Appendix D
Biological Resources

DRAFT

Biological Technical Report for the Paseo Montril Development Project

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Acronyms and Abbreviations

Acronym	Definition
ACOE	U.S. Army Corps of Engineers
BMP	best management practice
CDFW	California Department of Fish and Wildlife
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
City	City of San Diego
CRPR	California Rare Plant Rank
CWA	Clean Water Act
I	Interstate
MBTA	Migratory Bird Treaty Act
MHPA	Multiple Habitat Planning Area
MM	Mitigation Measure
MSCP	Multiple Species Conservation Program
project	Paseo Montril Development Project
RWQCB	Regional Water Quality Control Board
Subarea Plan	City of San Diego Final Multiple Species Conservation Program Subarea Plan
USFWS	U.S. Fish and Wildlife Service

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Executive Summary

The proposed Paseo Montril Development Project (project) site is 15.2 acres and is located in San Diego County, east of the Paseo Montril cul-de-sac and northwest of California Interstate (I) 15. The study area also includes an additional 0.85 acres off-site to the southwest and southeast due to potential off-site improvement. The total study area, including off-site improvements, is 16.03 acres. The project study area is within the City of San Diego's (City) Final Multiple Species Conservation Program Subarea Plan (City of San Diego 1997). The project area boundary is surrounded by single-family residential development to the north and commercial development to the west and southwest.

The project would consist of a multi-family residential development limited to the southern portion of the project site. The project would include a lot split, which would result in the creation of an open space lot and a lot for the residential development.

Dudek biologists conducted project-related surveys in January and February 2020, and April and May 2021. The 2020 surveys included vegetation and land cover mapping, jurisdictional resource delineation, biological reconnaissance, and a habitat assessment for special-status plant and wildlife species. Focused rare plant surveys were conducted in April and May 2021. The purpose of this Biological Technical Report is to provide the extents of existing vegetation communities and jurisdictional resources. The report will also identify those plant and wildlife species within the project area recognized as sensitive by local, state, or federal wildlife agencies and/or environmental organizations that a have a moderate to high potential to occur in the project area based on habitats present.

Based on species composition and general physiognomy, two native vegetation communities (or habitat types) were identified within the project area: Diegan coastal sage scrub and Diegan coastal sage scrub (disturbed). In addition, one non-native vegetation community and two land covers are located within the project area: Eucalyptus woodland, urban/developed land, and disturbed habitat.

The results of the water resource delineation concluded that there are no locations within the impact area that meet the definition of waters of the United States and/or state, including wetlands, subject to review and regulation by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, and the City.

Implementation of the project would result in direct, long-term impacts to 4.48 acres, including direct impacts to 3.24 acres of Diegan coastal sage scrub (Tier II), 0.28 acres of Diegan coastal sage scrub (disturbed; Tier II), 0.03 acres of Eucalyptus woodland (Tier IV), 0.93 acres of urban/developed land (Tier IV), and 0.28 acres of disturbed habitat (Tier IV). Impacts to Tier II vegetation communities would be significant. The impacts to Tier IV vegetation communities will not require mitigation, per the City's Biology Guidelines (City of San Diego 2018a). Project impacts to urban/developed land and Tier IV vegetation (disturbed land) would not require mitigation because these land covers provide little native habitat value and foraging opportunities for wildlife, particularly when they occur in contiguous urban environments such as surrounds the project area.

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1 Introduction

This technical report provides an analysis of potential biological resource impacts associated with the proposed Paseo Montril Development Project (project) located in the Rancho Peñasquitos Community Plan area, within the City of San Diego (City), California.

In accordance with the current San Diego Land Development Code Biology Guidelines (City of San Diego 2018a), this report provides an introduction, a project description, a summary of the pertinent biological resource regulations, the project setting, survey methods, existing biological resources, special-status biological resources, project impacts (direct and indirect), and project mitigation. The project impacts, avoidance, and mitigation measures are discussed in accordance with the California Environmental Quality Act (CEQA), Clean Water Act (CWA), California Fish and Game Code, the City Final Multiple Species Conservation Program (MSCP) Subarea Plan (Subarea Plan), and the City's Environmentally Sensitive Lands regulations.

1.1 Project Location

The study area consists of approximately 16.03 acres of land, including off-site improvements, located in San Diego County (Figure 1, Project Location). The study area is generally located east of the Paseo Montril cul-de-sac and northwest of California Interstate I 15 Expressway (I-15), and is surrounded by single-family residential development to the north and commercial development to the west and southwest. The approximate centroid of the project area is within Section 17 of Township 14 South, Range 2 West, of the Poway, California, U.S. Geological Survey 7.5-minute topographic quadrangle.

1.2 Project Description

The proposed project would include a multi-family residential development on the approximate 16.03-acre site. The project site is currently zoned as Open Space in the Rancho Peñasquitos Community Plan and is zoned for multi-family residential (RM-2-5) and single-family residential (RS-1-14). The project proposes a multi-family residential in the southern portion of the project site. Additionally, the project proposes supporting improvements off-site within the Paseo Montril roadway. A Community Plan Amendment is proposed to change the designated land use of Lot 1 from Park, Open Space and Recreation to Residential. A rezone is proposed to change the open space Lot 2 to OC-1-1, and to zone the entire Lot 1 RM-1-1.

1.3 Regulatory Context

1.3.1 Federal

1.3.1.1 Federal Endangered Species Act

The federal Endangered Species Act (16 USC 1531 et seq.) is implemented by the U.S. Fish and Wildlife Service (USFWS) through a program that identifies and provides for protection of various species of fish, wildlife, and plants deemed to be in danger of or threatened with extinction. As part of this regulatory act, the federal Endangered Species Act provides for designation of critical habitat, defined in federal Endangered Species Act Section 3(5)(A)

as specific areas within the geographical range occupied by a species where physical or biological features "essential to the conservation of the species" are found and that "may require special management considerations or protection." Critical habitat may also include areas outside the current geographical area occupied by the species that are nonetheless "essential for the conservation of the species." There is no USFWS critical habitat within the project site or adjacent to the site (USFWS 2020).

1.3.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, "take" is defined as any actions to pursue, hunt, shoot, wound, kill trap, capture, or collect, or any attempt to carry out these activities (16 USC 703 et seq.). Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The executive order requires federal agencies to work with USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species. Currently, birds are considered to be nesting under the MBTA only when there are eggs or chicks, which are dependent on the nest. This project will comply with all requirements of the MBTA.

1.3.2 State

1.3.2.1 California Endangered Species Act

The California Department of Fish and Wildlife (CDFW) administers the California Endangered Species Act (CESA) (CFGC Section 2050 et seq.), which prohibits the take of plant and animal species designated by the California Fish and Game Commission as endangered or threatened in California. Under CESA Section 86, "take" is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CESA Section 2053 stipulates that state agencies may not approve projects that will "jeopardize the continued existence of any endangered species or threatened species or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy."

Sections 3511, 4700, and 5515 of the California Fish and Game Code (CFGC) designate certain birds, mammals, and fish as "fully protected" species. These species may not be taken or possessed without a permit from the California Fish and Game Commission, and such take may only occur pursuant to scientific research or in connection with an authorized Natural Community Conservation Plan. No incidental take of fully protected species is allowed.

CESA Sections 2080 through 2085 address the taking of threatened, endangered, or candidate species by stating, "No person shall import into this state, export out of this state, or take, possess, purchase, or sell within this state, any species, or any part or product thereof, that the Commission determines to be an endangered species or a threatened species, or attempt any of those acts, except as otherwise provided in this chapter, the Native Plant Protection Act (CFGC Sections 1900–1913), or the California Desert Native Plants Act (Food and Agricultural Code, Section 80001)."

Sections 2081(b) and 2081(c) of the CFGC authorize take of endangered, threatened, or candidate species if take is incidental to otherwise lawful activity and if specific criteria are met. In such cases, CDFW issues the applicant an incidental take permit, which functions much like an incidental take statement in the federal context. Sections 2081(b) and 2081(c) also require CDFW to coordinate consultations with USFWS for actions involving federally listed species that are also state-listed species. In certain circumstances, Section 2080.1 of CESA allows CDFW to adopt a federal incidental take statement or a 10(a) permit as its own, based on its findings that the federal permit adequately protects the species and is consistent with state law. As mentioned above, CDFW may not issue a Section 2081(b) incidental take permit for take of fully protected species. The CFGC lists the fully protected species in Section 3511 (birds), Section 4700 (mammals), Section 5050 (reptiles and amphibians), and Section 5515 (fish).

1.3.2.2 California Fish and Game Code

Streambed Alteration Agreement

Pursuant to Section 1602 of the CFGC, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. A Streambed Alteration Agreement (CFGC Section 1602 et seq.) is required for impacts on jurisdictional resources, including streambeds and associated riparian habitat.

Birds and Mammals

According to Sections 3511 and 4700 of the CFGC, which regulate birds and mammals, a fully protected species may not be taken or possessed. CDFW may not authorize the take of such species except for necessary scientific research; for the protection of livestock; and when the take occurs for fully protected species within an approved Natural Community Conservation Plan, such as the East County MSCP Plan, which, if developed and approved, will cover the project's biological study area.

Resident and Migratory Birds

The CFGC provides protection for wildlife species. It states that no mammal, bird, reptile, amphibian, or fish species listed as fully protected can be "taken or possessed at any time." In addition, CDFW affords protection over the destruction of nests or eggs of native bird species (CFGC Section 3503), and it states that no birds in the orders of Falconiformes or Strigiformes (birds of prey) can be taken, possessed, or destroyed (CFGC Section 3503.5). CDFW cannot issue permits or licenses that authorize the take of any fully protected species, except under certain circumstances such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock (CFGC Section 3511). Separate from federal and state designations of species, CDFW designates certain vertebrate species as species of special concern based on declining population levels, limited ranges, and/or continuing threats that have made them vulnerable to extinction.

California Native Plant Protection Act

The Native Plant Protection Act of 1977 (CFGC Sections 1900–1913) directed CDFW to carry out the legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." The Native Plant Protection Act gave the California Fish and Game Commission the power to designate native plants as "endangered" or "rare," and to protect endangered and rare plants from take. When CESA was passed in 1984, it expanded on the original Native Plant Protection Act, enhanced legal protection for plants, and created the categories of "threatened" and

"endangered" species to parallel the federal Endangered Species Act. CESA categorized all rare animals as threatened species under CESA, but did not do so for rare plants, which resulted in three listing categories for plants in California: rare, threatened, and endangered. The Native Plant Protection Act remains part of the CFGC, and mitigation measures for impacts on rare plants are specified in a formal agreement between CDFW and project proponents.

1.3.2.3 Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (Porter–Cologne Act) protects water quality and the beneficial uses of water. It applies to surface water and groundwater. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the Regional Water Quality Control Boards (RWQCBs) develop regional basin plans that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of statewide plans and basin plans. Waters regulated under the Porter–Cologne Act include isolated waters that are not regulated by the U.S. Army Corps of Engineers (ACOE). Developments with impacts on jurisdictional waters must demonstrate compliance with the goals of the Porter–Cologne Act by developing stormwater pollution prevention plans, standard urban stormwater mitigation plans, and other measures to obtain a CWA Section 401 certification.

1.3.2.4 California Environmental Quality Act

CEQA (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.) require identification of a project's potentially significant impacts on biological resources and feasible mitigation measures and alternatives that could avoid or reduce significant impacts. CEQA Guidelines Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose "survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors" (14 CCR 15000 et seq.). A rare animal or plant is defined in CEQA Guidelines Section 15380(b)(2) as a species that, although not currently threatened with extinction, exists "in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or … [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered 'threatened' as that term is used in the federal Endangered Species Act." Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c). CEQA also requires identification of a project's potentially significant impacts on riparian habitats (such as wetlands, bays, estuaries, and marshes) and other sensitive natural communities, including habitats occupied by endangered, rare, and threatened species.

1.3.3 Local

1.3.3.1 San Diego Multiple Species Conservation Program

The City is a participant in the San Diego MSCP Plan, a comprehensive, regional, long-term habitat conservation program designed to provide permit issuance authority for take of Covered Species to the local regulatory agencies. The MSCP Plan addresses habitat and species conservation within approximately 900 square miles in the southwestern portion of San Diego County (County of San Diego 1998). It serves as an approved habitat conservation plan pursuant to an approved Natural Communities Conservation Plan in accordance with the state Natural Communities Conservation Planning Act (County of San Diego 1998).

The MSCP Plan establishes a preserve system designed to conserve large blocks of interconnected habitat having high biological value that are delineated into Multiple Habitat Planning Areas (MHPAs). The City's MHPA is a "hard line" preserve developed by the City in cooperation with the wildlife agencies, property owners, developers, and environmental groups. The MHPA identifies biological core resource areas and corridors targeted for conservation, in which only limited development may occur (City of San Diego 1997).

The MSCP Plan identifies 85 plants and animals to be covered under the plan ("Covered Species"). Many of these Covered Species are subject to one or more protective designations under state and/or federal law, and some are endemic to San Diego. The MSCP Plan seeks to provide adequate habitat in the preserve to maintain ecosystem functions and persistence of extant populations of the 85 Covered Species while also allowing participating landowners take of Covered Species on lands located outside of the preserve. The purpose of the MSCP Plan is to address species conservation on a regional level and thereby avoid project-by-project biological mitigation, which tends to fragment habitat.

1.3.3.2 City of San Diego MSCP Subarea Plan

The Subarea Plan (City of San Diego 1997) encompasses 206,124 acres within the MSCP Plan area. The project area is located within the Northern Area of the Subarea Plan (City of San Diego 1997) (Figure 1). The Subarea Plan is characterized by urban land uses with approximately three-quarters either built out or retained as open space/park system. As mentioned previously, the City MHPA is a hard line preserve developed by the City in cooperation with the wildlife agencies, property owners, developers, and environmental groups. The MHPA identifies biological core resource areas and corridors targeted for conservation, in which only limited development may occur (City of San Diego 1997). The MHPA is considered an urban preserve that is constrained by existing or approved development, and comprises habitat linkages connecting several large core areas of habitat. The criteria used to define core and linkage areas involves maintaining ecosystem function and processes, including large animal movement. Each core area is connected to other core areas or to habitat areas outside of the MSCP either through common boundaries or through linkages. Core areas have multiple connections to help ensure that the balance in the ecosystem will be maintained (City of San Diego 1997). Critical habitat linkages between core areas are conserved in a functional manner with a minimum of 75% of the habitat within identified linkages conserved (City of San Diego 1997). The study area is located outside of these habitat linkages and core areas, with the nearest MHPA being approximately 0.08 miles (440 feet) from the project area (Figure 2, Regional Context).

1.3.3.3 City of San Diego Wetlands Definition

The extent of City wetland jurisdiction is determined based on the City definition of "wetland" provided in Land Development Code Section 113.0103, which is regulated by the City under the Environmentally Sensitive Lands Regulations (Section 143.0141[b]), which state the following:

> "Wetlands" are defined as areas which are characterized by any of the following conditions:
>
> 1. All areas persistently or periodically containing naturally occurring wetland vegetation communities characteristically dominated by hydrophytic vegetation, including but not limited to salt marsh, brackish marsh, freshwater marsh, riparian forest, oak riparian forest, riparian woodlands, riparian scrub, and vernal pools;

2. Areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities because human activities have removed the historic wetland vegetation or catastrophic or recurring natural events or processes have acted to preclude the establishment of wetland vegetation as in the case of salt pannes and mudflats;
3. Areas lacking wetland vegetation communities, hydric soils and wetland hydrology due to non-permitted filling of previously existing wetlands;
4. Areas mapped as wetlands on Map No. C-713 as shown in Chapter 13, Article 2, Division 6 (Sensitive Coastal Overlay Zone).

This definition is intended to differentiate, for the purposes of delineating wetlands, between (a) naturally occurring wetlands and wetlands intentionally created by human actions and (b) areas with wetlands characteristics unintentionally resulting from human activities in historically non-wetland areas. With the exception of wetlands created for the purpose of providing wetland habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, areas demonstrating wetland characteristics that are artificially created are not considered wetlands by this definition. Taking into account regional precipitation cycles, all adopted scientific, regulatory, and technological information available from the state and federal resource agencies shall be used for guidance on the identification of hydrophytic vegetation, hydric soils, and wetland hydrology.

Under the definition, an area is considered wetland based on the presence of at least one of three physical criteria (vegetation, hydrology, soils) or based on "Map No. C-713 as shown in Chapter 13, Article 2, Division 6" (Land Development Code Section 113.0103). The same code section defines wetland buffers as additional "areas or feature(s) that protects functions and values of the adjacent wetland" where the functions and values include "absorption and slowing of flood waters for flood and erosion control, sediment filtration, water purification, [and] ground water recharge."

The City uses the criteria listed in Section 320.4(b)(2) of the ACOE General Regulatory Policies (33 CFR 320–330) to apply an appropriate buffer around wetlands that serves to protect the function and value of the wetland. According to the City's Biology Guidelines, a wetland buffer is an area surrounding a wetland that helps protect the function and value of the adjacent wetland by reducing physical disturbance from noise, activity and domestic animals and provides a transition zone where one habitat phases into another. The buffer protects the functions and values of wetland areas such as the slowing of flood waters for flood and erosion control, sediment filtration, water purification, and groundwater recharge. The buffer also provides for the need for upland transitional habitat (City of San Diego 2018a). There are no set buffer widths required for wetlands delineated outside of the coastal zone.

