants**, which uses four specific categories or “lists” of sensitive plant species to assist with the conservation of rare or endangered botanical resources. All of the plants constituting California Rare Plant Ranks 1A, 1B, 2A, and 2B are intended to meet the status definitions of “threatened” or “endangered” in CESA and the California Department of Fish and Game Code, and are considered by CNPS to be eligible for State listing. At the discretion of the CEQA Lead Agency, impacts to these species may be analyzed as such, pursuant to CEQA Guidelines Sections 15125(c) and 15380. Plants in Rank 3 (limited information; review list), Rank 4 (limited distribution; watch list), or that are considered Locally Unusual and Significant may also be analyzed under CEQA if there is sufficient information to assess potential significant impacts. Records from the six USGS quadrangles in the study area were obtained from this database to inform the field survey.
- **United States Fish and Wildlife Service’s (USFWS) Information for Planning and Conservation (IPaC) Online System**, which lists all proposed, candidate, threatened, and endangered species managed by the Endangered Species Program of the USFWS that have the potential to occur on or near a particular site. This database also lists all known critical habitats, national wildlife refuges, jurisdictional wetlands, and migratory birds that could be potentially impacted by activities from a proposed project. An IPaC Trust Resource Report was generated for the project site and was used to inform the field survey.

¹ For the purposes of this assessment, the term “special-status species” refers to those species that are listed or proposed for listing under the California Endangered Species Act and/or federal Endangered Species Act, or are California Fully Protected Species, California Species of Special Concern, and plant species with a California Rare Plant Ranking of 1A, 1B, 2A, and 2B. “Species of Special Concern” is an administrative designation made by the California Department of Fish and Wildlife and carries no formal legal protection status. However, Section 15380 of the CEQA Guidelines indicates that these species should be included in an analysis of project impacts if they can be shown to meet the criteria of sensitivity outlined therein.

Biological Surveys

Ms. Monteleone conducted a general biological survey of the project site on March 29, 2019, to evaluate the current site conditions. A supplemental general biological survey covering proposed off site improvement areas along Sunflower Avenue (to the east of the main development footprint) as well as the proposed Santa Ana River Trail connection area (to the west of the main development footprint) was conducted by LSA Biologist Jeremy Rosenthal on May 29, 2019. The purpose of these site visits was to (1) document the presence/absence of any biological resources (i.e., species or habitats) that could be affected by the proposed project and to (2) determine if there is the potential for biological resources of interest or concern to be present on site. The surveys consisted of walking accessible portions of the project site (outside of existing commercial buildings on the property) and recording species present, as well as evaluating the presence or potential for occurrence of sensitive species native to the region.

RESOURCES EVALUATED

Attachment B provides tables that identify those special-status plant and animal species known to occur or that potentially occur in the vicinity of the project site (based on the literature review and experience in the region) and includes detailed information about each species' habitat and distribution, State and federal status designations, and probability of occurrence within the project site. As stated in the methodology section above, the background research included occurrence records from six USGS topographic quadrangles surrounding the project site. A six-USGS quadrangle search covers a large, variable geographic and topographic area containing numerous habitat types not found within or around the project site. Therefore, given the highly developed setting of the project site, no special-status plant or animal species are expected to occur on the project site.

Plant Species and Vegetation Communities

Vegetation observed on the project site consisted mostly of nonnative ornamental landscaping, nonnative ornamental trees, and typical nonnative ruderal species within the project site. The site appeared to have been maintained for vegetation control in the form of structural pruning of tree and shrub species present, along with regular mowing. A figure showing the mapped vegetation and other land cover types is shown on Figure 2, and Figure 3 provides representative site photographs taken during the March 2019 field survey.

The following describes the vegetation and other land cover types occurring within the project site using the Orange County Habitat Classification System (HCS) as articulated by Jones & Stokes Associates, Inc.¹

- **Developed—Urban and Commercial (12.1 of the HCS):** Developed sites consist of paved areas, buildings, and other areas that are cleared or graded for human

¹ Jones & Stokes Associates, Inc. 1993. *Methods Used to Survey the Vegetation of Orange County Parks and Open Space Areas and The Irvine Company Property*. February 10. (JSA 92-032.) Sacramento. Prepared for the County of Orange, Environmental Management Agency, Environmental Planning Division, Santa Ana, California.

purposes. The majority of the project site consists of asphalt and existing buildings.

- Ornamental Landscaping (3.6 of the HCS):** Ornamental landscaping consists of introduced trees, shrubs, flowers, and turf grass. Planted street trees and turf grass occurs within the project site and adjacent to the project site along Sunflower Avenue. Ornamental tree species noted as occurring in these areas include shiny xylosma (*Xylosma congesta*¹), white alder (*Alnus rhombifolia*), Australian willow (*Geijera parviflora**), Brazilian pepper (*Schinus terebinthifolius**), Brisbane box (*Lophostemon confertus**), Mexican fan palm (*Washingtonia robusta**), and jacaranda (*Jacaranda mimosifolia**), and pine (*Pinus* sp.). Because these trees are mostly nonnative and are isolated within a commercial and industrial area adjacent to a major freeway, they do not constitute native habitat. These trees, both on and off site, as well as various existing structures on site, could potentially support nesting birds. A variety of other nonnative ornamental understory species is also present [see Attachment C, Observed Plant Species list, and Figure 3, Representative Site Photos in this memorandum], notably Bermuda grass (*Cynodon dactylon**), English ivy (*Hedera helix**), and Indian hawthorn (*Rhaphiolepis indica**) Ruderal plant species observed within the project site include cheeseweed mallow (*Malva parviflora**), bristly ox-tongue (*Helminthotheca echioides**), red stemmed filaree (*Erodium cicutarium**), prickly lettuce (*Lactuca serriola**), and crete weed (*Hedypnois cretica**).

The project site does not contain native habitat that would support sensitive plant species, and there were no known candidate, sensitive, or special-status plant species observed directly or by sign on the site. Future surveys for special-status plant species are not warranted.