1.3.3.4 City of San Diego Biology Guidelines

The City's Development Services Department developed the Biology Guidelines presented in the Land Development Manual "to aid in the implementation and interpretation of the Environmentally Sensitive Lands Regulations, San Diego Land Development Code, Chapter 14, Division 1, Section 143.0101 et seq., and the Open Space Residential (OR-1-2) Zone, Chapter 13, Division 2, Section 131.0201 et seq." (City of San Diego 2018a). The guidelines also provide standards for the determination of impacts and mitigation under CEQA and the California Coastal Act. Sensitive biological resources, as defined by the Environmentally Sensitive Lands Regulations, include lands within the MHPA and other lands outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA, or IIIB; habitat for rare, endangered, or threatened species; or narrow endemic species. The most sensitive habitats are classified as Tier I with the least sensitive classified as Tier IV, and varying mitigation ratios and requirements that mitigation be in tier or in kind are based on the sensitivity of the habitat being affected.

In addition, the location of impacts inside or outside of the City's MHPA also determines where and how much mitigation is required, with the highest ratios being required for mitigation outside of the MHPA when project impacts occur within the MHPA (City of San Diego 2018a). Habitat mitigation requirements, along with seasonal grading restrictions, provide protections for sensitive species, with additional species-specific mitigation required for significant impacts to narrow endemic species. Limitations on development in the MHPA also protect wildlife movement corridors (e.g., linear areas of the MHPA less than 1,000 feet wide) (City of San Diego 2018a).

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2 Survey Methods and Limitations

Data regarding biological resources present within the project area were obtained through a review of pertinent literature and field reconnaissance, which are described in detail in Section 2.1, Literature Review, and Section 2.2, Field Reconnaissance. Survey limitations are described in Section 2.3. Survey areas were determined based on suitable habitat for the resource for which the survey was conducted.

2.1 Literature Review

The following data sources were reviewed to assist with the biological resources analysis:

- Biological Resources Resource Report for the Paseo Montril Development Project (RECON 2018)
- U.S. Department of Agriculture Web Soil Survey (USDA 2020)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database – Special Animals List (CDFW 2019a)
- CDFW California Natural Diversity Database – RareFind, Version 5 (CDFW 2020)
- The Calflora Database (Calflora 2020)
- Rare Plants of San Diego County (Reiser 1996)
- San Diego Plant Atlas (SDNHM 2012), San Diego Mammal Atlas (SDNHM 2017), San Diego Bird Atlas (Unitt 2004)
- The Mammals of North America (Hall and Kelson 1959)
- California Herps (Calherps 2020)
- California Native Plant Society Inventory of Rare and Endangered Plants (CNPS 2020)
- Consortium of California Herbaria vascular plant data (CCH 2020)
- MSCP Subarea Plan (City of San Diego 1997)
- San Diego Municipal Code, Land Development Code—Biology Guidelines (City of San Diego 2018a)
- USFWS Species Occurrence Data (USFWS 2020)
- San Diego Geographic Information Source database (SanGIS 2020)
- San Diego Natural History Museum (SDNHM 2012)
- Aerial maps from the San Diego Association of Governments (SANDAG 2014) and Bing (Microsoft 2020)
- Topographic maps (Google Earth 2020)

2.2 Field Reconnaissance

Biological field surveys for the proposed project were conducted in January and February 2020, and April and May 2021 by Dudek biologist Erin Bergman. Field surveys included vegetation and land cover mapping, habitat quality assessment, biological reconnaissance, jurisdictional resource delineation, and focused rare plant surveys. Table 1 lists the survey dates, times, surveying biologists, and weather conditions during the surveys.

All biological surveys were conducted in accordance with the City's Guidelines for Conducting Biological Surveys (Appendix II in City of San Diego 2018a).

Table 1. Schedule of Surveys

Date	Time	Personnel	Purpose	Conditions
01/23/2020	9:14 a.m.–5:21 p.m.	Erin Bergman	Vegetation mapping, habitat assessment, and biological reconnaissance	60°F–62°F; 10%–40% cloud cover; 0–3 mph wind
01/24/2020	6:03 a.m.–11:59 a.m.	Erin Bergman	Jurisdictional delineation	58°F–72°F; 10%–20% cloud cover; 0–3 mph wind
02/27/2020	12:02 p.m.–4:24 a.m.	Erin Bergman	Vegetation mapping, and biological reconnaissance	82°F; 30%–60% cloud cover; 0–2 mph wind
04/01/2021	7:24 a.m.–5:00 p.m.	Erin Bergman	Rare plants	52°F –79°F; 0%–40% cloud cover; 0–4 mph wind
05/19/2021	2:30 p.m.–7:15 p.m.	Erin Bergman	Rare plants	74°F –77°F; 0%–20% cloud cover; 0–3 mph wind

2.2.1 Resource Mapping

Vegetation communities and land uses on and within the survey area were mapped in the field directly onto a 100-foot scale (1 inch = 100 feet) aerial photograph-based field map with overlay of the project survey area. Following completion of the fieldwork, all vegetation polygons were transferred to a topographic base and digitized using ArcGIS, and a geographic information system (GIS) coverage was created. Once in ArcGIS, the acreage of each vegetation community and land cover present within the project area was determined.

Pursuant to the Biology Guidelines (City of San Diego 2018a), the vegetation community and land cover mapping follows the Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008), which is based on the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). These habitats were then cross-walked to their corresponding community in the City's Biology Guidelines (City of San Diego 2018a). Areas within the project area supporting less than 30% native plant species cover were mapped as disturbed land, and areas supporting at least 20% native plant species, but fewer than 50% native cover, were mapped as a disturbed native vegetation community (e.g., disturbed coastal sage scrub).

2.2.2 Flora and Fauna

The plant species encountered during the field survey were identified and recorded directly into a field notebook. Plant species that could not be identified immediately were brought into the laboratory for further investigation. A compiled list of plant species observed in the proposed project area is presented in Appendix A, Plant Compendium. Latin and common names follow the Checklist of the Vascular Plants of San Diego County, 5th Edition (Rebman and Simpson 2014). Where the scientific name listed in Rebman and Simpson (2014) differs from the name currently recognized by the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2018) or that listed in the California Native Plant Society's Inventory of Rare and Endangered Plants (CNPS 2020), the synonym is included in brackets following the name listed in Rebman and Simpson (2014).

Wildlife species detected during the field survey by sight, calls, tracks, scat, or other signs were recorded directly onto a field notebook. Latin and common names of any animals detected follow Crother (2017) for reptiles and amphibians, American Ornithological Society (AOS 2018) for birds, Wilson and Reeder (2005) for mammals, and North American Butterfly Association (NABA 2016) or SDNHM (2002) for butterflies. In addition to species actually detected during the surveys, expected wildlife use of the project area was determined by known habitat preferences of local species and knowledge of their relative distributions in the area. A list of wildlife species observed in the project area is presented in Appendix B, Wildlife Compendium.

2.2.3 Jurisdictional Resource Delineation

Jurisdictional resources are areas under the jurisdiction of one or all of the resource agencies (ACOE, RWQCB, and CDFW) and/or the City. Dudek biologists completed a formal jurisdictional resource delineation on January 24, 2020, which delineated the extent of jurisdictional features in the study area. The delineation mapped jurisdictional resources (including federally defined wetlands) within the survey areas under the purview of CDFW pursuant to Sections 1600 et seq of the California Fish and Game Code, areas under the jurisdiction of the ACOE pursuant to Section 404 of the federal CWA, areas under the jurisdiction of the Regional Water Quality Control Board (RWQCB) pursuant to CWA Section 401 and Section 13000 et seq of the California Water Code (CWC) (the 1969 Porter–Cologne Water Quality Act), and wetlands defined under the Biology Guidelines (City of San Diego 2018a).

The delineation methodology used for each jurisdiction or regulating agency, including the ACOE, CDFW, RWQCB, and the City, is described as follows. The ACOE wetlands delineation was performed in accordance with the 1987 ACOE Wetlands Delineation Manual (ACOE 1987), the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (ACOE 2008), the Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States (ACOE 2010), and guidance provided by the ACOE and U.S. Environmental Protection Agency on the geographic extent of jurisdiction based on the U.S. Supreme Court's interpretation of the CWA (ACOE and EPA 2008).

Pursuant to Section 404 of the CWA, ACOE regulates the discharge of dredged and/or fill material into "waters of the United States." The term "wetlands" (a subset of waters of the United States) is defined in Title 33 Code of Federal Regulations Section 328.3(b) as "those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." In the absence of wetlands, the limits of ACOE jurisdiction in non-tidal waters, such as intermittent streams, extend to the "ordinary high water mark," which is defined in 33 Code of Federal Regulations Section 328.3(e).

The ACOE and RWQCB, pursuant to the federal CWA, regulate all areas supporting all three wetlands criteria as "wetlands" described in the ACOE manual: hydric soils, hydrology, and hydrophytic vegetation. Wetland statuses of plant species to assist in determining if hydrophytic vegetation is present are outlined in the National Wetland Plant List: 2016 wetland ratings (Lichvar et al. 2016). The RWQCB may also take jurisdiction over surface waters lacking ACOE regulation pursuant to the state Porter–Cologne Water Quality Control Act. These state exclusive jurisdictional waters generally present a 'beneficial use' to people or wildlife and can be a wetland, seasonal water feature that is hydrologically connected and/or geographically isolated.

In practice, CDFW extends their jurisdiction to the top of a streambank or the associated riparian extent (a plant community dependent on the stream feature), whichever is wider.

The City's definition of wetlands is broader than the definition applied by the ACOE. Under the City's definition, wetlands can include vegetation communities such as freshwater marsh, riparian forest, riparian scrub, or vernal pools. They may also include areas that have hydric soil or wetland hydrology, but in which human activities have resulted in a lack of hydrophytic vegetation (e.g., channelized streambeds) or recurring natural events (City of San Diego 2018a). However, seasonal drainage patterns that are sufficient enough to etch the landscape (i.e., ephemeral/intermittent drainages) may not be sufficient enough to support wetland dependent vegetation. These types of drainages would not satisfy the City's wetland definition unless wetland-dependent vegetation is either present in the drainage or lacking due to past human activities.

Hydrology, vegetation, and soils were assessed. Data was collected at the off-site tributary north of the project area using a Trimble GeoXT handheld GPS unit with sub-meter accuracy. CDFW and RWQCB Jurisdictional areas were digitized in GIS based on the GPS data collected in the field and data collected directly onto field maps into a project-specific GIS using ArcGIS software.

2.2.4 Special-Status Plant Species

Focused surveys for special-status plant species were conducted in April and May 2021 during the appropriate phenological stage (blooming and fruiting) to detect and identify the target species. Surveys were conducted within suitable habitat areas within the project area. Field survey methods and mapping of rare plants were in accordance with the California Native Plant Society Botanical Survey Guidelines (CNPS 2001), Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Natural Communities (CDFG 2009), and USFWS's General Rare Plant Survey Guidelines (Cypher 2002). Special-status plant observations were mapped in the field using a GPS receiver or were mapped directly onto an aerial field map to record the location of special-status plant populations. The special-status plant observations were then be digitized into the geodatabase by a Dudek GIS technician using ArcGIS software.

2.3 Survey Limitations

Site visits were conducted during daylight hours. Complete inventories of biological resources present on a site often require numerous focused surveys at different times of day during different seasons. Some species such as annual plants are present in only spring or summer, and nocturnal animals are difficult to detect during the day. Other species may be present in such low numbers that they could be missed. Due to such timing and seasonal variations, survey results are not an absolute list of all species that the project area may support. Sensitive species with potential to occur are described in Section 3.2.5, Special-Status Plants, and Section 3.2.6, Special-Status Wildlife, of this report, and in Appendices C and D.

3 Results

3.1 Physical Characteristics

The project site is located at the terminus of Paseo Montril in San Diego County. Currently the site consists of vacant land along a hillside. Off-site areas consist of the Paseo Montril roadway as well as a vacant slope adjacent to the site near I-15. Surrounding land uses include residential to the northwest, commercial to the southwest, open space to the northeast, and I-15 to the east.

The elevations in the study area range from approximately 431 feet above mean sea level in the southwest of the project area near I-15 to approximately 568 feet above mean sea level near the center of the project area.

According to the Natural Resources Conservation Service Soil Survey, four soil types were mapped in the study area (Table 2) (USDA 2020).

Table 2. Soils within the Study Area

Soil Category	Soil Description	Hydric Rating
Diablo	Diablo clay, 9%–15% slopes	No
Diablo-Olivenhain complex	Diablo-Olivenhain, 9%–30% slopes	No
Friant	Friant rocky fine sandy loam, 9%–30% slopes	No
Olivenhain cobbly loam	Olivenhain cobbly loam, 2%–30% slopes	Yes

3.2 Biological Resources

The following discussion describes the existing biological conditions within the study area, provided as biological resource descriptions.

3.2.1 Vegetation Communities and Land Cover Types

The vegetation communities and land covers were mapped according to Oberbauer et al. (2008). These habitats were then cross-walked to their corresponding community listed in the City Biology Guidelines (City of San Diego 2018a). A total of two native vegetation communities, one non-native vegetation community, and two land cover types were identified within the project area: Diegan coastal sage scrub, Diegan coastal sage scrub (disturbed), Eucalyptus woodland, disturbed habitat, and urban/developed land (Table 3).

The vegetation communities and land cover types recorded in the project area are described in detail as follows, their acreages are presented in Table 3, and their spatial distributions are presented on Figure 3, Biological Resources. Also included in Table 3 are the sensitivity designations of each vegetation community according to the tiers described in the City's Biology Guidelines (City of San Diego 2018a).

Table 3. Vegetation Communities and Land Cover Types in the Project Area

Vegetation Community/ Land Cover Type	City of San Diego Biology Guidelines Vegetation Community	Subarea Plan Tier[1]	On-Site Acreage	Off-Site Acreage	Total Acreage
Native Vegetation Communities					
Diegan Coastal Sage Scrub	Coastal Sage Scrub	II	7.78	--	7.78
Disturbed Diegan Coastal Sage Scrub	Coastal Sage Scrub	II	5.37	--	5.37
Non-Native Vegetation Communities and Land Covers					
Eucalyptus Woodland	Eucalyptus Woodland	IV	0.03	0.01	0.04
Urban/Developed	Disturbed Land	IV	0.12	0.81	0.93
Disturbed Habitat	Disturbed Land	IV	1.90	0.01	1.91
		Total	15.20	0.83	16.03

[1] City of San Diego 2018a. This column includes the City's Biology Guidelines Tier I–IV ranking system, which refers to upland habitat types.

3.2.1.1 Diegan Coastal Sage Scrub

Diegan coastal sage scrub is a native vegetation community that, according to Oberbauer et al. (2008), is composed of a variety of soft, low, aromatic shrubs, characteristically dominated by drought-deciduous species—such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), and sages (*Salvia* spp.)—with scattered evergreen shrubs, including lemonade sumac (*Rhus integrifolia*) and laurel sumac (*Malosma laurina*). The average height of coastal sage scrub reaches 3–4 feet.

Diegan coastal sage scrub occupies a total of 7.78 acres within the on-site portion of the study area. Within the project parcel, coastal sage scrub makes up the majority of the site. The coastal sage scrub within the site is particularly dense and consists mostly of native species, especially on the northern portion of the site. Near the southern portion of the site the coastal sage scrub becomes more disturbed. Species that dominate the coastal sage scrub include black sage (*Salvia mellifera*), California encelia (*Encelia californica*), California sagebrush, California buckwheat (*Eriogonum fasciculatum* var. *fasciculatum*), spiny redberry (*Rhamnus crocea*), and laurel sumac. Less commonly occurring plant species within the coastal sage scrub include lemonade berry (*Rush integrifolia*), broom baccharis (*Baccharis sarothroides*), long stem golden yarrow (*Eriophyllum confertiflorum* var. *confertiflorum*), fascicled tarweed (*Deinandra fasciculata*), spreading goldenbush (*Isocoma menziesii* var. *menziesii*), wishbone plant (*Mirabilis laevis*), white flower current (*Ribes indecorum*), wild-cucumber (*Marah macrocarpa*), and toyon (*Heteromeles arbutifolia*). The understory of the coastal sage scrub consists of cryptogamic crusts with an abundance of bryophytes and lichens. The most abundant within the cryptogamic crusts included asterella (*Asterella californica*) and California moss (*Syntrichia ruralis*). Dense pockets of understory annuals include granny's hairnet (*Pterostegia drymarioides*) and miner's lettuce (*Claytonia perfoliata*). Miner's lettuce is particularly abundance in many areas of the understory. Graminoides are limited within the coastal sage scrub community on site, which is atypical when compared to many coastal sage scrub communities within urban or semi-urban areas of San Diego County. Coastal sage scrub within the county, especially near urban development, typically consists of an understory of annual graminoides that are usually bromes (*Bromus* spp.). Coastal sage scrub is considered a Tier II habitat by the City's Biology Guidelines.

3.2.1.2 Disturbed Diegan Coastal Sage Scrub

Disturbed Diegan coastal sage scrub is also a Tier II land cover type. Disturbed Diegan coastal sage scrub differs from the pristine form as it has a higher percentage of non-native species, areas of bare ground, or higher levels of soil disturbance. Disturbed Diegan coastal sage scrub is still a native vegetation community that consists of many of the same coastal sage scrub species.

Disturbed Diegan coastal sage scrub occupies 5.37 acres within the on-site portion of the study area. Within the project parcel, disturbed coastal sage scrub makes up the southern edge of the site. Disturbed coastal sage scrub is dominated by California sagebrush and California encelia. Less commonly occurring species within the disturbed coastal sage scrub include laurel sumac, broom baccharis, and lemonade berry. Black mustard (*Brassica nigra*) is one non-native annual species that is more abundant within the disturbed coastal sage scrub. Black mustard makes up approximately 10% to 30% relative cover of this disturbed coastal sage scrub community. Less commonly occurring non-native species include cheeseweed (*Malva parviflora*), prickly sow-thistle (*Sonchus asper* ssp. *asper*), tocalote (*Centaurea melitensis*), Italian thistle (*Carduus pycnocephalus* ssp. *pycnocephalus*), and compact brome (*Bromus madritensis*). Total non-native species cover is 30% or greater within the mapped disturbed Diegan coastal sage scrub community on site.

3.2.1.3 Urban/Developed

According to Oberbauer et al. (2008), urban/developed land represents areas that have been constructed upon or otherwise physically altered to an extent that native vegetation communities are not supported. This land cover type generally consists of semi-permanent structures, homes, parking lots, pavement or hardscape, and landscaped areas that require maintenance and irrigation (e.g., ornamental greenbelts). Typically, this land cover type is unvegetated or has some ornamental vegetation.

Areas mapped as urban/developed occupy a total of 0.93 acres, which includes 0.12 acres in the on-site portion and 0.81 acres in the off-site portion of the study area. Areas on site with developed land are the paved roads. Developed land is considered a Tier IV habitat (disturbed land) per the City's Biology Guidelines (City of San Diego 2018a).

3.2.1.4 Disturbed Habitat

Disturbed habitat is a land cover type characterized by a predominance of non-native species, often introduced and established through human action. Oberbauer et al. (2008) describes disturbed habitat as areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as native or naturalized vegetation associations but continue to retain a soil substrate. Typically, vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species (i.e., weeds).

The areas mapped as disturbed habitat occupy 1.91 acres, which includes 1.90 acres in the on-site portion and 0.01 acres in the off-site portion of the study area. Disturbed habitat is on the southern and western section of the site. A small section of disturbed habitat occurs on old roads of the site that consist of little vegetation or non-native plant species. Disturbed habitat consists of non-native vegetation on site. Disturbed habitat is dominated by black mustard and artichoke thistle (*Cynara cardunculus*). Less commonly occurring within the disturbed habitat is prickly sow-thistle, Italian thistle, short-pod mustard (*Hirschfeldia incana*), dwarf nettle (*Urtica urens*), dryer's rocket (*Reseda luteola*), tree tobacco (*Nicotiana glauca*), hottentot fig (*Carpobrotus edulis*), and hollow-stem asphodel (*Asphodelus fistulosus*). Disturbed habitat is considered a Tier IV habitat (disturbed land) per the City's Biology Guidelines (City of San Diego 2018a).

3.2.1.5 Eucalyptus Woodland

According to Oberbauer et al. (2008), this "naturalized" vegetation community is fairly widespread in Southern California and is considered a woodland habitat. It typically consists of monotypic stands of introduced Australian eucalyptus trees. Although eucalyptus woodlands are of limited value to most native plants and animals, they frequently provide nesting and perching sites for several raptor species.

The area mapped as eucalyptus woodland occupies 0.03 acres within the on-site portion, and 0.01 acres within the off-site portion of the study area. It is on the far southern portion of the project site. Dominant species include eucalyptus. Eucalyptus woodland is considered a Tier IV habitat per the City's Biology Guidelines (City of San Diego 2018a).

3.2.2 Jurisdictional Resources

Based on the field delineation efforts described within the methods section, no city, state, or federally defined wetlands occur within the study area. The site currently supports a small drainage swale that is regulated by ACOE, CDFW and RWQCB. This drainage area does not contain hydric soils and supports upland vegetation (Diegan coastal sage scrub; Figure 3). The drainage does not qualify as a City of San Diego wetland.

3.2.3 Floral Diversity

A total of 107 species of native or naturalized plants, 58 native (54%) and 49 non-native (46%), were recorded during the biological reconnaissance survey for the project. A cumulative list of all plant species observed in the project area is provided in Appendix A of this report. Two special-status plant species, San Diego County viguiera (*Bahiopsis [Viguiera] laciniata*; California Rare Plant Rank [CRPR] 4.3) and coast barrel cactus (*Ferocactus viridescens* var. *viridescens*; CRPR 2B.1 and MSCP Covered Species), were observed during focused rare plant surveys in 2021.

3.2.4 Wildlife Diversity

The project area supports habitat primarily for upland species within coastal sage scrub and disturbed habitat. These upland habitats also provide foraging and nesting habitat for migratory and resident bird species and other wildlife species.

A total of 31 wildlife species, including 22 birds, 2 butterflies, 3 mammals, and 4 reptiles, were recorded during the biological reconnaissance surveys and rare plant surveys for the project area. Of the total 31 wildlife species observed during the reconnaissance survey, 1 special-status and MSCP Covered Species was observed: the coastal California gnatcatcher (*Polioptila californica californica*). A cumulative list of all common and sensitive wildlife species observed in the project area during the 2020 and 2021 surveys is provided in Appendix B of this report.

3.2.5 Special-Status Plants

Plant species are considered sensitive if they have been listed or proposed for listing by the federal or state government as rare, endangered, or threatened ("listed species"); have a CRPR of 1–4; are listed as an MSCP Covered Species; and/or have been adopted by the City as narrow endemic. An evaluation of known records in the Poway quadrangle and the surrounding quadrangles, including Del Mar, Rancho Santa Fe, San Vicente Reservoir,

La Jolla, El Cajon, La Mesa, San Pasqual, and Escondido (CDFW 2019a, 2020; CNPS 2020; USFWS 2020), was conducted to determine which species have been recorded in the project vicinity. In addition, Dudek's knowledge of biological resources and regional distribution of each species, as well as elevation, habitat, and soils present within the project area, was used to evaluate and determine the potential for various special-status species to occur.

Focused rare plant surveys were conducted in April and May 2021.

The potential for sensitive plant species to occur within the native habitat associated with the project area is described in Appendix C. No sensitive plant species have high or moderate potential to occur within the project area.

Two sensitive plant species, San Diego County viguiera and coast barrel cactus, were observed during rare plant surveys in 2021. A description of species observed on site is provided below, and Appendix C provides descriptions of species with high or moderate potentials to occur.

San Diego County Viguiera

San Diego County viguiera is a CRPR 4.3 species. This shrub is found at elevations ranging from 195 to 2,460 feet above mean sea level in chaparral and coastal scrub (CNPS 2020). San Diego County viguiera occurs in San Diego, Los Angeles, Orange, Riverside, and Ventura Counties. This species typically blooms February through June.

San Diego County viguiera was observed planted adjacent to the site along the freeway within the California Department of Transportation (Caltrans) right-of-way; this is not a natural occurrence of the species.

Coast Barrel Cactus

Coast barrel cactus is a CRPR 2B.1, and MSCP Covered Species. This succulent is located at elevations less than 1,500 feet above mean sea level within chaparral, coastal scrub, valley and foothill grasslands, and sometimes vernal pools. This species blooms May through July.

Coast barrel cactus was observed in the central portion of the site near the central drainage (Figure 3).

3.2.6 Special-Status Wildlife

Sensitive wildlife species are those listed as federal/state endangered or threatened, those proposed for listing, those fully protected by CDFW, those on the California Watch List, California species of special concern, or MSCP Covered Species. An evaluation was conducted of known records in the Poway quadrangle and the surrounding quadrangles, including Del Mar, Rancho Santa Fe, San Vicente Reservoir, La Jolla, El Cajon, La Mesa, San Pasqual, and Escondido (CDFW 2019a, 2020; USFWS 2020). In addition, Dudek's knowledge of biological resources and regional distribution of each species, as well as elevation, habitat, and soils present within the project area, was used to evaluate and determine the potential for various special-status species to occur.

Protocol-level wildlife surveys have not been conducted; however, sensitive wildlife species known to occur in the surrounding region, and those which have a potential to occur within the project area, are described in Appendix D. Sensitive wildlife species determined to have high potential to occur within the project area include orange-throated whiptail (*Aspidoscelis hyperythra*) and San Diego desert woodrat (*Neotoma lepida intermedia*).

The following sensitive wildlife species were determined to have moderate potential to occur within the project area: Southern California legless lizard (*Anniella stebbinsi*), San Diegan tiger whiptail (*Aspidoscelis tigris stejnegeri*), red diamondback rattlesnake (*Crotalus ruber*), Blainville's horned lizard (*Phrynosoma blainvillii*), Coronado skink (*Plestiodon skiltonianus interparietalis*), and coast patch-nosed snake (*Salvadora hexalepis virgultea*). Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) has a low to moderate potential to occur because it prefers more open habitats but is wide-ranging throughout San Diego County.

Two special-status and MSCP Covered Species, coastal California gnatcatcher and western bluebird (*Sialia mexicana*), were observed during the biological reconnaissance survey in January 2020. A description of species observed on site, as well as those with high or moderate potential to occur is provided as follows. Appendix D provides a description of these species, as well as those with a low or no potential to occur.

Coastal California Gnatcatcher

Coastal California gnatcatcher is federally listed threatened, a species of special concern, and an MSCP Covered Species. Coastal California gnatcatcher breeds in lower elevations (less than 500 meters, or 1,640 feet) south and west of the Transverse and Peninsular Ranges (Atwood and Bolsinger 1992). Higher densities of this species occur in coastal San Diego and Orange Counties, and lower densities are found in Los Angeles, Orange, western Riverside, southwestern San Bernardino, and inland San Diego Counties (Atwood 1993; Preston et al. 1998). The coastal California gnatcatcher primarily occupies open coastal sage scrub habitat that is dominated by California sagebrush. This species is relatively absent from coastal sage scrub habitats dominated by black sage (*Salvia mellifera*), white sage (*Salvia apiana*), or sugar sumac (*Rhus ovata*).

Five coastal California gnatcatcher individuals were observed in the coastal sage scrub habitat, including one individual located in the western portion, and two pairs located in the southwestern portion of the project area (Figure 3). Suitable habitat within the project area has the potential to support the federally threatened coastal California gnatcatcher. This habitat is the dominant vegetation community within the project area. Good quality, well-diversified, and well-structured coastal sage scrub habitat mapped on the site was the dominant vegetation community within the project area.

Western Bluebird

Western bluebird is an MSCP Covered Species. It is a common resident bird in San Diego County, where it prefers montane coniferous and oak woodlands (Unitt 2004). It nests in old-growth red fir, mixed conifer, and lodgepole pine habitats near wet meadows used for foraging. It is a cavity nester. Because this species is not considered special status by state or federal agencies, it is not tracked in the California Natural Diversity Database.

Western bluebird was observed within disturbed coastal sage scrub along the southern boundary of the project area (Figure 3). Because suitable nesting conditions are not present within the survey area, this species is not expected to nest on the site.

Southern California Legless Lizard

The southern California legless lizard is a California Species of Special Concern. The typical habitat this species can be found in consists of coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, and loamy soils. Some moisture is needed for this species and a tributary is present on site. Typically, it is hard to see a southern California legless lizard on a reconnaissance study because they burrow into the soil and live underground or deeper

in leaf litter. There are documented occurrences less than 5 miles from the site and an abundance of occurrences near Lake Hodges approximately 6.5 miles from the site (Inaturalist 2020). Ground disturbance will move legless lizards to the soil surface. This species has a moderate potential to occur within the project site, as there is suitable scrub habitat and leaf litter, as well as a tributary on site.

Orange-Throated Whiptail

The orange -throated whiptail is a California Watch List Species. The typical habitat this species can be found in consists of low-elevation coastal scrub, chaparral, and valley–foothill hardwood. Coastal brushy habitat with loose soils is the preferred habitat for orange-throated whiptail (Calherps 2020). There is suitable coastal scrub habitat present. In addition, a tributary is located within the project site creating habitat for small invertebrates which the orange throated whiptail will feed on. Documented points of orange-throated whiptail occur in all directions of the site (Inaturalist 2020). CNDDB occurrences are documented 0.5 mile south of the project site within open space south of Poway Road (CDFW 2020). This species has a high potential to occur within the project site.

San Diegan Tiger Whiptail

The San Diegan tiger whiptail is a California species of special concern. The typical habitat this species can be found in consists of a variety of vegetation but is more likely to be found in sparse open vegetation (Calherps 2020). The project site consists of dense coastal sage scrub in many portions but does have some openings. Documented locations do occur near the site because of the amount of surrounding open space. On the other side of Rancho Penasquitos boulevard, San Diegan tiger whiptail is documented a short distance away (Inaturalist 2020). This species has a moderate potential to occur within the project site.

Red Diamondback Rattlesnake

The red diamondback rattlesnake is not listed as a special status species under federal, state, or the City's MSCP regulations. The typical habitat this species can be found in consists of coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats habitats. The site has numerous woodrat middens providing an abundance of prey for the red diamondback rattlesnake. A CNDDB occurrence is approximately 1.8 miles east of the project site southwest of Pomerado Road (CDFW 2020). A documented occurrence approximately 200 meters from the site was recorded June 26, 2019 (Inaturalist 2020). This species has a moderate potential to occur, as there is suitable coastal scrub habitat present within the project site.

Blainville's Horned Lizard

Blainville's horned lizard is listed as a California Species of Special Concern, and as a Covered Species under the City's MSCP. The typical habitat this species can be found in consists of open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats. The closest known CNDDB occurrence is approximately 1.3 miles east of the project site along the eastern slope of Van Dam Mountain (CDFW 2020). Documented occurrences are found across the freeway in the same habitat (Inaturalist 2020). In addition, small invertebrates are present on site providing food needed for Blainville's horned lizard. Harvester ants are preferred diet (Calherps 2020). Harvester ants were not observed during the initial reconnaissance study but may be present. This species has a moderate potential to occur, as there is suitable coastal scrub and sandy soil present, and the project site does have some openings.

Coronado Skink

The Coronado skink is listed as a California Watch List Species. The typical habitat this species can be found in consists of woodlands, grasslands, pine forests, and chaparral; and rocky areas near water. It prefers rocky areas near streams (Calherps 2020). The closest known CNDDB occurrence is approximately 1.9 miles southwest of the project site within Peñasquitos Canyon Park (CDFW 2020). However, Coronado skink documented sightings occur in all directions of the site. The closest location is northwest of the site just off the 56 (Inaturalist 2020). This species has a moderate potential to occur within the project site, as a tributary occurs within the project site, and the Coronado skink is likely to be found closer to the tributary and may congregate in that area.

Coast Patch-Nosed Snake

The coast-patch-nosed snake is listed as a California Species of Special Concern. The typical habitat this species can be found in consists of brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites. Coast patch-nosed snakes are found in semi-arid brushy habitat (Calherps 2020). There is suitable shrubby vegetation present within the project site, but few mammal burrows were noted in the reconnaissance study. Documented occurrences have been found close to the site in both the northwestern direction and northeastern directions of the site recently (Inaturalist 2020). This species has a moderate potential to occur within the project site.

Northwestern San Diego Pocket Mouse

The northwestern San Diego pocket mouse is listed as a California Species of Special Concern. The typical habitat this species can be found in consists of coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland. This species has a moderate potential to occur, as there is suitable coastal scrub habitat present within the project site. However, there are no known occurrences within 5 miles of the project site (CDFW 2020).

San Diego Desert Woodrat

The San Diego desert woodrat is listed as a California Species of Special Concern. The typical habitat this species can be found in consists of coastal scrub, desert scrub, chaparral, cacti, and rocky areas. San Diego desert woodrat middens were observed during vegetation mapping and general surveys in 2017 throughout the site (Recon 2018). The closest known CNDDB occurrence is approximately 4.2 miles north of the project site within Rancho Bernardo (CDFW 2020). This species has a high potential to occur within the project site.

3.2.7 Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the immigration and emigration of animals. Wildlife corridors contribute to population viability by (1) assuring the continual exchange of genes between populations, which helps maintain genetic diversity; (2) providing access to adjacent habitat areas, representing additional territory for foraging and mating; (3) allowing for a greater carrying capacity; and (4) providing routes for colonization of habitat lands following local population extinctions or habitat recovery from ecological catastrophes (e.g., fires).

Habitat linkages are patches of native habitat that function to join two larger patches of habitat. They serve as connections between habitat patches and help reduce the adverse effects of habitat fragmentation. Although individual animals may not move through a habitat linkage, the linkage does represent a potential route for gene

flow and long-term dispersal. Habitat linkages may serve as both habitat and avenues of gene flow for small animals such as reptiles and amphibians. Habitat linkages may be represented by continuous patches of habitat or by nearby habitat "islands" that function as stepping stones for dispersal.

The project area likely provides limited refuge and cover for wildlife species and their movements. It is unlikely to be a wildlife corridor due to the disturbed condition of the majority of land throughout the project area, and the site is surrounded by residential and commercial uses and I-15. Wildlife could move between the habitat along the northern boundary of the project area and the adjacent land just north of the project area; however, this natural habitat is bounded on all sides by roads and residential development, and therefore, movement would be restricted and fragmented.

The MHPA of the MSCP was designed to include key biological core and linkage areas within the City (City of San Diego 1997). The proposed project area is not within the designated MHPA and is determined not to be a biological core or linkage area. The MHPA boundary occurs approximately 0.08 miles (440 feet) southeast of the proposed project area and is not adjacent to the project area (Figure 2).

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4 Consistency with the City's MSCP

The project impact footprint does not occur within or adjacent to an MHPA and, therefore, is not required to comply with the MSCP Land Use Adjacency Guidelines. Figure 2 shows that the nearest MHPA occurs approximately 0.08 miles (440 feet) from the proposed project area, but is separated from the site by I-15.

Area specific management directives (ASMD) were developed for certain MSCP covered species as a condition of coverage in the MSCP. The conditions for coverage outlined in the City's MSCP Subarea Plan have been reviewed in conjunction with the species which have a potential to occur within the project area. All Area Specific Management Directives for those species will be adhered to. The following table describes how the project will comply with the ASMD for species with a potential to occur within the project site.

For coastal California gnatcatcher, coverage conditions consist of "measures to reduce edge effects[1] and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure" and "[n]o cleaning of occupied habitat within the cities' MHPAs and within the County's Biological Resource Core Areas may occur between March 1 and August 15." The project would not involve clearing of any habitat within the MHPA. Although the project may result in indirect impacts to coastal California gnatcatcher located outside the MHPA, these impacts would not be considered significant because the City has "take" authority for this species outside of the MHPA.

Thus, the project would comply with the conditions of coverage for coastal California gnatcatcher.