Wildlife Species

Prior to the March 29, 2019 field survey, a thorough search through the CNDDDB was conducted to determine if any wildlife species of interest or concern has been documented within a 3-mile radius of the project vicinity. Records indicate that no special-status species have been historically observed within this radius, site observations confirm that suitable habitat for special-status species is not present within the project site, and a thorough investigation of the site did not reveal any evidence of possible occupation by any special-status species. Thus, the proposed project is not expected to result in adverse effects to special-status species or any other species of special concern.

A few common animal species were present on the project site during the biological site surveys. Wildlife species observed on site and in the immediate vicinity included mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), black phoebe (*Sayornis nigricans*), house sparrow (*Passer domesticus*), house finch (*Haemorhous mexicanus*), bumblebee (*Bombus* sp.), funereal duskywing (*Erynnis funeralis*), and western fence

¹ An asterisk denotes nonnative species.

lizard (*Sceloporus occidentalis*). These species are typical of those found in developed, commercial areas in Orange County and adapt well to noise and other disturbances associated with temporary construction and urban development. Although some animal species are expected to periodically move about the project site, the site is entirely surrounded by other commercial development and does not function as a wildlife movement corridor or special linkage.

The project site does not contain native habitat that would support sensitive species, and there were no known candidate, sensitive, or special-status animal species observed directly or by sign on the site. Additional focused surveys for special-status animal species are not warranted.

IMPACT FINDINGS

Special-Status Plant and Wildlife Species

The project site does not contain native habitat that would support special-status plant or animal species, and there were no known candidate, sensitive, or special-status plant or animal species observed directly or by sign on the site. The adverse effects of nuisance noise from proposed project demolition and construction activities would be temporary and would not constitute a significant adverse impact to normal (urban) wildlife behavior on site or in the adjacent areas. However, as noted above, the project site and adjacent trees could support nesting birds, especially during the typical active nesting bird season (i.e., February 15–August 15), although special-status bird species are not expected to nest in or near the project site. Nesting birds are protected under the California Fish and Game Code. Depending on when the proposed construction work takes place, nesting by birds could potentially be adversely impacted by temporary construction activities either directly through vegetation removal or indirectly through increased noise, vibration, dust, and/or lighting. With the implementation of the recommended avoidance measure provided later in this memorandum, impacts to nesting birds would be avoided and no significant impacts to special-status plant or animal species would result from project implementation. Given the urban setting of the project, no long-term impacts to wildlife are anticipated and no mitigation is required.

Sensitive Natural Communities

The project site is located within a developed urban area with no native habitat in the vicinity. The site itself does not contain sensitive natural communities identified in local or regional plans, policies, or databases administered by the CDFW or the USFWS. No significant impacts related to riparian habitat or other sensitive natural communities identified in local or regional plans would result from project implementation and no mitigation is required.

Jurisdictional Waters and Wetlands

The project site is strictly upland in nature and contains no riparian habitat, natural hydrologic or drainage features, or State or federally protected wetlands. The Santa Ana River is approximately 750 feet to the northwest of the project site; the project would have no impacts on the river. The project site and the immediate vicinity are developed. Therefore, no direct removal, filling, or hydrological interruption of a riparian or wetland area would occur with redevelopment of the project site. No impacts on jurisdictional waters and wetlands would occur, and no mitigation is required.

Wildlife Movement

The project site is bounded by existing developments. No portion of the project site or immediate vicinity contains an open body of water that could support aquatic species. Likewise, there is no established native resident or migratory wildlife corridor existing within or adjacent to the project site. Due to the developed and isolated nature of the project site, project implementation would not have an impact on wildlife movement, and no mitigation is required.

Local Ordinances

Under Title 15, Chapter 5 of its Municipal Code, the City of Costa Mesa (City) has adopted several ordinances that pertain to trees on both public and private property. For any projects that include construction work in the public right-of-way, plans that accurately depict the public right-of-way will need the approval of the Planning Department prior to any permits being issued by the Department of Building and Safety. All preliminary plans, sketches and drawings should identify all City parkway trees adjacent to the project site. The actual location and canopy diameter of City trees must be shown clearly on the plans. If street trees would be removed and replaced, a permit and tree replacement plan approval by the City would be required. If existing street trees would be protected in place during construction, a City tree protection plan must be included in the initial plan submittal package. The tree protection plan may include a fenced tree protection zone, and must demonstrate how the parkway will be watered and maintained for the duration of the project. If it is determined that the proposed work would jeopardize the health of a street tree, or if the tree protection plan is deemed inadequate, the Applicant may be asked to provide a detailed report by a certified arborist showing the adequate protection of the tree and its value based on the International Society of Arboriculture-recognized standards. With compliance with the aforementioned policies, the proposed project would not result in a significant impact related to local policies or ordinances protecting biological resources, and no mitigation is required.

Orange County Central/Coastal Natural Communities Conservation Plan

The project site is within the County of Orange Central and Coastal Subregion Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), but is in an area identified as “developed” and is outside of the designated habitat reserve. Therefore, the proposed project does not conflict with the NCCP/HCP, or any other approved local, regional, or State HCP. No mitigation is required.

RECOMMENDED AVOIDANCE MEASURE

Successful implementation of the following avoidance measure would ensure that impacts to nesting birds are avoided during project development activities.

Measure BIO-1 Nesting Bird Avoidance. Any vegetation removal should take place outside of the active nesting bird season (i.e., February 15–August 15), when feasible, to avoid impacts to nesting birds that are protected under the California Fish and Game Code. Should vegetation removal take place during this period, a qualified biologist should conduct a nesting bird survey prior to construction activities to ensure that birds are not engaged in active nesting within 100 feet of the project

site. If nesting birds are discovered during preconstruction surveys, the biologist should identify an appropriate buffer (i.e., up to 500 feet depending on the circumstances and specific bird species) where no construction activities or other disturbances are allowed to occur until after the birds have fledged from the nest and the nest is no longer active (as determined by the qualified biologist).