The conditions of coverage for western bluebird state that the "[p]ersistence of this species in San Diego County depends largely on conservation of existing large populations on public lands east of the plan area." No additional conditions of coverage were included for this species in the MSCP. The project would not interfere with the conservation of existing populations on public lands east of the City's MHPA. Thus, the project does not interfere with conditions of coverage for the western bluebird.

Conditions of coverage for the orange-throated whiptail include area-specific management directives that address edge effects. The project site is separated from the MHPA by I-15, and it is unlikely the project would result in edge effects to this species within that preserve area. Thus, the project is consistent with the orange-throated whiptail management directives.

Another species with moderate potential to occur on site is Blainville's horned lizard. The ASMD are to maintain native ant species, discourage the Argentine ant (*Linepithema humile*), and protect against detrimental edge effects to this species. This species is also considered adequately preserved within the MHPA, and the project would not result in edge effects to the MHPA considering the separation of the site from the MHPA by I-15. Additionally, prior to installation of common landscape improvements, container plants would be required to be inspected by the project biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants identified with pests, weeds, or diseases would need to be rejected and removed from the property. Thus, the project is consistent with the Blainville's horned lizard management directives.

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[1] Edge effects may include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species, parasitism by cowbirds, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion.

The management directive for San Diego barrel cactus is "to protect this species from edge effects, unauthorized collection, and include appropriate fire management/control practices to protect against a too frequent fire cycle." The project protects the individual San Diego barrel cacti on the site by a Covenant of Easement, and would maintain the habitat in perpetuity as open space. The project would not result in any edge effects to this species within the preserved MHPA area that is separated from the project site by I-15. The project is consistent with the barrel cactus management directives.

5 Impacts Analysis

The purpose of this section is to describe the direct, indirect, and cumulative impacts of the proposed project on special-status biological resources. The significance determinations for proposed or potential impacts are described in this chapter, and mitigation measures to reduce impacts are provided in Chapter 5.

5.1 Definition of Impacts and Significance

Based on the project description (Section 1.2), direct impacts, indirect (short-term and long-term), and cumulative impacts are defined as follows.

Direct impacts may include both the permanent loss of on-site habitat and the plant and wildlife species that it contains, as well as the temporary loss of on-site habitat. Direct impacts were quantified by overlaying the proposed impact alignment onto the biological resources map and evaluating the impacts by vegetation community.

According to the Biology Guidelines, lands containing Tier I, II, IIIA, and IIIB habitats (see Table 3 of this report) and all City wetlands are considered sensitive and declining and, as such, impacts to these resources may be considered significant. Lands designated as Tier IV are not considered to have significant habitat value and impacts would not be considered significant.

The City's Biology Guidelines also include additional information regarding significance as follows (City of San Diego 2018a):

a. Total upland impacts (Tiers I- IIIB) less than 0.1 acres are not considered significant and do not require mitigation.
b. Total wetland impacts less than 0.01 acres are not considered significant and do not require mitigation. This does not apply to vernal pools, road pools supporting listed fairy shrimp, or wetlands within the Coastal Zone.
c. Removal/control of non-native plants is not considered to constitute a significant habitat impact for which compensatory habitat acquisition, preservation, or creation for the area impacted is required. Mitigation for indirect impacts such as erosion control or --site infestation by non-native species may be needed. Examples include disturbed wetlands dominated by invasive plant species such as giant reed or Mexican fan palm.

Direct impacts to individual sensitive species, aside from impacts to sensitive habitat, may also be considered significant based on the rarity and extent of impacts. In general, conformance with the MSCP Subarea Plan, including provisions to provide habitat mitigation at required ratios, would reduce impacts to sensitive species to less than significant. The exceptions to this are impacts to Narrow Endemic Covered Species and non-covered species that are state-listed or federally listed and/or have a CRPR of 1B.1, 1B.2, 2B.1, or 2B.2. For impacts to Narrow Endemic Covered Species or state-listed or federally listed species, species-specific mitigation is required on a case-by-case basis to reduce impacts to less than significant. As stated in the Biology Guidelines, "it is expected that the majority of CEQA sensitive species not covered by the MSCP will be adequately mitigated through the habitat based mitigation" (City of San Diego 2018a). Direct impacts to plant species ranked CRPR 3 or 4 would not be considered significant since insufficient information is available to determine sensitivity (for CRPR 3 species) or the species are not considered "rare" from a statewide perspective (for CRPR 4 species). Similarly, impacts to wildlife species that are only Watch List status per CDFW are not considered significant because any populations identified on site would not represent a significant percentage of the population in terms of the ability for the species to persist. Exceptions to this may occur for larger projects that could substantially reduce locally significant species populations.

Indirect impacts refer to off-site and on-site effects that are short-term impacts (i.e., temporary) due to the project construction or long-term (i.e., permanent) design of the project and the effects it may have to adjacent resources. For this project, it is assumed that the potential short-term indirect impacts resulting from construction activities may include dust, noise, and general human presence that may temporarily disrupt species and habitat vitality and construction-related soil erosion and runoff. Potential long-term indirect impacts to biological resources may also occur as a result of the proposed project through introduction of non-native species and increased human presence during and following construction. Since the proposed project is not located within or adjacent to the MHPA, development would not result in potential indirect impacts to the preserve.

In accordance with the Subarea Plan and pursuant to the San Diego RWQCB Municipal Permit and the City's Stormwater Standards Manual (City of San Diego 2018b), projects are required to implement site design, source control, and treatment control best management practices (BMPs). Development projects will be required to meet National Pollutant Discharge Elimination System regulations and incorporate BMPs during construction and permanent BMPs as defined by the City's Stormwater Standards Manual as part of project development. Implementation of these regulatory requirements will reduce potential short- and long-term indirect impacts such as adverse (e.g., polluted or erosive) runoff conditions.

Significant indirect impacts to breeding birds may occur if construction activities produce noise or other types of disturbance in proximity to active nests, potentially resulting in abandonment of nests or other breeding failure. The City's Biology Guidelines provide necessary widths for active nest buffers and breeding season dates for Covered Species, including raptors (City of San Diego 2018a).

Cumulative impacts refer to the combined environmental effects of the proposed project and other relevant projects. In some cases, the impact from a single project may not be significant, but when combined with other projects, the cumulative impact may be significant.

5.2 Direct Impacts

5.2.1 Vegetation Communities and Land Cover Types

Implementation of the project will result in direct permanent impacts to 4.48 acres, including 3.24 acres of Tier II Diegan coastal sage scrub (including disturbed forms), 0.03 acres of Tier IV eucalyptus woodland, 0.93 acres of Tier IV urban/developed, and 0.28 acres of Tier IV disturbed habitat (Table 4 and Figure 4, Impacts to Biological Resources). Direct impacts to Diegan coastal sage scrub would be significant.

Table 4. Direct Impacts to Vegetation Communities and Land Cover Types in the Project Area

Vegetation Community/Land Cover Type	City of San Diego Biology Guidelines Vegetation Community	Subarea Plan Tier[1]	Total Existing Acreage	On-Site Direct Impacts	Off-Site Direct Impacts	Total Direct Impacts	Remaining On-site
Native Vegetation Communities							
Diegan Coastal Sage Scrub	Coastal Sage Scrub	II	7.78	2.96	—	2.96	4.82

Table 4. Direct Impacts to Vegetation Communities and Land Cover Types in the Project Area

Vegetation Community/Land Cover Type	City of San Diego Biology Guidelines Vegetation Community	Subarea Plan Tier[1]	Total Existing Acreage	On-Site Direct Impacts	Off-Site Direct Impacts	Total Direct Impacts	Remaining On-site
Diegan Coastal Sage Scrub (disturbed)	Coastal Sage Scrub	II	5.37	0.28	—	0.28	5.09
		Subtotal	*13.15*	*3.24*	-	*3.24*	*9.91*
Non-Native Vegetation Communities and Land Covers							
Eucalyptus Woodland	Eucalyptus Woodland	IV	0.04	0.02	0.01	0.03	0.02
Urban/Developed	Disturbed Land	IV	0.93	0.12	0.81	0.93	0.81
Disturbed Habitat	Disturbed Land	IV	1.91	0.27	0.01	0.28	1.64
		Total	**16.03**	**3.65**	**0.83**	**4.48**	**12.38**

[1] City of San Diego 2018a.

5.2.2 Jurisdictional Resources

The site currently supports a small drainage swale that is regulated by CDFW and RWQCB. This swale does not contain wetland vegetation and no wetland buffer would be required. The swale occurs outside the impact area and will be avoided. No jurisdictional water resources or City of San Diego wetlands occur within the impact area. Therefore, no direct impacts will occur to jurisdictional resources or City of San Diego wetlands.

5.2.3 Special-Status Plants

Two special-status plant species were detected within the project impact footprint during focused rare plant surveys: San Diego County viguiera and coast barrel cactus.

San Diego County viguiera was planted within the freeway right-of-way, is not naturally occurring, has a CRPR of 4.3, and is not a locally unique or otherwise sensitive occurrence. In addition, the project would not directly impact the area where this species is located. Therefore, no direct impacts to this species would occur.

Coast barrel cactus has a CRPR 2B.1 and is an MSCP Covered Species. Coast barrel cactus is located within the proposed open space area, and would not be directly impacted by the project. Therefore, no direct impact to coast barrel cactus would occur.

No impacts to other sensitive plant species are anticipated (Appendix C).

5.2.4 Special-Status Wildlife

Project impacts to coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard are anticipated. cBecause these species are covered under the MSCP, they are adequately conserved regionally through the conservation of similar appropriate habitats within the MHPA However, mitigation for impacts

would be required Therefore, impacts to Covered Species would be less than significant given the habitat-based mitigation required (see Section 6, Mitigation).

Direct project impacts could also occur to the following non-covered species: Southern California legless lizard, San Diegan tiger whiptail, red diamondback rattlesnake, Coronado skink, and coast patch-nosed snake. Given the mobile nature of these species (i.e., they are likely to move away from the project area to utilize adjacent areas of equally suitable habitat), it is anticipated that the project would not result in direct impacts to these species resulting in a substantial reduction of the population. Therefore, direct impacts to these species would not be considered significant.

Direct project impacts also could occur to San Diego desert woodrat. The surrounding area appears to support a large number of San Diego woodrat based on the number of woodrat middens detected. Therefore, direct impacts to this species are not expected to be significant.

Direct project impacts could occur to the following non-covered species: northwestern San Diego pocket mouse. Northwestern San Diego pocket mouse only has a low to moderate potential to occur. The habitat suitability for northwestern San Diego pocket mouse is low to moderate because they prefer more open habitat. While there is potential for northwestern San Diego pocket mouse to occur, the habitat is marginal, and there is abundant suitable habitat in the vicinity and in San Diego County that would allow them to persist in the region; therefore, this impact is considered less than significant.

For impacts to suitable habitat for both covered and non-covered species, the on-site habitat preservation in accordance with the Biology Guidelines (City of San Diego 2018a) would mitigate for impacts to suitable Diegan coastal sage scrub habitat.

5.3 Indirect Impacts

5.3.1 Vegetation Communities and Land Covers

One sensitive vegetation community, Diegan coastal sage scrub (including disturbed forms), was mapped on site. Indirect impacts to vegetation communities, such as Diegan coastal sage scrub, primarily result from adverse edge effects. During vegetation removal and grading activities, short-term edge effects could include dust, soil erosion, and runoff from dust control that could disrupt plant vitality in non-impacted areas. Prior to proposed construction mobilization, the project contractor will prepare a Stormwater Pollution Prevention Plan (SWPPP), in accordance with the state's General Construction Stormwater Permit – 99-08-DWQ and implement the plan during construction. All grading activities would be subject to the proposed project's BMPs and typical restrictions and requirements that address dust control, erosion, and runoff consistent with standard City SWPPP requirements of the City Storm Water Standards Manual (City of San Diego 2018b). The project would include standard dust control measures as required by the San Diego Air Pollution Control District Rule 55 that would minimize dust impacts to vegetation. the project would be required to include a qualified biologist present to supervise flagging of sensitive resources prior to construction, provide environmental training and during construction to ensure no unauthorized impacts occur. These standard measures would be implemented via conditions of approval.

The project also would include design measures to prevent operational hydrology and water quality issues per the project's Stormwater Quality Management Plan (Chang Consultants 2021). This includes the collection of run-off from the proposed development area, treatment through modularwetlands on-site, control of runoff rates via detention vaults, and discharge into the City's stormwater system that outlets into Peñasquitos Creek. The proposed

modular wetlands would reduce potential pollutants from runoff. This control of runoff also would prevent soil erosion and hydrologic changes. Considering the type of project and the inclusion of either paved or landscaped surfaces, the project is not anticipated to result in significant indirect dust impacts.

The project does not include any California Invasive Plant Council invasive species; no indirect impacts from invasive species to vegetation on-site would occur as a result of the project.

5.3.2 Jurisdictional Resources

Indirect impacts during construction related to dust, soil erosion, and runoff from dust control will be avoided through the implementation of BMPs consistent with standard City Stormwater Pollution Prevention Plan requirements of the City Storm Water Standards Manual (City of San Diego 2018b). Following construction, potential indirect impacts to ACOE, CDFW and RWQCB jurisdictional resources on the property will be avoided through design features that have been incorporated into the project consistent with the Stormwater Quality Management Plan (Chang Consultants 2021). Therefore, no indirect impacts to jurisdictional resources are expected.

5.3.3 Special-Status Plant Species

San Diego County viguiera is located adjacent to the site within the Caltrans right-of-way. This species was planted at this location and is not naturally occurring. In addition, this species has a CRPR of 4.3, and is not a locally unique or otherwise sensitive occurrence. Thus, the San Diego County viguiera within the study area is not considered sensitive and indirect impacts would not be significant.

San Diego barrel cactus is located approximately 100 feet from the edge of development. Considering the project includes conveyance of development runoff to the storm drain system and not to this area, no indirect water quality or erosion impacts to San Diego barrel cactus would occur. As discussed in Section 5.2.1, the project would include standard dust control measures as required by the San Diego Air Pollution Control District Rule 55, and would not include any California Invasive Plant Council invasive species. Considering this, indirect impacts to San Diego barrel cactus would be less than significant.

5.3.4 Special-Status Wildlife Species

Project indirectimpacts to coastal California gnatcatcher, western bluebird, orange-throated whiptail, and Blainville's horned lizard are anticipated. As discussed above, these species are adequately covered by conservation in the MHPA and project impacts would be less than significant. Other special-status wildlife species onsite include Southern California legless lizard, San Diegan tiger whiptail, red diamondback rattlesnake, Coronado skink, coast patch-nosed snake, San Diego desert woodrat, and northwestern San Diego pocket mouse.

Most of the indirect impacts to vegetation communities and sensitive plants previously described can also affect special-status wildlife. As discussed above in Section 5.3.1, regulations adequately control water quality, hydrology, and dust impacts. In addition, wildlife may also be indirectly affected in the short term and long term by construction-related noise. However, in this case, noise in the area is already elevated due to the adjacency to the I-15 freeway. Thus, anticipated construction noise is not expected to have a substantial adverse effect on the non-covered special-status wildlife species onsite. These species are likely to temporarily vacate the edge of construction area during periodic noise from construction activities.. Residential uses also would not result in a substantial increase in noise levels within the adjacent open space areas.

5.4 Cumulative Impacts

The MSCP is a long-term regional conservation plan established to protect sensitive species and habitats in San Diego County. The MSCP is divided into subarea plans that are implemented separately from one another. The project area is located within the City Subarea Plan and is not within the MHPA.

The MSCP planning effort is designed to address cumulative impacts through development of a regional plan that addresses impacts to Covered Species and habitats in a manner that assures their conservation despite impacts of cumulative projects over the long term. The ultimate goal of this plan is the establishment of biological reserve areas in conformance with the State of California Natural Communities Conservation Planning Act.

Impacts to wildlife corridors, habitat conservation plans, natural community conservation plan, or other approved local regional or state habitat conservation plan, or any local policies or ordinances would be less than significant. Impacts related to the introduction of invasive plant species to natural open space area would also be less than significant.

Cumulative impacts consider how a project may affect biological resources on a regional scale. As discussed in Section 5.4, Biological Resources, the project would result in potentially significant direct impacts to sensitive vegetation communities. The project would mitigate impacts to sensitive habitats in accordance with the City's Biological Guidelines. Related projects could also result in impacts to sensitive vegetation communities. However, all future projects would be required to comply with City regulations pertaining to impacts to biological resources and implement similar project design features and mitigation measures, as appropriate, to ensure impacts would be less than significant. Therefore, impacts to biological resources would not be considerable and **not be cumulatively significant**.

6 Mitigation

This section describes proposed mitigation and avoidance measures that would mitigate adverse and significant impacts to biological resources resulting from the proposed project activities. The following mitigation and avoidance measures address the project's potential significant indirect effects on wildlife species. With implementation of the proposed measures, these indirect impacts would be avoided, minimized or offset.

In accordance with California Public Resources Code, Section 21081.1, the City, as the lead agency, will provide the project with a Mitigation Monitoring and Reporting Program to implement with the project to ensure any mitigation measures needed for the project are enforced.

6.1 Mitigation Measures for Direct Impacts

Table 5 summarizes the direct project impacts to vegetation communities shown on Figure 4 and the required mitigation per the City of San Diego's Biology Guidelines (City of San Diego 2018a). Mitigation for direct impact to Tier II Diegan coastal sage scrub vegetation community would be provided on-site at a 1.5:1 mitigation ratio with 4.86 acres of Tier II habitat in accordance with the Biology Guidelines (City of San Diego 2012).