CONCLUSION

The proposed project would not result in any significant impacts to native habitats or special-status plant species. Project implementation would not adversely impact any special-status animal species. No further biological analyses are necessary.

If you have any questions regarding this report or would like to discuss the project further, please contact Heather Monteleone at (949) 553-0666.

Attachments: A: Figures
B: Special-Status Species Tables
C: Vascular Plant Species Observed

ATTACHMENT A

FIGURES

Figure 1: Project Location

Figure 2: Vegetation and Other Land Cover Types

Figure 3: Representative Site Photos

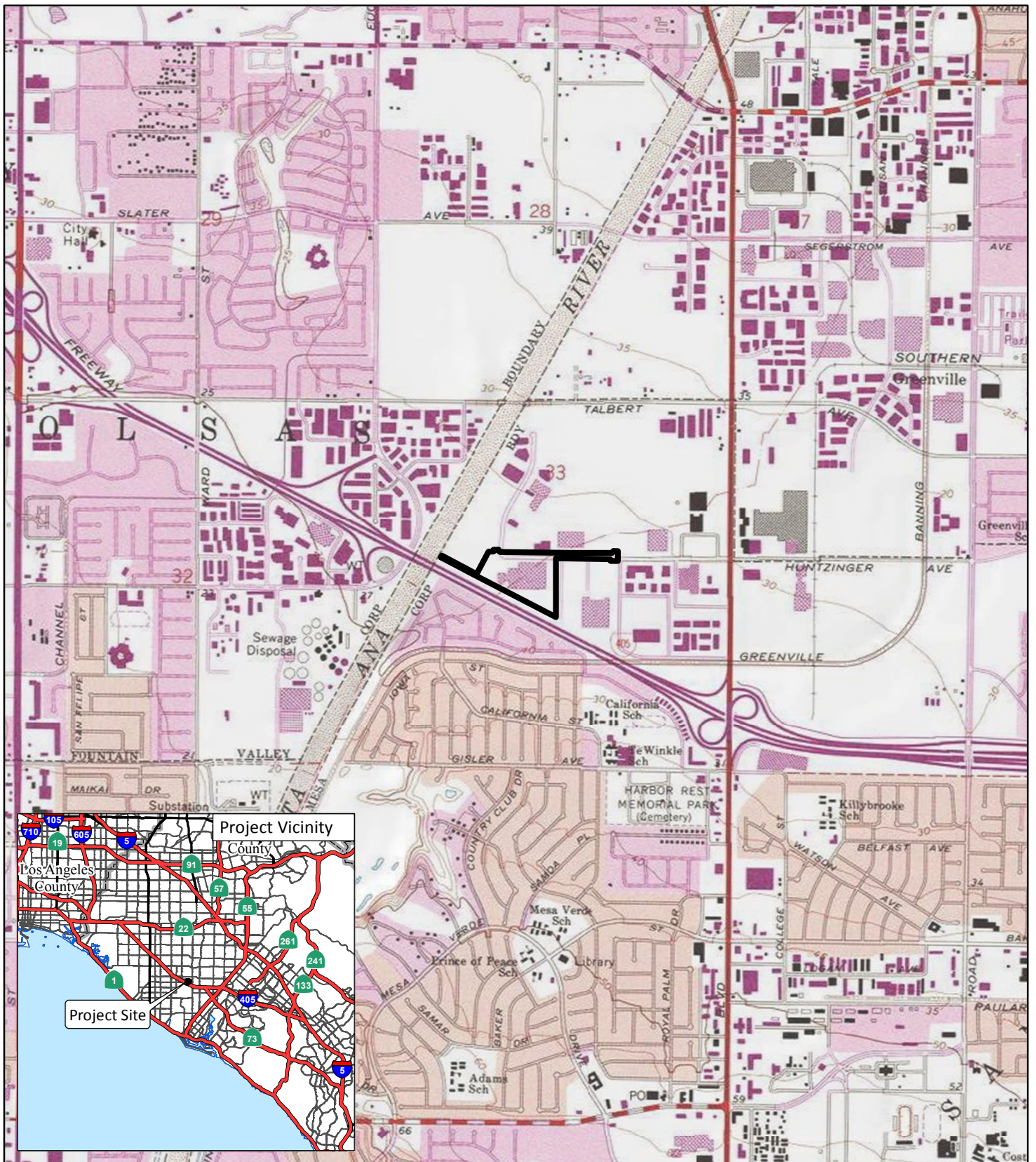


FIGURE 1

LSA

LEGEND

 Project Site



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FEET

SOURCE: USGS 7.5' Quad - Newport Beach (1981), CA

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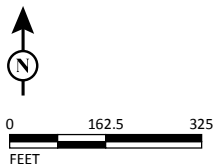


FIGURE 2

LSA

LEGEND

- Project Site
- Vegetation and Land Cover Type**
- Developed (15.2 acres)
- Ornamental (4.4 acres)



SOURCE: Google Maps (1/2017)
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Photo1. View looking southeast along southern border of property, bordered by the 405 freeway.



Photo 2 View looking northwest along southern border of site, along 405 freeway. Vegetation consisted of ornamental trees and turf grass, with annual herbaceous weeds.



Photo 3 View looking south along the eastern border of site. This section is mostly paved, with a line of ornamental trees planted along property line.



Photo 4 View looking west along northern border of site, Sunflower Ave. Except for the strip of turf grass and ornamental trees, this section is completely paved.