Table 5. Mitigation Requirement for Impacts to Vegetation Communities

Vegetation Community	Subarea Plan Tier	Total On-Site Acreage	Project Impact Acreage	Mitigation Ratio[1]	On-Site Mitigation Acreage Required
Diegan coastal sage scrub (including disturbed)	Tier II	13.15	3.24	1.5:1	4.86

Mitigation ratios are from Table 3 of the City Biology Guidelines. It is assumed the mitigation would be provided on-site, which is outside of the MHPA. Mitigation ratio 1.5:1 is for mitigation locations outside of the Multiple Habitat Planning Area when impact is also outside the MHPA.

In accordance with the Biology Guidelines (City of San Diego 2018a), the following mitigation measures and standard conditions will reduce direct significant effects to vegetation communities identified in Chapter 5, Impacts Analysis, of this report to a less-than-significant level:

Habitat Mitigation. Prior to a Notice to Proceed or the first grading permit, owner/permittee shall mitigate upland impacts in accordance with the City of San Diego Biology Guidelines. Mitigation for impacts to 3.24-acres of Diegan coastal sage scrub (including disturbed) outside of the MHPA will be accomplished on site at a 1.5:1 mitigation ratio by on-site preservation of 4.86 acres of Tier II habitat also outside of the MHPA.

A total of 9.91 acres of Diegan coastal sage scrub would remain on site following project implementation (Figure 4). This project would utilize 4.86-acres of that remaining area to mitigate for the project's direct impacts to Diegan coastal sage scrub. In accordance with ESL regulations, the owner/permittee shall convey a Covenant of Easement to be recorded against the title in over the remaining ESL area on the site.

6.2 Mitigation Measures for Direct Impacts to Species

Impacts to Covered Species associated with habitat loss outside the MHPA would be considered significant. Mitigation provided for impacts to DCSS described above would adequately offset impacts to covered species occurring on-site.

6.3 Mitigation Measures for Indirect Impacts to Species

No indirect impacts to species would occur; therefore, no mitigation would be required.

7 Acknowledgements

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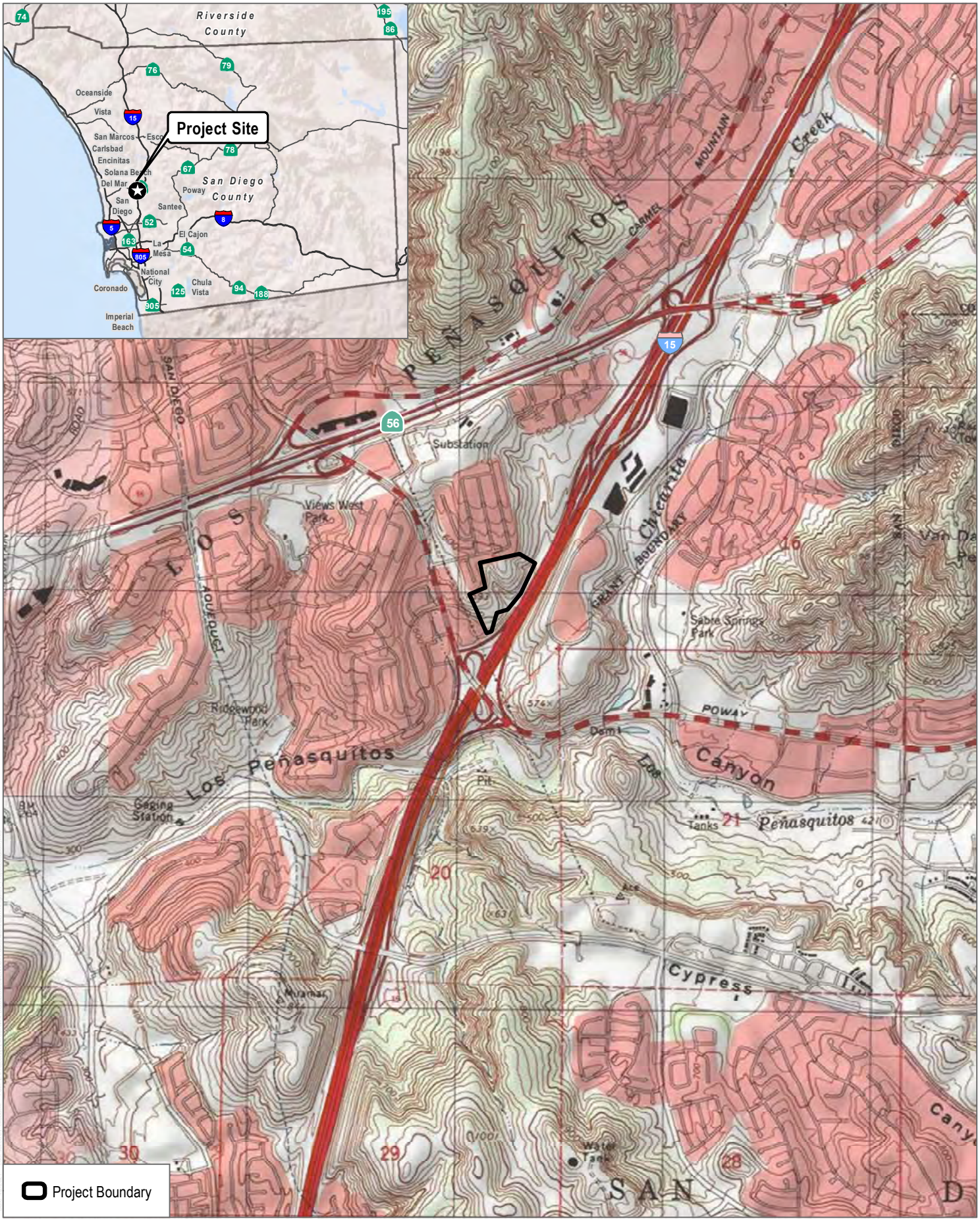

SOURCE: USGS 7.5-Minute Series Poway Quadrangle; Civil Sense 2020

DUDEK

0 1,000 2,000 Feet

FIGURE 1

Project Location

Biological Technical Report for Paseo Montril Development Project

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SOURCE: SANGIS 2017, 2019; Civil Sense 2020

DUDEK

0 500 1,000 Feet

FIGURE 2

Regional Context

Biological Technical Report for Paseo Montril Development Project

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SOURCE: SANGIS 2017, 2019; Civil Sense 2020

DUDEK

0 75 150 Feet

FIGURE 3

Biological Resources

Biological Technical Report for Paseo Montril Development Project

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SOURCE: SANGIS 2017, 2019; Civil Sense 2020

DUDEK

0 75 150 Feet

FIGURE 4

Impacts to Biological Resources

Biological Technical Report for Paseo Montril Development Project

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Appendix A

Plant Compendium

Leptosporangiate Ferns

PTERIDACEAE – BRAKE FAMILY

Pentagramma triangularis ssp. *triangularis* – California goldback fern
Pellaea andromedifolia – coffee fern
Pentagramma triangularis – goldback fern

Angiosperms: Eudicots

AIZOACEAE – FIG-MARIGOLD FAMILY

* *Malephora crocea* var. *crocea* – crocea iceplant
* *Carpobrotus edulis* – hottentot-fig

AMARANTHACEAE – AMARANTH FAMILY

Malosma laurina – laurel sumac
Rhus integrifolia – lemonadeberry
* *Schinus terebinthifolius* – Brazilian pepper tree
* *Searsia lancea* – African sumac

APIACEAE – CARROT FAMILY

Apiastrum angustifolium – mock-parsley
Daucus pusillus – rattlesnake weed
* *Nerium oleander* – oleander

ASTERACEAE – SUNFLOWER FAMILY

Artemisia californica – coastal sagebrush
Baccharis sarothroides – broom baccharis
Deinandra fasciculata – fascicled tarweed
Encelia californica – California encelia
Eriophyllum confertiflorum var. *confertiflorum* – long-stem golden-yarrow
Hazardia squarrosa var. *grindelioides* – southern sawtooth goldenbush
Heterotheca grandiflora – telegraph weed
Isocoma menziesii var. *menziesii* – spreading goldenbush
Isocoma menziesii var. *vernonioides* – coastal goldenbush
Pseudognaphalium biolettii – bicolor cudweed
Pseudognaphalium californicum – California everlasting
* *Carduus pycnocephalus* ssp. *pycnocephalus* – Italian thistle
* *Centaurea melitensis* – tocalote
* *Cirsium vulgare* – bull thistle
* *Cotula australis* – Australian brass-buttons
* *Dittrichia graveolens* – stinkwort

* *Erigeron bonariensis* – flax-leaf fleabane
* *Hypochaeris glabra* – smooth cat's ear
* *Senecio vulgaris* – common groundsel
* *Sonchus asper* ssp. *asper* – prickly sow-thistle
  Bahiopsis laciniata – San Diego sunflower
* *Cynara cardunculus* – artichoke thistle, cardoon

BORAGINACEAE – BORAGE FAMILY

Amsinckia intermedia – rancher's fiddleneck
Pectocarya linearis ssp. *ferocula* – slender combseed
Phacelia cicutaria var. *hispida* – caterpillar phacelia
Pholistoma membranaceum – San Diego fiesta flower
Plagiobothrys acanthocarpus – adobe popcornflower
Johnstonella micromeres – minute-flower Johnstonella

BRASSICACEAE – MUSTARD FAMILY

* *Brassica nigra* – black mustard
* *Hirschfeldia incana* – short-pod mustard
* *Sisymbrium irio* – London rocket

CACTACEAE – CACTUS FAMILY

Cylindropuntia prolifera – coast cholla
Opuntia littoralis – coast prickly-pear
Ferocactus viridescens var. *viridescens* – coast barrel cactus

CARYOPHYLLACEAE – PINK FAMILY

* *Stellaria media* – common chickweed

CHENOPODIACEAE – GOOSEFOOT FAMILY

* *Chenopodium murale* – nettle-leaf goosefoot

CISTACEAE – ROCK-ROSE FAMILY

* *Cistus incanus* – purple rock-rose

CONVOLVULACEAE – MORNING-GLORY FAMILY

Calystegia macrostegia ssp. *tenuifolia* – San Diego morning-glory
Calystegia macrostegia – morning-glory

CRASSULACEAE – STONECROP FAMILY

Crassula connata – pygmyweed

CUCURBITACEAE – GOURD FAMILY

Marah macrocarpa – manroot, wild-cucumber

EUPHORBIACEAE – SPURGE FAMILY

Euphorbia polycarpa – small-seed sandmat

* *Euphorbia peplus* – petty spurge
* *Ricinus communis* – castor bean

FABACEAE – LEGUME FAMILY

* *Acacia longifolia* – sydney golden wattle
* *Acacia redolens* – vanilla scented wattle
* *Acacia saligna* – golden wreath wattle

FAGACEAE – OAK FAMILY

Quercus agrifolia – coast live oak, encina

GERANIACEAE – GERANIUM FAMILY

* *Erodium cicutarium* – red-stem filaree/storksbill

GROSSULARIACEAE – GOOSEBERRY FAMILY

Ribes indecorum – white-flower currant

Ribes speciosum – fuchsia-flower gooseberry

LAMIACEAE – MINT FAMILY

Salvia mellifera – black sage

MALVACEAE – MALLOW FAMILY

* *Malva parviflora* – cheeseweed

MONTIACEAE – MONTIA FAMILY

Claytonia parviflora – miner's-lettuce

CLAYTONIA PERFOLIATA – MINER'S-LETTUCE MYRSINACEAE – MYRSINE FAMILY

* *Anagallis arvensis* – scarlet pimpernel, poor man's weatherglass

MYRTACEAE – MYRTLE FAMILY

* *Eucalyptus camaldulensis* – river red gum
* *Eucalyptus* spp. – Eucalyptus

NYCTAGINACEAE – FOUR O'CLOCK FAMILY

Mirabilis laevis var. *crassifolia* – coastal wishbone plant

Mirabilis laevis – wishbone plant

ONAGRACEAE – EVENING-PRIMROSE FAMILY

Oenothera elata – evening-primrose

OXALIDACEAE – OXALIS FAMILY

Oxalis californica – California wood-sorrel

* *Oxalis pes-caprae* – bermuda-buttercup

PHRYMACEAE – LOPSEED FAMILY

Diplacus puniceus – coast monkey flower

Diplacus aurantiacus – sticky monkey flower

PLANTAGINACEAE – PLANTAIN FAMILY

* *Plantago coronopus* – cut-leaf plantain

PLUMBAGINACEAE – LEADWORT FAMILY

* *Limonium perezii* – Perez's marsh-rosemary

* *Plumbago auriculata* – cape leadwort

POLYGONACEAE – BUCKWHEAT FAMILY

Eriogonum fasciculatum var. *fasciculatum* – coast California buckwheat

Pterostegia drymarioides – granny's hairnet, g. c. p.

RANUNCULACEAE – BUTTERCUP FAMILY

Clematis pauciflora – ropevine clematis

RESEDACEAE – MIGNONETTE FAMILY

* *Reseda luteola* – Dyer's rocket

RHAMNACEAE – BUCKTHORN FAMILY

Rhamnus crocea – spiny redberry

ROSACEAE – ROSE FAMILY

Heteromeles arbutifolia – toyon, Christmas berry

RUBIACEAE – MADDER OR COFFEE FAMILY

Galium aparine – common bedstraw, goose grass

SOLANACEAE – NIGHTSHADE FAMILY

* *Nicotiana glauca* – tree tobacco

URTICACEAE – STINGING NETTLE FAMILY

Parietaria hespera var. californica – California pellitory

* *Urtica urens* – dwarf nettle

VERBENACEAE – VERVAIN FAMILY

* *Lantana camara* – lantana

Angiosperms: Monocots

AGAVACEAE – AGAVE FAMILY

Chlorogalum parviflorum – small-flower soap-plant/amole

* *Agave americana* – American agave

ARECACEAE – PALM FAMILY

* *Washingtonia robusta* – Mexican fan palm

ASPHODELACEAE – ASPHODEL FAMILY

* *Asphodelus fistulosus* – hollow-stem asphodel

POACEAE – GRASS FAMILY

Muhlenbergia microsperma – little-seed muhly

Stipa lepida – foothill needle grass

* *Avena barbata* – slender wild oat
* *Brachypodium distachyon* – purple false brome
* *Bromus madritensis* – compact brome
* *Festuca myuros* – rat-tail fescue
* *Poa annua* – annual blue grass
* *Bromus rubens* – foxtail chess, red brome
* *Cenchrus setaceus* – African fountain grass

THEMIDACEAE – BRODIAEA FAMILY

Dichelostemma capitatum ssp. *pauciflorum* – few-flower blue dicks

Nonvascular

AYTONIACEAE – LIVERWORT FAMILY

Asterella californica – no common name

POTTIACEAE – MOSS FAMILY

Syntrichia ruralis – California moss

* Indicates non-native species.

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Appendix B

Wildlife Compendium

Bird

Bushtits

AEGITHALIDAE—LONG-TAILED TITS AND BUSHTITS

Psaltriparus minimus—bushtit

Falcons

FALCONIDAE—CARACARAS AND FALCONS

Falco sparverius—American kestrel

Finches

FRINGILLIDAE—FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus—house finch

Spinus psaltria—lesser goldfinch

Flycatchers

TYRANNIDAE—TYRANT FLYCATCHERS

Sayornis nigricans—black phoebe

Sayornis saya—Say's phoebe

Tyrannus vociferans—Cassin's kingbird

Hawks

ACCIPITRIDAE—HAWKS, KITES, EAGLES, AND ALLIES

Buteo jamaicensis—red-tailed hawk

Hummingbirds

TROCHILIDAE—HUMMINGBIRDS

Calypte anna—Anna's hummingbird

Jays, Magpies and Crows

CORVIDAE—CROWS AND JAYS

Aphelocoma californica—California scrub-jay

Corvus brachyrhynchos—American crow

Corvus corax—common raven

Mockingbirds and Thrashers

MIMIDAE—MOCKINGBIRDS AND THRASHERS

Mimus polyglottos—northern mockingbird

Toxostoma redivivum—California thrasher

Old World Warblers and Gnatcatchers

POLIOPTILIDAE—GNATCATCHERS

Polioptila californica californica—coastal California gnatcatcher

Pigeons and Doves

COLUMBIDAE—PIGEONS AND DOVES

Zenaida macroura—mourning dove

* *Streptopelia decaocto*—Eurasian collared-dove

Thrushes

TURDIDAE—THRUSHES

Sialia mexicana—western bluebird

Wrens

TROGLODYTIDAE—WRENS

Thryomanes bewickii—Bewick's wren

New World Sparrows

PASSERELLIDAE—NEW WORLD SPARROWS

Melozone crissalis—California towhee

Zonotrichia leucophrys—white-crowned sparrow

Typical Warblers, Parrotbills, Wrentit

SYLVIIDAE—SYLVIID WARBLERS

Chamaea fasciata—wrentit

Invertebrate

Butterflies

LYCAENIDAE—BLUES, HAIRSTREAKS, AND COPPERS

Glaucopsyche lygdamus australis—southern blue

PIERIDAE—WHITES AND SULFURS

Anthocharis sara sara—Pacific sara orangetip

Mammal

Canids

CANIDAE—WOLVES AND FOXES

Canis latrans—coyote

Hares and Rabbits

LEPORIDAE—HARES AND RABBITS

Sylvilagus audubonii—desert cottontail

Rats, Mice, and Voles

CRICETIDAE—RATS, MICE, AND VOLES

Neotoma sp.—woodrat

Reptile

Lizards

PHRYNOSOMATIDAE—IGUANID LIZARDS

Sceloporus occidentalis—western fence lizard

Uta stansburiana—common side-blotched lizard

ANGUIDAE—ALLIGATOR LIZARDS

Elgaria multicarinata—southern alligator lizard

Snakes

COLUBRIDAE—COLUBRID SNAKES

Pituophis catenifer—gophersnake

* Indicates non-native species.

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Appendix C

Special-Status Plant Species Potentially Occurring within the Paseo Montril Development Project Area

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Abronia maritima	red sand-verbena	None/ None/ 4.2/ None	Coastal dunes/ perennial herb/ Feb–Nov/ 0–330	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).
Acanthomintha ilicifolia	San Diego thorn-mint	FT/ SE/ 1B.1/ Narrow Endemic	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay, openings/ annual herb/ Apr–June/ 30–3,145	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub with clay soils on site. The closest known CNDDB occurrence is approximately 2.0 miles southwest of the project site transplanted as mitigation east of Black Mountain Road (CDFW 2020). Another record occurs west of the Sabre Springs community (CCH 2020).
Acmispon prostratus	Nuttall's acmispon	None/ None/ 1B.1/ Covered	Coastal dunes, Coastal scrub (sandy)/ annual herb/ Mar–June(July)/ 0–35	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Adolphia californica	California adolphia	None/ None/ 2B.1/ None	Chaparral, Coastal scrub, Valley and foothill grassland; Clay/ perennial deciduous shrub/ Dec–May/ 30–2,425	Not expected to occur; species was not observed during focused rare plant surveys in 2021. Although there is suitable coastal scrub habitat on site and the closest known CNDDB occurrence is approximately 0.3 mile north of the project site east side of Rancho Penasquitos Boulevard (CDFW 2020), this conspicuous perennial was not observed during the 2019 biological reconnaissance survey.
Agave shawii var. *shawii*	Shaw's agave	None/ None/ 2B.1/ Narrow Endemic	Coastal bluff scrub, Coastal scrub; Maritime succulent scrub/ perennial leaf succulent/ Sep–May/ 5–395	Not expected to occur. All records of this species are south of the Interstate 8 in southern San Diego County (SDNHM 2012).
Ambrosia monogyra	singlewhorl burrobrush	None/ None/ 2B.2/ None	Chaparral, Sonoran desert scrub; sandy/ perennial shrub/ Aug–Nov/ 30–1,640	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Ambrosia pumila	San Diego ambrosia	FE/ None/ 1B.1/ Narrow Endemic	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; sandy loam or clay, often in disturbed areas, sometimes alkaline/ perennial rhizomatous herb/ Apr–Oct/ 65–1,360	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site. The closest known CNDDB occurrence is approximately 1.6 miles southwest of the project site along Los Penasquitos Creek (CDFW 2020).
Aphanisma blitoides	aphanisma	None/ None/ 1B.2/ Narrow Endemic	Coastal bluff scrub, Coastal dunes, Coastal scrub; sandy or gravelly/ annual herb/ Feb–June/ 0–1,000	Not expected to occur. This species occurs closer to the immediate coastline and in sandy soils, which are absent from the project site (CCH 2020).
Arctostaphylos glandulosa ssp. *crassifolia*	Del Mar manzanita	FE/ None/ 1B.1/ Covered	Chaparral (maritime, sandy)/ perennial evergreen shrub/ Dec–June/ 0–1,195	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.2 miles south of the project site north of Miramar Lake (CDFW 2020).
Artemisia palmeri	San Diego sagewort	None/ None/ 4.2/ None	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland; sandy, mesic/ perennial deciduous shrub/ (Feb)May–Sep/ 45–3,000	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is coastal sage scrub on site, but no sandy soils; the closest known CNDDB occurrence is approximately 2.0 miles southeast of the project site north of Beeler Canyon (CDFW 2020). The closest CCH occurrence is approximately 0.7 mile south of the project site within Los Penasquitos Canyon (CCH 2020). However, this conspicuous shrub was not observed during the 2019 reconnaissance survey.
Asplenium vespertinum	western spleenwort	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Coastal scrub; rocky/ perennial rhizomatous herb/ Feb–June/ 590–3,280	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known occurrence is approximately 3.7 miles east of the project site within Poway (CCH 2020).
Astragalus deanei	Dean's milk-vetch	None/ None/ 1B.1/ None	Chaparral, Cismontane woodland, Coastal scrub, Riparian forest/ perennial herb/ Feb–May/ 245–2,280	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are south of Interstate 8 or east of San Diego County Estates in southern San Diego County (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Astragalus oocarpus	San Diego milk-vetch	None/ None/ 1B.2/ None	Chaparral (openings), Cismontane woodland/ perennial herb/ May–Aug/ 1,000–5,000	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Astragalus tener var. *titi*	coastal dunes milk-vetch	FE/ SE/ 1B.1/ Narrow Endemic	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic); often vernally mesic areas/ annual herb/ Mar–May/ 0–165	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Atriplex coulteri	Coulter's saltbush	None/ None/ 1B.2/ None	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland; alkaline or clay/ perennial herb/ Mar–Oct/ 5–1,505	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site. The closest known CNDDB occurrence is approximately 0.6 mile north of the project site along Chicarita Creek (CDFW 2020).
Atriplex pacifica	South Coast saltscale	None/ None/ 1B.2/ None	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas/ annual herb/ Mar–Oct/ 0–460	Not expected to occur; species was not observed during focused rare plant surveys in 2021. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are well south or west of the project site (CDFW 2020).
Atriplex parishii	Parish's brittlescale	None/ None/ 1B.1/ None	Chenopod scrub, Playas, Vernal pools; alkaline/ annual herb/ June–Oct/ 80–6,230	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Baccharis vanessae	Encinitas baccharis	FT/ SE/ 1B.1/ Covered	Chaparral (maritime), Cismontane woodland; sandstone/ perennial deciduous shrub/ Aug,Oct,Nov/ 195–2,360	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.4 miles east of the project site along Van Dam Mountain (CDFW 2020).
Bergerocactus emoryi	golden-spined cereus	None/ None/ 2B.2/ None	Closed-cone coniferous forest, Chaparral, Coastal scrub; sandy/ perennial stem succulent/ May–June/ 5–1,295	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are well south or west of the project site (CDFW 2020). In addition, this conspicuous species was not observed during the reconnaissance survey in 2019.

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Bloomeria clevelandii	San Diego goldenstar	None/ None/ 1B.1/ Covered	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; clay/ perennial bulbiferous herb/ Apr–May/ 160–1,525	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site. The closest known CNDDB occurrence is approximately 1.1 miles southwest of the project site on the north side of Los Penasquitos Canyon (CDFW 2020).
Brodiaea filifolia	thread-leaved brodiaea	FT/ SE/ 1B.1/ Covered	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools; often clay/ perennial bulbiferous herb/ Mar–June/ 80–3,670	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site. The closest known CNDDB occurrence is approximately 1.5 miles northwest of the project site within Black Mountain Open Space Park (CDFW 2020).
Brodiaea orcuttii	Orcutt's brodiaea	None/ None/ 1B.1/ Covered	Closed-cone coniferous forest, Chaparral, Cismontane woodland, Meadows and seeps, Valley and foothill grassland, Vernal pools; mesic, clay/ perennial bulbiferous herb/ May–July/ 95–5,550	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.5 miles southwest of the project site along Del Mar Mesa (CDFW 2020).
Calamagrostis koelerioides	San Diego reed grass	None/ None/ None/ Covered	Chaparral, meadows and seeps; slopes, dry hills, ridges/ perennial rhizomatous herb/ June–Aug/ 0–7,545	Not expected to occur; species was not observed during focused rare plant surveys in 2021. Suitable dry habitat exists and the project site is within the species' geographic range. However, the nearest occurrences are in Del Mar and east of Poway (CCH 2020).
Calandrinia breweri	Brewer's calandrinia	None/ None/ 4.2/ None	Chaparral, Coastal scrub; sandy or loamy, disturbed sites and burns/ annual herb/ (Jan)Mar–June/ 30–4,000	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known occurrence is approximately 2.4 miles southeast of the project site near Miramar Reservoir (CCH 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Calochortus dunnii	Dunn's mariposa lily	None/ SR/ 1B.2/ Covered	Closed-cone coniferous forest, Chaparral, Valley and foothill grassland; gabbroic or metavolcanic, rocky/ perennial bulbiferous herb/ (Feb)Apr–June/ 605–6,000	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Camissoniopsis lewisii	Lewis' evening-primrose	None/ None/ 3/ None	Coastal bluff scrub, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland; sandy or clay/ annual herb/ Mar–May(June)/ 0–985	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There are no known occurrences within 10 miles of the project site (CCH 2020; SDNHM 2012). Although there are records inland, this species typically occurs closer to the coast and in sandy soils, which are absent from the project site (Reiser 2001).
Castilleja plagiotoma	Mojave paintbrush	None/ None/ 4.3/ None	Great Basin scrub (alluvial), Joshua tree woodland, Lower montane coniferous forest, Pinyon and juniper woodland/ perennial herb (hemiparasitic)/ Apr–June/ 980–8,200	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).
Caulanthus heterophyllus	California mustard	None/ None/ None/ Covered	Coastal scrub, chaparral; dry, open, generally after fire, disturbance/ annual herb/ Mar–May/ 0–4,590	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal scrub habitat and this species occurs throughout most of San Diego County (CCH 2020).
Ceanothus cyaneus	Lakeside ceanothus	None/ None/ 1B.2/ Covered	Closed-cone coniferous forest, Chaparral/ perennial evergreen shrub/ Apr–June/ 770–2,475	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Ceanothus otayensis	Otay Mountain ceanothus	None/ None/ 1B.2/ None	Chaparral (metavolcanic or gabbroic)/ perennial evergreen shrub/ Jan–Apr/ 1,965–3,605	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Ceanothus verrucosus	wart-stemmed ceanothus	None/ None/ 2B.2/ Covered	Chaparral/ perennial evergreen shrub/ Dec–May/ 0–1,245	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.8 miles west of the project site within Deer Canyon Mitigation Land Bank (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Centromadia parryi ssp. *australis*	southern tarplant	None/ None/ 1B.1/ None	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools/ annual herb/ May–Nov/ 0–1,570	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Centromadia pungens ssp. *laevis*	smooth tarplant	None/ None/ 1B.1/ None	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland; alkaline/ annual herb/ Apr–Sep/ 0–2,095	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	None/ None/ 1B.1/ None	Coastal bluff scrub (sandy), Coastal dunes/ annual herb/ Jan–Aug/ 0–330	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Chamaebatia australis	southern mountain misery	None/ None/ 4.2/ None	Chaparral (gabbroic or metavolcanic)/ perennial evergreen shrub/ Nov–May/ 980–3,345	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. The closest known occurrence is approximately 2.3 miles north of the project site along the north facing slope of Black Mountain (CCH 2020).
Chloropyron maritimum ssp. *maritimum*	salt marsh bird's-beak	FE/ SE/ 1B.2/ Covered	Coastal dunes, Marshes and swamps (coastal salt)/ annual herb (hemiparasitic)/ May–Oct(Nov)/ 0–100	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Chorizanthe leptotheca	Peninsular spineflower	None/ None/ 4.2/ None	Chaparral, Coastal scrub, Lower montane coniferous forest; alluvial fan, granitic/ annual herb/ May–Aug/ 980–6,230	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020, CCH 2020).
Chorizanthe orcuttiana	Orcutt's spineflower	FE/ SE/ 1B.1/ None	Closed-cone coniferous forest, Chaparral (maritime), Coastal scrub; sandy openings/ annual herb/ Mar–May/ 5–410	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are west of the project site (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	None/ None/ 1B.2/ None	Chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools; often clay/ annual herb/ Apr–July/ 95–5,015	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site. The closest known CNDDB occurrence is approximately 2.4 miles northwest of the project site along mesa top on Black Mountain Road (CDFW 2020).
Cistanthe maritima	seaside cistanthe	None/ None/ 4.2/ None	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; sandy/ annual herb/ (Feb)Mar–June(Aug)/ 15–985	Not expected to occur. This species occurs closer to the immediate coastline and in sandy soils, which are absent from the project site (CCH 2020).
Clarkia delicata	delicate clarkia	None/ None/ 1B.2/ None	Chaparral, Cismontane woodland; often gabbroic/ annual herb/ Apr–June/ 770–3,280	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Clinopodium chandleri	San Miguel savory	None/ None/ 1B.2/ Covered	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland, Valley and foothill grassland; Rocky, gabbroic or metavolcanic/ perennial shrub/ Mar–July/ 390–3,525	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are over 7 miles east of the project site (CDFW 2020).
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	None/ None/ 1B.2/ None	Chaparral, Cismontane woodland/ perennial evergreen shrub/ Apr–June/ 95–2,590	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.4 miles east of the project site along Van Dam Peak (CDFW 2020).
Convolvulus simulans	small-flowered morning-glory	None/ None/ 4.2/ None	Chaparral (openings), Coastal scrub, Valley and foothill grassland; clay, serpentinite seeps/ annual herb/ Mar–July/ 95–2,425	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site; the closest known occurrence is approximately 2.8 miles east of the project site along South Poway Trail (CCH 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Corethrogyne filaginifolia var. *incana*	San Diego sand aster	None/ None/ 1B.1/ None	Coastal bluff scrub, Chaparral, Coastal scrub/ perennial herb/ June–Sep/ 5–375	Not expected to occur; species was not observed during focused rare plant surveys in 2021. The closest known CNDDB occurrence is approximately 1.0 mile south of the project site along the north side of Cypress Mountain and is from 2007 (CDFW 2020). However, this is a taxonomically difficult species and all SDNHM recent occurrences are along the coast between La Jolla and Cabrillo National Monument (SDNHM 2012). In addition, no sand aster species were observed during the 2019 reconnaissance survey.
Corethrogyne filaginifolia var. *linifolia*	Del Mar Mesa sand aster	None/ None/ 1B.1/ Covered	Coastal bluff scrub, Chaparral (maritime, openings), Coastal scrub; sandy/ perennial herb/ May,July,Aug,Sep/ 45–490	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are over 3 miles west of the project site (CDFW 2020). In addition, no sand aster species were observed during the 2019 reconnaissance survey.
Cylindropuntia californica var. *californica*	snake cholla	None/ None/ 1B.1/ Narrow Endemic	Chaparral, Coastal scrub/ perennial stem succulent/ Apr–May/ 95–490	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are south of Interstate 8 or west of Interstate 805 (CDFW 2020). In addition, this conspicuous species was not observed during the 2019 reconnaissance survey.
Dichondra occidentalis	western dichondra	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/ perennial rhizomatous herb/ (Jan)Mar–July/ 160–1,640	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known occurrence is approximately 1.5 miles south of the project site within Los Penasquitos Canyon (CDFW 2020).
Diplacus aridus	low bush monkeyflower	None/ None/ 4.3/ None	Chaparral (rocky), Sonoran desert scrub/ perennial evergreen shrub/ Apr–July/ 2,460–3,935	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	None/ None/ 1B.1/ None	Coastal bluff scrub, Chaparral, Coastal scrub, Valley and foothill grassland; rocky, often clay or serpentinite/ perennial herb/ Apr–June/ 15–1,475	Not expected to occur. Although these is suitable coastal sage scrub and clay soils on site, the project site is outside of the species' known geographic range. All records of this species occur closer to the coast (CDFW 2020).
Dudleya brevifolia	short-leaved dudleya	None/ SE/ 1B.1/ Narrow Endemic	Chaparral (maritime, openings), Coastal scrub; Torrey sandstone/ perennial herb/ Apr–May/ 95–820	Not expected to occur. Although these is suitable coastal sage scrub on site; no Torrey sandstone occurs on site. In addition, the project site is outside of the species' known geographic range. All records of this species occur closer to the coast (CDFW 2020).
Dudleya variegata	variegated dudleya	None/ None/ 1B.2/ Narrow Endemic	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; clay/ perennial herb/ Apr–June/ 5–1,900	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub with clay soils. The closest known CNDDB occurrence is approximately 2.8 miles northwest of the project site within Black Mountain Open Space Park (CDFW 2020).
Dudleya viscida	sticky dudleya	None/ None/ 1B.2/ Covered	Coastal bluff scrub, Chaparral, Cismontane woodland, Coastal scrub; rocky/ perennial herb/ May–June/ 30–1,800	Not expected to occur; species was not observed during focused rare plant surveys in 2021. The nearest CNDDB record is over 7 miles west of the project site and all other records are either on the coast or north of San Dieguito Reservoir (CDFW 2020).
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	None/ None/ 1B.1/ Covered	Chaparral, Coastal scrub; mesic/ perennial evergreen shrub/ (July)Sep–Nov/ 95–1,965	Not expected to occur. This conspicuous evergreen shrub was not observed during the 2019 reconnaissance survey. In addition, while the project site is within the species' overall geographic range, there are no known occurrences within 5 miles of the project site (CDFW 2020).
Eriodictyon sessilifolium	sessile-leaved yerba stanta	None/ None/ 2B.1/ None	Coastal scrub; volcanic/ perennial shrub/ July/ 555–560	Not expected to occur. This conspicuous perennial shrub was not observed during reconnaissance surveys in 2019. The closest known CNDDB occurrence is approximately 1.9 miles south of the project site in Mira Mesa (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Eryngium aristulatum var. *parishii*	San Diego button-celery	FE/ SE/ 1B.1/ Covered	Coastal scrub, Valley and foothill grassland, Vernal pools; mesic/ annual / perennial herb/ Apr–June/ 65–2,030	Not expected to occur. No vernal pools on site. The closest known CNDDB occurrence is approximately 2.0 miles southwest of the project site north of Los Penasquitos Canyon (CDFW 2020).
Erysimum ammophilum	sand-loving wallflower	None/ None/ 1B.2/ Covered	Chaparral (maritime), Coastal dunes, Coastal scrub; sandy, openings/ perennial herb/ Feb–June/ 0–195	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Erythranthe diffusa	Palomar monkeyflower	None/ None/ 4.3/ None	Chaparral, Lower montane coniferous forest; sandy or gravelly/ annual herb/ Apr–June/ 4,000–6,000	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).
Euphorbia misera	cliff spurge	None/ None/ 2B.2/ None	Coastal bluff scrub, Coastal scrub, Mojavean desert scrub; rocky/ perennial shrub/ Dec–Aug(Oct)/ 30–1,640	Not expected to occur. Although these is suitable coastal sage scrub on site, the project site is outside of the species' known geographic range. All records of this species are well south or west of the project site (CDFW 2020). In addition, this conspicuous shrub was not observed during the 2019 reconnaissance survey.
Ferocactus viridescens	San Diego barrel cactus	None/ None/ 2B.1/ Covered	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools/ perennial stem succulent/ May–June/ 5–1,475	Observed. This species was observed during rare plant surveys on the project site in 2021 This species was observed during vegetation mapping and general surveys in 2017 by Recon (Recon 2018).
Frankenia palmeri	Palmer's frankenia	None/ None/ 2B.1/ None	Coastal dunes, Marshes and swamps (coastal salt), Playas/ perennial herb/ May–July/ 0–35	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Geothallus tuberosus	Campbell's liverwort	None/ None/ 1B.1/ None	Coastal scrub (mesic), Vernal pools; soil/ ephemeral liverwort/ N.A./ 30–1,965	Not expected to occur; species was not observed during focused rare plant surveys in 2021. Suitable coastal sage scrub is present. The closest known CNDDB occurrence is approximately 1.0 mile south of the project site at the northern end of Kearny Mesa (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Githopsis diffusa ssp. *filicaulis*	Mission Canyon bluecup	None/ None/ 3.1/ None	Chaparral (mesic, disturbed areas)/ annual herb/ Apr–June/ 1,475–2,295	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).
Grindelia hallii	San Diego gumplant	None/ None/ 1B.2/ None	Chaparral, Lower montane coniferous forest, Meadows and seeps, Valley and foothill grassland/ perennial herb/ May–Oct/ 605–5,725	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Harpagonella palmeri	Palmer's grapplinghook	None/ None/ 4.2/ None	Chaparral, Coastal scrub, Valley and foothill grassland; Clay; open grassy areas within shrubland/ annual herb/ Mar–May/65–3,130	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site; the closest known occurrence is approximately 2.5 miles northwest of the project site along Black Mountain Road (CCH 2020).
Hazardia orcuttii	Orcutt's hazardia	None/ ST/ 1B.1/ None	Chaparral (maritime), Coastal scrub; often clay/ perennial evergreen shrub/ Aug–Oct/ 260–280	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Heterotheca sessiliflora ssp. *sessiliflora*	beach goldenaster	None/ None/ 1B.1/ None	Chaparral (coastal), Coastal dunes, Coastal scrub/ perennial herb/ Mar–Dec/ 0–4,015	Not expected to occur. Although there is suitable coastal scrub habitat present, this species occurs closer to the coast and there are no known occurrences within 5 miles of the project site (CDFW 2020).
Holocarpha virgata ssp. *elongata*	graceful tarplant	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/ annual herb/ May–Nov/ 195–3,605	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub habitat and the closest known occurrence is approximately 0.7 mile north of the project site along I-15 in Poway (CCH 2020).
Hordeum intercedens	vernal barley	None/ None/ 3.2/ None	Coastal dunes, Coastal scrub, Valley and foothill grassland (saline flats and depressions), Vernal pools/ annual herb/ Mar–June/ 15–3,280	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is coastal sage scrub on site, but no saline flats or depressions; the closest known occurrence is approximately 3.8 mile northwest of the project site within Roberts Ranch (CCH 2020).