LSA

FIGURE 3

One Metro West
Representative Site Photos

ATTACHMENT B

SPECIAL-STATUS SPECIES TABLES

Table B-1: Special-Status Plant Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
chaparral sand-verbena	<i>Abronia villosa</i> var. <i>aurita</i>	US: - CA: S2 CNPS: 1B.1	Annual herb. Occurs on sandy soils in chaparral, coastal scrub, and desert dune habitats between 75 and 1,600 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
aphanisma	<i>Aphanisma blitoides</i>	US: – CA: S2 CNPS: 1B.2	Sandy or clay soils on slopes or bluffs near the ocean, usually in coastal bluff scrub, coastal dunes, or coastal scrub below 305 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Ventura marsh milk-vetch	<i>Astragalus pycnostachyus</i> var. <i>lanosissimus</i>	US: FE CA: SE CNPS: 1B.1	Perennial herb. Occurs in coastal dunes, coastal scrub, marshes and swamps (edges, coastal salt or brackish) up to 35 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Coulter's saltbush	<i>Atriplex coulteri</i>	US: - CA: S1/S2 CNPS: 1B.2	Perennial herb. Occurs on alkaline or clay soils in coastal dune, coastal scrub, and valley and foothill grassland habitats up to 460 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
south coast saltscale	<i>Atriplex pacifica</i>	US: – CA: S2 CNPS: 1B.2	Annual herb. Found in alkaline soils in coastal scrub, coastal dunes, coastal playas, and coastal bluff scrub habitats below 140 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Parish's brittlescale	<i>Atriplex parishii</i>	US: - CA: S1 CNPS: 1B.1	Annual herb. Occurs on alkaline soils in playas, vernal pools, and chenopod scrub habitats between 25 and 1,900 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Davidson's saltscale	<i>Atriplex serenana</i> var. <i>davidsonii</i>	US: - CA: S1 CNPS: 1B.2	Annual herb. Found on alkaline soils in coastal bluff scrub and coastal scrub up to 200 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
intermediate mariposa lily	<i>Calochortus weedii</i> var. <i>intermedius</i>	US: - CA: S2 CNPS: 1B.2	Perennial bulbiferous herb. Occurs in chaparral, coastal scrub, and valley and foothill grassland. Often in dry, rocky soils, from 120 to 855 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-1: Special-Status Plant Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
lucky morning-glory	<i>Calystegia felix</i>	US: - CA: S1 CNPS: 1B.1	Annual rhizomatous herb. Occurs in meadows, seeps, and alluvial riparian scrub habitats (sometimes alkaline soils) up to 215 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
southern tarplant	<i>Centromadia parryi</i> ssp. <i>australis</i>	US: - CA: S2 CNPS: 1B.1	Annual herb. Occurs in vernal pools, margins of marshes and swamps, and vernal mesic valley and foothill grasslands, sometimes with saltgrass on alkaline soils. Up to 427 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
San Fernando Valley spineflower	<i>Chorizanthe parryi</i> var. <i>fernandina</i>	US: FC CA: CE CNPS: 1B.1	Annual herb. Habitat types include coastal scrub (sandy) and valley/foothill grassland. Often occurs in sandy soils between 150 m and 1,220 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
salt marsh bird's-beak	<i>Cordylanthus maritimus</i> ssp. <i>maritimum</i>	US: FE CA: CE CNPS: 1B.2	Annual herb (hemiparasitic). Occurs in coastal dune and salt marsh habitats between 0 to 30 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
many-stemmed dudleya	<i>Dudleya multicaulis</i>	US: - CA: S2 CNPS: 1B.2	Perennial herb. Occurs in chaparral, coastal scrub, and valley and foothill grassland usually in heavy, often clayey soils. Up to 722 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Laguna Beach dudleya	<i>Dudleya stolonifera</i>	US: FT CA: CT CNPS: 1B.1	Perennial herb. Rocky areas (generally north-facing sandstone cliffs) up to 260 m in elevation. Known only from Orange County, California, near Laguna Beach, with most occurrences in Laguna Canyon west of SR-73.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Santa Ana River woollystar	<i>Eriastrum densifolium</i> ssp. <i>sanctorum</i>	US: FE CA: CE CNPS: 1B.1	Perennial herb. Occurs on sandy substrates within chaparral and alluvial fan scrub habitats between 91 and 610 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-1: Special-Status Plant Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
San Diego button-celery	<i>Eryngium aristulatum</i> var. <i>parishii</i>	US: - CA: S1 CNPS: 1B.1	Annual/perennial herb. Occurs in coastal scrub, valley and foothill grassland, and vernal pools between 65 and 620 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Los Angeles sunflower	<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	US: - CA:SH CNPS:1A	Perennial rhizomatous herb. Occurs in marshes and swamps (coastal salt and freshwater) between 10 and 1,525 m elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
decumbent goldenbush	<i>Isocoma menziesii</i> var. <i>decumbens</i>	US: - CA: S2 CNPS: 1B.2	Perennial shrub. Occurs in chaparral, coastal scrub (sandy, often in disturbed areas) between 10 and 135 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Coulter's goldfields	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	US: - CA: S2 CNPS: 1B.1	Annual herb. Occurs in marshes and swamps, playas, and vernal pools up to 1,220 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
mud nama	<i>Nama stenocarpa</i>	US: - CA: S1/S2 CNPS: 2B.2	Annual/perennial herb. Occurs in marshes and swamps (lake margins, riverbanks) between 5 and 500 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Gambel's water cress	<i>Nasturtium gambelii</i>	US: FE CA: CT CNPS: 1B.1	Perennial rhizomatous herb. Occurs in marshes and swamps (freshwater or brackish) between 5 and 330 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
prostrate vernal pool navarretia	<i>Navarretia prostrata</i>	US: - CA: S2 CNPS: 1B.1	Annual herb. Occurs on mesic soils in coastal scrub, meadows and seeps, vernal pools, and valley and foothill grassland habitats between 3 and 1,210 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
coast woolly-heads	<i>Nemacaulis denudate</i> var. <i>denudate</i>	US: - CA: S2 CNPS: 1B.2	Annual herb. Occurs in coastal dunes between 0 and 100 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-1: Special-Status Plant Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
California Orcutt grass	<i>Orcuttia californica</i>	US: FE CA: CE CNPS: 1B.1	Annual herb. Occurs in vernal pool habitats between 15 and 660 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Allen's pentachaeta	<i>Pentachaeta aurea</i> ssp. <i>allenii</i>	US: - CA: S1 CNPS: 1B.1	Annual herb. Occurs in chaparral and coastal scrub openings and valley grassland habitats from 75 to 520 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Brand's star phacelia	<i>Phacelia stellaris</i>	US: - CA: S1 CNPS: 1B.1	Annual herb. Occurs in coastal dune and coastal scrub habitats up to 400 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
Sanford's arrowhead	<i>Sagittaria sanfordii</i>	US: - CA: CNPS: 1B.2	Emergent perennial rhizomatous herb. Occurs in marshes and swamps in assorted shallow freshwater habitats between 0 and 650 m elevation, with a bloom period between May and October.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
chaparral ragwort	<i>Senecio aphanactis</i>	US: - CA: S2 CNPS: 2B.2	Annual herb. Occurs in chaparral, coastal scrub, and cismontane woodland habitats up to 800 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
salt spring checkerbloom	<i>Sidalcea neomexicana</i>	US: - CA: S2 CNPS: 2B.2	Perennial herb found in alkaline and mesic soils within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas from 15 to 1,530 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
estuary seablite	<i>Suaeda esteroa</i>	US: - CA: S2 CNPS: 1B.2	Perennial herb found in coastal marshes and swamps up to 5 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.

Table B-1: Special-Status Plant Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
San Bernardino aster	<i>Symphotrichum defoliatum</i>	US: - CA: S2 CNPS: 1B.2	Perennial rhizomatous herb. Occurs near ditches, springs, and streams in cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and grasslands between 2 and 2,040 m in elevation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.

Status: Federal Endangered (FE), Federal Threatened (FT), Federal Candidate (FC), Federal Proposed (FP, FPE, FPT), Federal Delisted (FD), California Endangered (CE), California Threatened (CT), California Species of Special Concern (SSC), California Fully Protected Species (CFP), California Special Plant (CSP), California Special Animal (CSA), NCCP Identified Species (IS), NCCP Target Species (TS), NCCP Conditionally Covered Species (CCS), S1 = Critically Imperiled, S2 = Imperiled, S3 = Vulnerable, S4 = Apparently Secure, SH = Historical Records

CNPS Designations:

- 1B = Rare threatened, or endangered in California and elsewhere
- 2B = Rare, threatened, or endangered in California, but not elsewhere
- 3 = Not very endangered in California
- 4 = Plants of Limited Distribution – Watch List

Abbreviation/Acronym Definitions:

- CA = California
- CNPS = California Native Plant Society
- m = meter/meters
- SR = State Route
- US = United States

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
INVERTEBRATES					
San Diego fairy shrimp	<i>Branchinecta sandiegonensis</i>	US: FE CA: CSA	Endemic to vernal pools in Orange and San Diego counties. Usually appears in late fall, winter, and spring when rains fill the small, shallow, seasonal pools.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Riverside fairy shrimp	<i>Streptocephalus woottoni</i>	US: FE CA: CSA	Inhabits vernal pools or other seasonal pools at least 30 centimeters in depth. Feeds on microscopic organisms (e.g., bacteria and protozoa). Dried eggs will survive in the soil through the dry seasons until pools are formed by rainwater. Native to Southern California and Baja California. Believed extirpated from many locations.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
REPTILES					
Southern California legless lizard	<i>Anniella stebbinsi</i>	US: - CA: SSC	Found in wide variety of habitat types, including sandy washes, alluvial fans, sparsely vegetated desert scrub, chaparral, and pine-oak woodlands. Requires moisture and leaf litter/surface objects. Most prevalent in coastal dune habitats in coastal counties to Baja California.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
red diamond rattlesnake	<i>Crotalus ruber</i>	US: - CA: SSC	Associated with chaparral, woodland, grassland, and desert communities from Los Angeles County to Baja California Sur. Prefers rocky areas with dense vegetation. Needs rodent burrows, cracks in rocks, or surface cover objects for shelter.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
western pond turtle	<i>Emys marmorata</i>	US: - CA: SSC	Occurs in a variety of habitats, including woodland, grassland, and open forest. Thoroughly aquatic, existing in good-quality ponds, marshes, rivers, streams, and irrigation ditches that have rocky or muddy bottoms. Requires basking sites such as partially submerged logs, vegetation mats, or open mud banks.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
coast horned lizard	<i>Phrynosoma blainvillii</i>	US: - CA: SSC	Occurs in CSS, open chaparral, riparian woodland, and annual grassland habitats that support adequate prey species.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
BIRDS					
tricolored blackbird (nesting colony)	<i>Agelaius tricolor</i>	US: - CA: SSC	Highly colonial nester largely endemic to California. Most numerous in the Central Valley and vicinity. Requires open water, protected nesting substrate, and a foraging area with insect prey within a few kilometers of the colony.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
grasshopper sparrow (nesting)	<i>Ammodramus savannarum</i>	US: - CA: SSC	Occurs in dense grasslands, preferring native grasslands with a mixture of forbs and shrubs.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
burrowing owl (burrow sites and some wintering sites)	<i>Athene cunicularia</i>	US: - CA: SSC	Burrows in open, dry, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably the California ground squirrel.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Swainson's hawk	<i>Buteo swainsoni</i>	US: - CA: CT	Found in open habitats (e.g. grasslands, sage flats and prairies) in western North America; migrates south to Argentina during the winter.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
coastal cactus wren (San Diego and Orange counties only)	<i>Campylorhynchus brunneicapillus sandiegensis</i>	US: - CA: SSC	Occurs in CSS habitats. Requires tall <i>Opuntia</i> cactus for nesting and roosting.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
western snowy plover	<i>Charadrius alexandrinus nivosus</i>	US: FT CA: SSC	Occurs on barren to sparsely vegetated sand beaches, dry salt flats in lagoons, dredge spoils deposited on beach or dune habitat, levees and flats at salt-evaporation ponds, river bars, along alkaline or saline lakes, reservoirs, and ponds.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
western yellow-billed cuckoo (nesting)	<i>Coccyzus americanus occidentalis</i>	US: FT CA: CE	Nests in expansive riparian forest habitats along the broad lower flood-bottoms of larger river systems. Nests in riparian jungles of willow, often mixed with cottonwoods with understory of blackberry, nettle, or grape.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
yellow rail	<i>Coturnicops noveboracensis</i>	US: - CA: SSC	Occurs in shallow marshes and wet meadows. During winter, may occupy drier freshwater and brackish marshes as well as dense, deep grass and rice fields.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
white-tailed kite	<i>Elanus leucurus</i>	US: - CA: FP	Breeds in riparian trees such as oaks, willows, and cottonwoods in lower-elevation areas, particularly coastal valleys and plains. Forages in open areas and grasslands.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