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Horkelia truncata	Ramona horkelia	None/ None/ 1B.3/ None	Chaparral, Cismontane woodland; clay, gabbroic/ perennial herb/ May–June/ 1,310–4,265	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Isocoma menziesii var. *decumbens*	decumbent goldenbush	None/ None/ 1B.2/ None	Chaparral, Coastal scrub (sandy, often in disturbed areas)/ perennial shrub/ Apr–Nov/ 30–445	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known CNDDB occurrence is approximately 0.7 mile south of the project site within Los Penasquitos Canyon (CDFW 2020). However, this perennial shrub variety was not observed during the 2019 reconnaisance survey.
Iva hayesiana	San Diego marsh-elder	None/ None/ 2B.2/ None	Marshes and swamps, Playas/ perennial herb/ Apr–Oct/ 30–1,640	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 0.6 mile southeast of the project site along Penasquitos Creek (CDFW 2020).
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	None/ None/ 4.2/ None	Coastal dunes (mesic), Meadows and seeps (alkaline seeps), Marshes and swamps (coastal salt)/ perennial rhizomatous herb/ (Mar)May–June/ 5–2,950	Not expected to occur. No suitable vegetation present. The closest known occurrence is approximately 2.7 miles east of the project site near Kumeyaay Ipai Interpretive Center (CCH 2020).
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	None/ None/ 1B.1/ None	Marshes and swamps (coastal salt), Playas, Vernal pools/ annual herb/ Feb–June/ 0–4,000	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Lepechinia cardiophylla	heart-leaved pitcher sage	None/ None/ 1B.2/ Covered	Closed-cone coniferous forest, Chaparral, Cismontane woodland/ perennial shrub/ Apr–July/ 1,705–4,490	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	None/ None/ 4.3/ None	Chaparral, Coastal scrub/ annual herb/ Jan–July/ 0–2,900	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal scrub habitat and the closest known CNDDB occurrence is approximately 0.6 mile south of the project site along Penasquitos Creek (CDFW 2020).

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Leptosyne maritima	sea dahlia	None/ None/ 2B.2/ None	Coastal bluff scrub, Coastal scrub/ perennial herb/ Mar–May/ 15–490	Not expected to occur. Although there is suitable coastal scrub habitat present, this species occurs closer to the coast and there are no known occurrences within 5 miles of the project site (CDFW 2020).
Lycium californicum	California box-thorn	None/ None/ 4.2/ None	Coastal bluff scrub, Coastal scrub/ perennial shrub/ (Dec)Mar,June,July,Aug/ 15–490	Not expected to occur; species was not observed during focused rare plant surveys in 2021. This species occurs closer to the immediate coastline (CCH 2020).
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	None/ None/ 4.2/ None	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; clay/ annual herb/ Mar–May/ 45–3,510	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and clay soils on site; the closest known occurrence is approximately 2.8 miles west of the project site within Del Mar Mesa Preserve (CCH 2020).
Mobergia calculiformis	light gray lichen	None/ None/ 3/ None	Coastal scrub (?); On rocks/ crustose lichen (saxicolous)/ N.A./ 30–35	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	None/ None/ 1B.2/ Covered	Chaparral, Cismontane woodland/ perennial rhizomatous herb/ June–Aug/ 980–5,165	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Monardella viminea	willowy monardella	FE/ SE/ 1B.1/ Covered	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland; alluvial ephemeral washes/ perennial herb/ June–Aug/ 160–740	Not expected to occur. There are no suitable alluvial ephemeral washes present on site. The closest known CNDDB occurrence is approximately 3.2 miles east of the project site within McCoon's Ranch (CDFW 2020).
Myosurus minimus ssp. *apus*	little mousetail	None/ None/ 3.1/ None	Valley and foothill grassland, Vernal pools (alkaline)/ annual herb/ Mar–June/ 65–2,095	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 3.2 miles southwest of the project site along a mesa between Penasquitos and Deer Canyons (CDFW 2020).
Navarretia fossalis	spreading navarretia	FT/ None/ 1B.1/ Narrow Endemic	Chenopod scrub, Marshes and swamps (assorted shallow freshwater), Playas, Vernal pools/ annual herb/ Apr–June/ 95–2,145	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.4 miles west of the project site within Del Mar Mesa vernal pools (CDFW 2020).

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Navarretia prostrata	prostrate vernal pool navarretia	None/ None/ 1B.2/ None	Coastal scrub, Meadows and seeps, Valley and foothill grassland (alkaline), Vernal pools; Mesic/ annual herb/ Apr–July/ 5–3,965	Not expected to occur. No vernal pools on site and there are no known occurrences within 5 miles of the project site (CDFW 2020).
Nemacaulis denudata var. *denudata*	coast woolly-heads	None/ None/ 1B.2/ None	Coastal dunes/ annual herb/ Apr–Sep/ 0–330	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Ophioglossum californicum	California adder's-tongue	None/ None/ 4.2/ None	Chaparral, Valley and foothill grassland, Vernal pools (margins); mesic/ perennial rhizomatous herb/ (Dec)Jan–June/ 195–1,720	Not expected to occur. No suitable vegetation present. The closest known occurrence is approximately 2.3 miles south of the project site in Kearny Mesa along Highway 395 (CCH 2020).
Orcuttia californica	California Orcutt grass	FE/ SE/ 1B.1/ Narrow Endemic	Vernal pools/ annual herb/ Apr–Aug/ 45–2,165	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Orobanche parishii ssp. *brachyloba*	short-lobed broomrape	None/ None/ 4.2/ None	Coastal bluff scrub, Coastal dunes, Coastal scrub; sandy/ perennial herb (parasitic)/ Apr–Oct/ 5–1,000	Not expected to occur. This species only occurs along the immediate coastline in San Diego County (CCH 2020).
Packera ganderi	Gander's ragwort	None/ SR/ 1B.2/ Covered	Chaparral (burns, gabbroic outcrops)/ perennial herb/ Apr–June/ 1,310–3,935	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland, Valley and foothill grassland/ annual herb/ Mar–July/ 260–6,065	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known occurrence is approximately 2.7 miles west of the project site within Del Mar Mesa Preserve (CCH 2020).

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Phacelia ramosissima var. *austrolitoralis*	south coast branching phacelia	None/ None/ 3.2/ None	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt); sandy, sometimes rocky/ perennial herb/ Mar–Aug/ 15–985	Not expected to occur. This species only occurs along the immediate coastline in San Diego County (CCH 2020).
Phacelia stellaris	Brand's star phacelia	None/ None/ 1B.1/ None	Coastal dunes, Coastal scrub/ annual herb/ Mar–June/ 0–1,310	Not expected to occur. Although there is suitable coastal scrub habitat present, this species occurs closer to the coast and there are no known occurrences within 5 miles of the project site (CDFW 2020).
Pinus torreyana ssp. *torreyana*	Torrey pine	None/ None/ 1B.2/ Covered	Closed-cone coniferous forest, Chaparral; Sandstone/ perennial evergreen tree/ N.A./ 95–525	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Piperia cooperi	chaparral rein orchid	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Valley and foothill grassland/ perennial herb/ Mar–June/ 45–5,200	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020, CCH 2020).
Pogogyne abramsii	San Diego mesa mint	FE/ SE/ 1B.1/ Narrow Endemic	Vernal pools/ annual herb/ Mar–July/ 295–655	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 1.8 miles southwest of the project site north of Los Penasquitos Canyon (CDFW 2020).
Pogogyne nudiuscula	Otay Mesa mint	FE/ SE/ 1B.1/ Narrow Endemic	Vernal pools/ annual herb/ May–July/ 295–820	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Polygala cornuta var. *fishiae*	Fish's milkwort	None/ None/ 4.3/ None	Chaparral, Cismontane woodland, Riparian woodland/ perennial deciduous shrub/ May–Aug/ 325–3,280	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020, CCH 2020).
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/ None/ 2B.2/ None	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; sandy, gravelly/ perennial herb/ (July)Aug–Nov(Dec)/ 0–6,885	Not expected to occur; species was not observed during focused rare plant surveys in 2021. Although within its overall geographic range, there are no known occurrences within 5 miles of the project site (CDFW 2020). In addition, this conspicuous perennial herb was not observed during the 2019 reconnaissance survey.

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Quercus cedrosensis	Cedros Island oak	None/ None/ 2B.2/ None	Closed-cone coniferous forest, Chaparral, Coastal scrub/ perennial evergreen tree/ Apr–May/ 835–3,145	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Quercus dumosa	Nuttall's scrub oak	None/ None/ 1B.1/ None	Closed-cone coniferous forest, Chaparral, Coastal scrub; sandy, clay loam/ perennial evergreen shrub/ Feb–Apr(May–Aug)/ 45–1,310	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub habitat and the closest known CNDDB occurrence is approximately 1.9 miles east of the project site along the western side of Beeler Canyon (CDFW 2020). However, this conspicuous evergreen shrub was not observed during the 2019 reconnaissance survey.
Quercus engelmannii	Engelmann oak	None/ None/ 4.2/ None	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/ perennial deciduous tree/ Mar–June/ 160–4,265	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020, CCH 2020).
Salvia munzii	Munz's sage	None/ None/ 2B.2/ None	Chaparral, Coastal scrub/ perennial evergreen shrub/ Feb–Apr/ 375–3,490	Not expected to occur. Although there is suitable coastal sage scrub habitat, there are no known occurrences within 5 miles of the project site and all occurrences are south of Miramar with the exception of one record that notes it was possibly escaped from a restoration site (CDFW 2020). In addition, this conspicuous evergreen shrub was not observed during the 2019 reconnaissance survey.
Selaginella cinerascens	ashy spike-moss	None/ None/ 4.1/ None	Chaparral, Coastal scrub/ perennial rhizomatous herb/ N.A./ 65–2,095	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub and the closest known occurrence is approximately 1.9 miles northwest of the project site along Black Mountain (CCH 2020).
Senecio aphanactis	chaparral ragwort	None/ None/ 2B.2/ None	Chaparral, Cismontane woodland, Coastal scrub; sometimes alkaline/ annual herb/ Jan–Apr(May)/ 45–2,620	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal scrub habitat present. The closest known CNDDB occurrence is approximately 4.0 miles southwest of the project site within Del Mar Mesa Preserve (CDFW 2020).

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Sidalcea neomexicana	salt spring checkerbloom	None/ None/ 2B.2/ None	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas; alkaline, mesic/ perennial herb/ Mar–June/ 45–5,015	Not expected to occur; species was not observed during focused rare plant surveys in 2021. While coastal sage scrub occurs on site, it is not alkaline. In addition, while within the species' general geographic distribution, there are no known occurrences within 5 miles of the project site (CDFW 2020).
Solanum xanti	Purple nightshade	None/ None/ None/ Covered	Coastal scrub, chaparral, cismontane woodland, lower montane coniferous forest/ perennial herb / perennial shrub/ June–July/ 0–8,855	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal scrub habitat and this species occurs throughout most of San Diego County (CCH 2020).
Sphaerocarpos drewei	bottle liverwort	None/ None/ 1B.1/ None	Chaparral, Coastal scrub; openings, soil/ ephemeral liverwort/ N.A./ 295–1,965	Not expected to occur; species was not observed during focused rare plant surveys in 2021. There is suitable coastal sage scrub present. There are no known occurrences within 5 miles of the project site, but there are few records of this species so its geographic distribution is poorly defined (CDFW 2020).
Stemodia durantifolia	purple stemodia	None/ None/ 2B.1/ None	Sonoran desert scrub (often mesic, sandy)/ perennial herb/ (Jan)Apr,June,Aug,Sep,Oct,Dec/ 590–985	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 4.7 miles south of the project site within San Clemente Canyon (CDFW 2020).
Stipa diegoensis	San Diego County needle grass	None/ None/ 4.2/ None	Chaparral, Coastal scrub; rocky, often mesic/ perennial herb/ Feb–June/ 30–2,620	Not expected to occur. This species is only recorded south of State Route 52 in San Diego County (CCH 2020).
Stylocline citroleum	oil neststraw	None/ None/ 1B.1/ None	Chenopod scrub, Coastal scrub, Valley and foothill grassland; clay/ annual herb/ Mar–Apr/ 160–1,310	Not expected to occur. There is only a single historical record of this species in San Diego County (CDFW 2020).
Suaeda esteroa	estuary seablite	None/ None/ 1B.2/ None	Marshes and swamps (coastal salt)/ perennial herb/ (May)July–Oct(Jan)/ 0–15	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).

Scientific Name	Common Name	Status (Federal/ State/ CRPR/ City of San Diego MSCP)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
Suaeda taxifolia	woolly seablite	None/ None/ 4.2/ None	Coastal bluff scrub, Coastal dunes, Marshes and swamps (margins of coastal salt)/ perennial evergreen shrub/ Jan–Dec/ 0–165	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020; CCH 2020).
Tetracoccus dioicus	Parry's tetracoccus	None/ None/ 1B.2/ Covered	Chaparral, Coastal scrub/ perennial deciduous shrub/ Apr–May/ 540–3,280	Not expected to occur. Although there is suitable coastal sage scrub habitat present, there are no known occurrences within 5 miles of the project site (CDFW 2020). In addition, this perennial shrub was not observed during the 2019 reconnaissance survey.
Texosporium sancti-jacobi	woven-spored lichen	None/ None/ 3/ None	Chaparral (openings); On soil, small mammal pellets, dead twigs, and on Selaginella spp/ crustose lichen (terricolous)/ N.A./ 195–2,165	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 4.5 miles southwest of the project site within Del Mar Mesa along the north side of Los Penasquitos Canyon (CDFW 2020).
Triquetrella californica	coastal triquetrella	None/ None/ 1B.2/ None	Coastal bluff scrub, Coastal scrub; soil/ moss/ N.A./ 30–330	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Viguiera laciniata	San Diego County viguiera	None/ None/ 4.3/ None	Chaparral, Coastal scrub/ perennial shrub/ Feb–June(Aug)/ 195–2,460	Observed. This species was observed during rare plant surveys on the project site in 2021.
Xanthisma junceum	rush-like bristleweed	None/ None/ 4.3/ None	Chaparral, Coastal scrub/ perennial herb/ May–Jan/ 785–3,280	Not expected to occur. The site is outside of the species' known elevation range. There are no known occurrences within 5 miles of the project site (CDFW 2020, CCH 2020).

Status Legend:
FE: Federally listed as endangered
FT: Federally listed as threatened
FC: Federal Candidate for listing
DL: Delisted
SE: State listed as endangered
ST: State listed as threatened
SC: State Candidate for listing
SR: State Rare

CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3: Review List: Plants about which more information is needed
CRPR 4: Watch List: Plants of limited distribution
.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 Moderately threatened in California (20-80% occurrences threatened / moderate degree and immediacy of threat)
.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)
City of San Diego MSCP: Status under the City of San Diego MSCP (either as a Covered Species or more specifically a Narrow Endemic species).