southwestern willow flycatcher	<i>Empidonax traillii extimus</i>	US: FE CA: CE	Occurs in relatively dense riparian tree and shrub communities associated with rivers, swamps, and other wetlands including lakes and reservoirs.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
American peregrine falcon	<i>Falco peregrinus anatum</i>	US: FD CA: CFP	Occurs in open habitats, usually near water. Generally requires cliffs, very tall buildings, or similar situations for nesting.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
yellow-breasted chat	<i>Icteria virens</i>	US: - CA: SSC	Summer breeding resident usually found in dense riparian thickets, bramble bushes, clearcuts, powerline corridors, and shrubs along streams.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
California black rail	<i>Laterallus jamaicensis coturniculus</i>	US: - CA: CT, CFP	Nests in tidal salt marshes, shallow freshwater marshes, wet meadows, and flooded grassy vegetation.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Belding's savannah sparrow	<i>Passerculus sandwichensis beldingii</i>	US: - CA: CE	Found in open areas with low vegetation, including most of northern North America from tundra to grassland, marsh, and farmland.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
coastal California gnatcatcher	<i>Poliophtila californica californica</i>	US: FT CA: SSC	Obligate, permanent resident of coastal sage scrub habitats below 2,500 ft in elevation in Southern California.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
light-footed Ridgway's rail	<i>Rallus longirostris levipes</i>	US: FE CA: CE, CFP	Occurs in select coastal marsh habitats in Southern California.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
bank swallow	<i>Riparia riparia</i>	US: - CA: CT	Occurs in low areas along rivers, streams, ocean coasts, or reservoirs. Nesting colonies require tall vertical cliffs, bluffs, or similar situations such as sand/gravel quarries or road cuts.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
black skimmer	<i>Rynchops niger</i>	US: - CA: SSC	Occurs on open sandy beaches, gravel or shell bars with sparse vegetation, or along the margins of saltmarsh habitats. Occasionally found at inland lakes, such as the Salton Sea.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
yellow warbler	<i>Setophaga petechia</i>	US: - CA: SSC	Requires habitats with riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests. Frequently found nesting and foraging in willow shrubs and thickets and in other riparian plants, including cottonwoods.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
California least tern	<i>Sternula antillarum browni</i>	US: FE CA: CE, CFP	Nests on beaches, mudflats, and sand dunes, usually near shallow estuaries and lagoons with access to the near open ocean. In Southern California, known breeding habitats include Seal Beach, San Pedro Bay, Marine Corps Base Camp Pendleton, and Ballona Creek.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
least Bell's vireo (nesting)	<i>Vireo bellii pusillus</i>	US: FE CA: CE	Occurs in moist thickets and riparian areas that are predominantly composed of willow and mule fat.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
MAMMALS					
Mexican long-tongued bat	<i>Choeronycteris mexicana</i>	US: - CA: SSC	Occasionally found in San Diego County. Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves as well as in and around buildings.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
western mastiff bat	<i>Eumops perotis californicus</i>	US: - CA: SSC	Inhabits many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, and chaparral communities. Roosts in crevices in cliff faces, high buildings, trees, and tunnels.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
western yellow bat	<i>Lasiurus xanthinus</i>	US: - CA: SSC	Occurs in Southern California in palm oases and in residential areas with untrimmed palm trees. Roosts primarily in trees, especially the dead fronds of palm trees. Forages over water and among trees.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
south coast marsh vole	<i>Microtus californicus stephensi</i>	US: - CA: SSC	Inhabits tidal marsh habitats along coastal Southern California.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
big free-tailed bat	<i>Nyctinomops macrotis</i>	US: - CA: SSC	Inhabits low-lying arid areas in Southern California. Needs high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
pacific pocket mouse	<i>Perognathus longimembris pacificus</i>	US: FE CA: CE	Inhabits friable soils along the narrow coastal plains from the northern Mexican border to Los Angeles County.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.
Southern California saltmarsh shrew	<i>Sorex ornatus salicornicus</i>	US: - CA: SSC	Occurs in select salt marsh and coastal wetland habitats.	HA	Not Expected. There are no known occurrences in the vicinity of the project site, and suitable habitat is absent from the project site.

Table B-2: Special-Status Animal Species Identified as Potentially Occurring or Known to Occur in the Project Vicinity

Common Name	Scientific Name	Status Listing	General Habitat Description	Habitat Present/Absent	Potential of Occurrence and Rationale
American badger	<i>Taxidea taxus</i>	US: - CA: SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats with friable soils. Needs sufficient food, friable soils, and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	HA	Not Expected. There are no known occurrences in the vicinity of the project site and suitable habitat is absent from the project site.
FISHES					
Santa Ana sucker	<i>Catostomus santaanae</i>	US: FT CA: CSA	Found in select shallow streams with sand, gravel or cobble bottoms. Known only from the Los Angeles, San Gabriel, and upper Santa Ana River Basins in Southern California.	HA	Absent. No suitable aquatic habitat occurs on the project site.
Southern California steelhead (Distinct Population Segment)	<i>Oncorhynchus mykiss irideus</i>	US: FE CA: CSA	Federal listing refers to naturally spawned anadromous <i>O. mykiss</i> (steelhead) originating below natural and manmade impassable barriers from the Santa Maria River to the U.S.-Mexico Border.	HA	Absent. No suitable aquatic habitat occurs on the project site.

Status: Federal Endangered (FE), Federal Threatened (FT), Federal Candidate (FC), Federal Proposed (FP, FPE, FPT), Federal Delisted (FD), California Endangered (CE), California Threatened (CT), California Species of Special Concern (SSC), California Fully Protected Species (CFP), California Special Plant (CSP), California Special Animal (CSA)

Abbreviation/Acronym Definitions:

- CA = California
- CSS = coastal sage scrub
- ft = foot/feet
- US = United States
- HP = Habitat Present
- HA = Habitat Absent

ATTACHMENT C

VASCULAR PLANT SPECIES OBSERVED

VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were observed on or directly adjacent to the project site during the March 29 and May 29, 2019 field surveys.

* introduced species not native to California

Scientific Name	Common Name
EUDICOTS	
Altingiaceae	Liquidambar Family
<i>Liquidambar sp.*</i>	Sweetgum
Amaranthaceae	Amaranth Family
<i>Amaranthus albus*</i>	Tumbling pigweed
Anacardiaceae	Sumac Family
<i>Schinus terebinthifolius*</i>	Brazilian pepper tree
Apocynaceae	Dogbane Family
<i>Carissa macrocarpa*</i>	Natal plum
<i>Marsdenia sp.*</i>	Milk vine
<i>Vinca major*</i>	Greater periwinkle
Araliaceae	Ginseng Family
<i>Hedera helix*</i>	English ivy
Asparagaceae	Asparagus Family
<i>Asparagus aethiopicus*</i>	Asparagus fern
Asteraceae	Sunflower Family
<i>Bidens sp.*</i>	beggarticks
<i>Erigeron canadensis</i>	Canada horseweed
<i>Hedypnois cretica*</i>	Crete weed
<i>Helminthotheca echiodes*</i>	Bristly ox-tongue
<i>Hypochaeris glabra*</i>	Smooth cat's ear
<i>Lactuca serriola*</i>	Prickly lettuce
<i>Sonchus sp.*</i>	Sow thistle
Betulaceae	Birch Family
<i>Alnus rhombifolia</i>	White alder
Bignoniaceae	Bignonia Family
<i>Jacaranda mimosifolia*</i>	Jacaranda
Bromeliaceae	Bromeliad Family
<i>Guzmania lingulata*</i>	Scarlet star bromeliad
Caryophyllaceae	Carnation Family
<i>Stellaria media*</i>	Chickweed
Convovulaceae	Nightshade Family
<i>Ipomoea purpurea*</i>	Garden morning glory

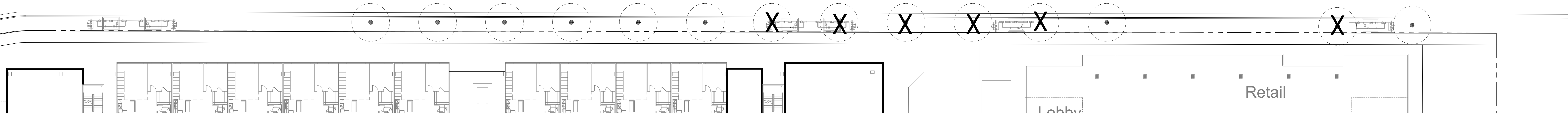
Scientific Name	Common Name
Crassulaceae	Stonecrop Family
<i>Aeonium</i> sp.*	Aeonium
<i>Crassula ovata</i> *	Jade plant
<i>Kalanchoe</i> sp.*	Widow's-thrill/Kalanchoe
Geraniaceae	Geranium Family
<i>Erodium cicutarium</i> *	Red-stemmed filaree
<i>Geranium</i> sp.*	Ornamental geranium
Iridaceae	Iris Family
<i>Dietes bicolor</i> *	African iris
Malvaceae	Mallow Family
<i>Malva parviflora</i> *	Cheeseweed
Moraceae	Mulberry Family
<i>Ficus elastic</i> *	Rubber fig
Myrtaceae	Myrtle Family
<i>Lophostemon confertus</i> *	Brisbane Box/Tristania
Oleaceae	Olive Family
<i>Ligustrum japonicum</i> *	Japanese privet
Pittosporaceae	Cheesewoods Family
<i>Pittosporum tobira</i> *	Mock orange
Plantaginaceae	Plantain Family
<i>Plantago major</i> *	Broadleaf plantain
Poaceae	Grass Family
<i>Bromus madritensis</i> L. ssp. <i>rubens</i> *	Red brome
<i>Distichlis spicata</i> *	Inland saltgrass
<i>Pennisetum setaceum</i> *	Crimson fountaingrass
Primulaceae	Primrose Family
<i>Anagallis arvensis</i> *	Scarlet pimpernel
Rosaceae	Rose Family
<i>Rhaphiolepis indica</i> *	Indian hawthorn
Rutaceae	Rue Family
<i>Geijera parviflora</i> *	Australian Willow
Salicaceae	Willow Family
<i>Xylosma congestum</i> *	Shiny xylosma
Sapindaceae	Soapwood Family
<i>Cupaniopsis anacardioides</i> *	Carrotwood
Scrophulariaceae	Figwort Family
<i>Myoporum laetum</i> *	Mousehole Tree
Verbenaceae	Verbena Family
<i>Lantana camara</i> *	Lantana

Scientific Name	Common Name
MONOCOTS	
Arecaceae	Palm Family
<i>Washingtonia robusta</i> *	Mexican fan palm
Poaceae	Grass Family
<i>Bromus madritensis</i> L. ssp. <i>rubens</i> *	Red brome
<i>Distichlis spicata</i> *	Inland saltgrass
<i>Cynodon dactylon</i> *	Bermuda grass
<i>Festuca glauca</i> *	Fescue grass
<i>Pennisetum setaceum</i> *	Crimson fountaingrass

Taxonomy and scientific nomenclature generally conform to Baldwin, B.G., D.H. Goldman et al., eds. (2012; The Jepson Manual: Vascular Plants of California, 2nd edition; University of California Press, Berkeley and Los Angeles, California).

Common names for each taxa generally conform to Roberts, F.M., Jr. (2008; The Vascular Plants of Orange County, California: An Annotated Checklist; F.M. Roberts Publications, San Luis Rey, California) except where Abrams, L. (1923, 1944, and 1951; Illustrated Flora of the Pacific States: Washington, Oregon, and California, vols. I-III; Stanford University Press, Stanford, California) and Abrams, L. and Ferris, R.S. (1960; Illustrated Flora of the Pacific States: Washington, Oregon, and California, vol. IV; Stanford University Press, Stanford, California) were used, particularly when species-specific common names were not identified in Roberts, F.M., Jr. (2008).

SUNFLOWER AVENUE

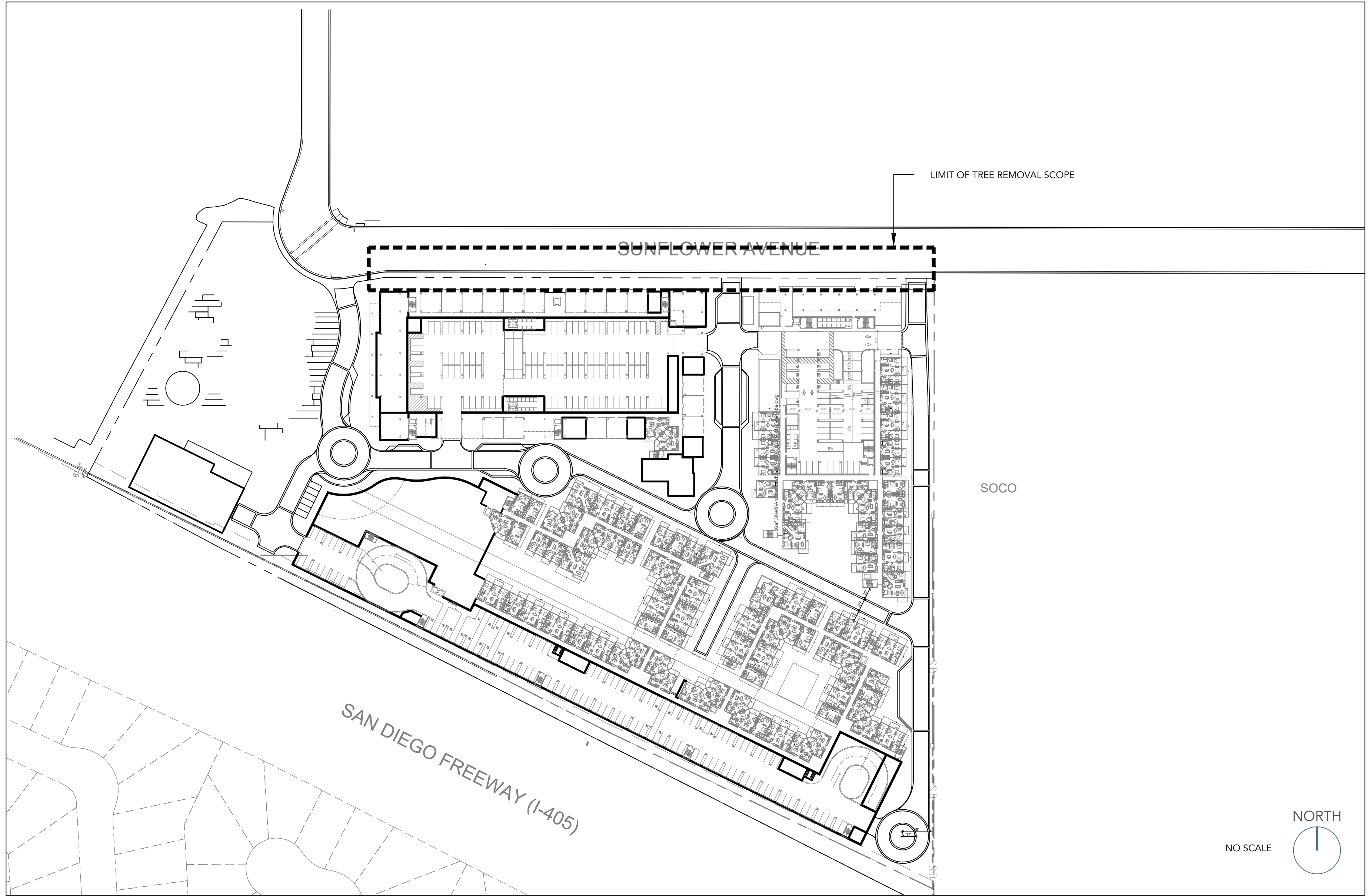


TREE REMOVAL SCHEDULE

SYMBOL	DEMOLITION DESCRIPTION	QTY
D-01	EXISTING TREE TO REMAIN. DO NOT DISTURB. PROTECT IN PLACE. TYPICAL.	8
D-101	EXISTING TREE TO BE REMOVED, INCLUDING ROOTS AND STUMP, AND LEGALLY DISPOSED OF OFFSITE. TYPICAL.	6

NOTE
SPECIES TO BE REMOVED INCLUDE FOUR (4) CUPANIOPSIS ANACARDIOIDES AND TWO (2) GEJERA PARVIFLORA.

KEY MAP



ONE METRO WEST
COSTA MESA | CALIFORNIA

ROSE EQUITIES | 19-041
DATE 11 | 11 | 19