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Appendix D

Sensitive Wildlife Species Potentially Occurring within the Paseo Montril Development Project Area

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Amphibians				
Anaxyrus californicus	arroyo toad	FE/SSC/Covered	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering	Low potential occur. No suitable sandy soils and typical stream terraces required for this species. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Spea hammondii	western spadefoot	None/SSC/Covered	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture	Low potential to occur. No suitable ephemeral wetlands that persist at least 3 weeks. The closest known CNDDB occurrence is approximately 0.8 miles east of the project site within Sabre Springs North Open Space west of Van Dam Peak (CDFW 2020).
Reptiles				
Actinemys marmorata	northwestern pond turtle	None/SSC/Covered	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. No ponds, small lakes, reservoirs or slow moving permanent or intermittent streams that would qualify as habitat with basking sites. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Actinemys pallida	southwestern pond turtle	None/SSC/Covered	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. This species is not known to occur within the vicinity (CDFW 2020).
Anniella stebbinsi	southern California legless lizard	None/SSC/None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated	Moderate potential to occur. There is suitable scrub habitat, and leaf litter. Southern California legless lizard can be found in leaf litter and loamy, sandy or loose soils. Some moisture is needed for this species and a tributary is present

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
			with sparse vegetation and moist sandy or loose, loamy soils	onsite. Typically, it is hard to see a southern California legless lizard on a reconnaissance study because they burrow into the soil and live underground or deeper in leaf litter. There are documented occurrences less than 5 miles from the site and an abundance of occurrences near Lake Hodges approximately 6.5 miles from the site (Inaturalist 2020). Ground disturbance will move legless lizards to the soil surface.
Arizona elegans occidentalis	California glossy snake	None/SSC/None	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Low potential to occur. California glossy snake prefers open habitat (Calherps 2020). The site consists mostly of dense coastal sage scrub habitat. Suitable open sandy areas with scattered brush on site are limited. The closest known CNDDB occurrence is approximately 2.6 miles east of the project site in Poway (CDFW 2020). In general, documented occurrences have been recorded east of Santee, CA and east of Poway, CA (Inaturalist 2020).
Aspidoscelis hyperythra	orange-throated whiptail	None/WL/Covered	Low-elevation coastal scrub, chaparral, and valley–foothill hardwood	High potential to occur. Coastal brushy habitat with loose soils is preferred for orange-throated whiptail (Calherps 2020). There is suitable coastal scrub habitat present. In addition, a tributary runs next to the site creating habitat for small invertebrates which the orange throated whiptail will feed on. Documented points of orange-throated whiptail occur in all directions of the site (Inaturalist 2020). CNDDB occurrences are documented 0.5 mile south of the project site within open space south of Poway Road (CDFW 2020).
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC/None	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	Moderate potential to occur. San Diegan tiger whiptail can be found in a variety of vegetation but is more likely to be found in sparse open

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				vegetation (Calherps 2020).The site consists of dense CSS in many portions but does have some openings. Documented locations do occur near the site because of the amount of surrounding open space. On the other side of Rancho Penasquitos Blvd. San Diegan tiger whiptail is documented a short distance away (Inaturalist 2020).
Coleonyx variegatus abbotti	San Diego banded gecko	None/SSC/None	Rocky areas within coastal scrub and chaparral	Low potential to occur. San Diego banded gecko prefers rocky coastal sage scrub (Calherps 2020). The site has limited rocky areas and consists of generally dense coastal sage scrub. Documented occurrences are within 5 miles of the site (Inaturalist 2020).
Crotalus ruber	red diamondback rattlesnake	None/SSC/None	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Moderate potential to occur. There is suitable coastal scrub habitat present. The site has numerous woodrat middens providing an abundance of prey for the red diamondback rattlesnake. A CNDDB occurrence is approximately 1.8 miles east of the project site southwest of Pomerado Road (CDFW 2020). A documented occurrence approximately 200 meters from the site was recorded 6/26/19 (Inaturalist 2020).
Diadophis punctatus similis	San Diego ringneck snake	None/None/None	Moist habitats including wet meadows, rocky hillsides, gardens, farmland grassland, chaparral, mixed-conifer forest, and woodland habitats	Low potential to occur. San Diego ringneck snake prefers moist habitats like farms, wet meadows, gardens, moist grasslands but can be found in scrublands (Calherps 2020). The site has a tributary running along the northern side outside the project boundary. The closest known CNDDB occurrence is approximately 2.9 miles northwest of the project site east side of Black Mountain Road (CDFW 2020). Closer occurrences are documented on Inaturalist (Inaturalist 2020).

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Phrynosoma blainvillii	Blainville's horned lizard	None/SSC/Covered	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Moderate potential to occur. There is suitable coastal scrub and sandy soil present. The site does have some openings. The closest known CNDDB occurrence is approximately 1.3 miles east of the project site along the eastern slope of Van Dam Mountain (CDFW 2020). Documented occurrences are found across the freeway in the same habitat (Inaturalist 2020). In addition, small invertebrates are present onsite providing food needed for Blainville's horned lizard. Harvester ants are preferred diet (Calherps 2020). Harvester ants were not observed during the initial reconnnissance study but may be present. Further investigation will be done during rare plant surveys.
Plestiodon skiltonianus interparietalis	Coronado skink	None/WL/None	Woodlands, grasslands, pine forests, and chaparral; rocky areas near water	Moderate potential to occur. Prefers rocky areas near streams (Calherps 2020). A tributary occurs north of the site outside the boundary so Coronado skink is likely to be found closer to the tributary and may congregate in that area. The closest known CNDDB occurrence is approximately 1.9 miles southwest of the project site within Penasquitos Canyon Park (CDFW 2020). However, Coronado skink documented sightings occur in all directions of the site. The closest location is northwest of the site just off the 56 (Inaturalist 2020).
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC/None	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	Moderate potential to occur. Coast patch-nosed snakes are found in semi-arid brushy habitat (Calherps 2020). There is suitable shrubby vegetation present but few mammal burrows were noted in the reconnaissance study. Documented occurrences have been found close to the site in both the northwestern direction and

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				northeastern directions of the site recently (Inaturalist 2020).
Thamnophis hammondii	two-striped gartersnake	None/SSC/None	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	Low potential to occur onsite. Two-striped gartersnakes are generally associated with a water source (Calherps 2020). A tributary occurs north of the project boundary where there is higher potential for two-striped gartersnake. There are no known occurrences within 5 miles of the project site per the CNDDB (CDFW 2020). However, Inaturalist occurrences have documented two-striped gartersnake in all directions of the site. Most of the documented photos are in or near ponds, creeks and streams (Inaturalist 2020).
Birds				
Accipiter cooperii (nesting)	Cooper's hawk	None/WL/Covered	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water	Low potential nest because the site generally consists of dense coastal sage scrub; high potential to forage in coastal scrub habitat especially because of the number of woodrat middens onsite. No suitable nesting vegetation present. The closest CNDDB occurrence is approximately 3.0 miles south of the project site within Scripps-Miramar Ranch Open Space (CDFW 2020). Numerous observations have been documented in Inaturalist in all directions of the site (Inaturalist 2020).
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, ST/Covered	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture	Not expected to occur. Breeding tricolored blackbirds require freshwater with wetland or riparian vegetation that may be flooded or protected by dense spiny vegetation (Birds of North America 2020). No suitable vegetation present. The closest known CNDDB occurrence is approximately 3.9 miles north of the project site within the valley of Escondido near the San Diego River (CDFW 2020).

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL/Covered	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches	Low potential to nest; moderate potential to forage. There is suitable coastal scrub habitat, however the site is surrounded by development and is fragmented. The closest known CNDDB occurrence is approximately 0.5 mile south of the project site within open space south of Poway Road (CDFW 2020).
Ammodramus savannarum (nesting)	grasshopper sparrow	None/SSC/Covered	Nests and forages in moderately open grassland with tall forbs or scattered shrubs used for perches	Not expected to occur. No suitable vegetation present. The site generally consists of dense coastal sage scrub. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Aquila chrysaetos (nesting and wintering)	golden eagle	BCC/FP, WL/Covered	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Artemisiospiza belli belli	Bell's sage sparrow	BCC/WL/Covered	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in more dense patches but uses more open habitat in winter	Low potential to occur. Generally, Bell's sage sparrow utilzes somewhat open habitat (Birds of North America 2020). Onsite the habitat is uniquely dense with few openings. The closest known CNDDB occurrence is approximately 4.4 miles southwest of the project site north of Penasquitos Creek (CDFW 2020). Inaturalist does not have any observations near the site (Inaturalist 2020).
Athene cunicularia (burrow sites and some wintering sites)	burrowing owl	BCC/SSC/Covered	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	Low potential to occur. Few burrows were observed during the reconnaissance survey and the majority of the coastal sage scrub is dense. No grassland or agriculture is present. Few areas of open scrub are present. The closest known CNDDB occurrence is

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				approximately 4.9 miles west of the project site on the south side of Black Mountain Road within disturbed ruderal grassland (CDFW 2020). The most recent nearby documented occurrences are east of HWY 67 where large patches of grassland occur (Inaturalist 2020).
Buteo swainsoni (nesting)	Swainson's hawk	BCC/ST/None	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture	Low potential to occur. Typically, Swainson's hawk is more likely to be found in grass dominated vegetation, sparse shrublands, or open woodlands (Birds of North America 2020). In addition, Swainson's hawk is attracted to agricultural areas especially with row and grain crops (Swainson's hawk will nest in scattered trees with in the grassland or cropland habitat (Birds of North America 2020). The site does not have any grassland or open land good typical for foraging or for breeding. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Campylorhynchus brunneicapillus sandiegensis (San Diego and Orange Counties only)	coastal cactus wren	BCC/SSC/Covered	Southern cactus scrub patches	Not expected to occur. Coastal cactus wren utilizes dense stands or cactus (Birds of North America 2020). Very few cactus were observed onsite. The closest known CNDDB occurrence is approximately 2.7 miles northeast of the project site west of La Manda Road (CDFW 2020).
Charadrius alexandrinus nivosus (nesting)	western snowy plover	FT, BCC/SSC/Covered	On coasts nests on sandy marine and estuarine shores; in the interior nests on sandy, barren or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds	Not expected to occur. Western snowy plover nest on the ground in coastal sandy beaches, islands, saline lakes and river bars (Birds of North America 2020). The site does not consist of this habitat. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Circus hudsonius (nesting)	northern harrier	None/SSC/Covered	Nests in open wetlands (marshy meadows, wet lightly-grazed pastures, old fields, freshwater	Low potential for nesting. Northern harrier is found in open wetlands, marshy meadows, wet lightly grazed fields and pastures, brackish

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
			and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats	marshes, prairies, mesic grasslands, croplands within the breeding range (Birds of North America 2020). The habitat onsite does not consist of any grasslands or wet marshy area. The site consists of dense coastal sage scrub.
Coccyzus americanus occidentalis (nesting)	western yellow-billed cuckoo	FT, BCC/SE/None	Nests in dense, wide riparian woodlands and forest with well-developed understories	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. The site does not consists of any dense riparian woodlands. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Coturnicops noveboracensis	yellow rail	BCC/SSC/None	Nesting requires wet marsh/sedge meadows or coastal marshes with wet soil and shallow, standing water	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Elanus leucurus (nesting)	white-tailed kite	None/FP/None	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	Not expected to occur. No suitable vegetation present. White tailed kite uses low elevation grassland, agricultural areas, wetlands, oak woodland and savannah habitats (Birds of North America 2020).The closest known CNDDB occurrence is approximately 3.2 miles southwest of the project site in Los Penasquitos Canyon Preserve (CDFW 2020).
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FE/SE/Covered	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration	Not expected to occur. No suitable vegetation present. Southwestern willow flycatcher is restricted to areas with standing or running water and dense willow thickets (Birds or North America 2020). There are no known occurrences within 5 miles of the project site (CDFW 2020).
Eremophila alpestris actia	California horned lark	None/WL/None	Nests and forages in grasslands, disturbed lands, agriculture, and beaches; nests in alpine fell fields of the Sierra Nevada	Low potential to occur. The closest known CNDDB occurrence is 3.8 miles west of the project site along Santa Monica Ridge (CDFW 2020). The site consists of dense coastal sage scrub with few openings.

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Falco mexicanus (nesting)	prairie falcon	BCC/WL/None	Forages in grassland, savanna, rangeland, agriculture, desert scrub, alpine meadows; nest on cliffs or bluffs	Not expected to nest. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020). Prairie falcon requires open habitat within the breeding range for foraging which is usually dominated by grassland (Birds of North America 2020). In addition, most observations are in valleys and grasslands without San Diego county. Numerous observations have been made within the Ramona grasslands and near San Pasqual Valley (Inaturalist 2020). The site consists of dense coastal sage scrub.
Falco peregrinus anatum (nesting)	American peregrine falcon	FDL, BCC/FP, SDL/Covered	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present	Not expected to occur. This species is not known to occur within the vicinity (CDFW 2020). American peregrine falcon require open habitat within breeding range for foraging (Birds of North America 2020). Within San Diego county, nearest the site, many observations occur near in the Ramona Grasslands and near Lake Hodges in open habitat (Inaturalist 2020).
Icteria virens (nesting)	yellow-breasted chat	None/SSC/Covered	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is 4.4 miles north of the project site east of 4-S Ranch (CDFW 2020).
Ixobrychus exilis (nesting)	least bittern	BCC/SSC/None	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Laterallus jamaicensis coturniculus	California black rail	BCC/FP, ST/None	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Pandion haliaetus (nesting)	osprey	None/WL/Covered	Large waters (lakes, reservoirs, rivers) supporting fish; usually near forest habitats, but widely observed along the coast	Not expected to occur. This species is not known to occur within the vicinity (CDFW 2020). Osprey will nest in a variety of habitats near water but common denominators are short distance (10-20 km) to nest and adequate supply of fish (Birds of North America 2020).
Passerculus sandwichensis beldingi	Belding's savannah sparrow	None/SE/Covered	Nests and forages in coastal saltmarsh dominated by pickleweed (Salicornia spp.)	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Passerculus sandwichensis rostratus (wintering)	large-billed savannah sparrow	None/SSC/Covered	Nests and forages in open, low saltmarsh vegetation, including low halophytic scrub	Not expected to occur. This species is not known to occur within the vicinity (CDFW 2020). Within the overwintering range large-billed savannah sparrow uses coastal dune grasses and salt marshes (Birds of North America 2020).
Pelecanus occidentalis californicus (nesting colonies and communal roosts)	California brown pelican	FDL/FP, SDL/Covered	Forages in warm coastal marine and estuarine environments; in California, nests on dry, rocky offshore islands	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. This species is not known to occur within the vicinity (CDFW 2020).
Plegadis chihi (nesting colony)	white-faced ibis	None/WL/Covered	Nests in shallow marshes with areas of emergent vegetation; winter foraging in shallow lacustrine waters, flooded agricultural fields, muddy ground of wet meadows, marshes, ponds, lakes, rivers, flooded fields, and estuaries	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. White-faced ibis uses shallow marshes and emergent coastal vegetation (Birds of North America 2020).
Polioptila californica californica	coastal California gnatcatcher	FT/SSC/Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of	Present. One pair was observed within coastal sage scrub and one male was observed outside the project boundary near the northeastern corner during vegetation mapping and general surveys in 2017 by Recon (Recon 2018). Dudek observed at least 1 pair and heard coastal California gnatcatchers throughout the

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
			nesting at less than 1,000 feet above mean sea level	reconnaissance survey on 1/23/2020 and during the jurisdictional delineation on 1/24/2020.
Pyrocephalus rubinus (nesting)	vermilion flycatcher	None/SSC/None	Nests in riparian woodlands, riparian scrub, and freshwater marshes; typical desert riparian with cottonwood, willow, mesquite adjacent to irrigated fields, ditches, or pastures	Not expected to occur. There is no suitable vegetation present. Vermilion flycatcher is associated with water. Typically riparian woodlands, cultivated lands, parks, golfcourses, farmlands are habitat within the breeding range (Birds of North America 2020).There are no known occurrences within 5 miles of the project site (CDFW 2020).
Rallus obsoletus levipes	Ridgway's rail	FE/SE, FP/Covered	Coastal wetlands, brackish areas, coastal saline emergent wetlands	Not expected to occur. No suitable vegetation present. No marsh habitat is present within the site or near the site. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Setophaga petechia (nesting)	yellow warbler	BCC/SSC/None	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats	Not expected to occur. No suitable vegetation present. Yellow warbler breeds in wet willow thickets and in disturbed successional wet riparian habitats (Birds or North America 2020). There are no known occurrences within 5 miles of the project site (CDFW 2020).
Sialia mexicana	western bluebird	None/None/Covered	Nests in old-growth red fir, mixed-conifer, and lodegpole pine habitats near wet meadows used for foraging. Also nests in urban areas with mature trees.	Present. Dudek observed four individuals during reconnaissance surveys on 1/23/2020. Numerous documented locations occur around the site in all directions (Inaturalist 2020). Western bluebird has potential to nest on site.
Sternula antillarum browni (nesting colony)	California least tern	FE/FP, SE/Covered	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats	Not expected to occur. The site is outside of the species' known geographic range and there is no suitable vegetation present. California least tern usually forms colonies on bare or sparsely vegetated sand or mudflats along a coast or river (Birds of North America 2020). There are no

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				known occurrences within 5 miles of the project site (CDFW 2020).
Thalasseus elegans (nesting colony)	elegant tern	None/WL/Covered	Inshore coastal waters, bays, estuaries, and harbors; forages over open water	Not expected to occur. The site is outside of the species' known geographic range. Elegant tern is found inshore coastal waters, bays, harbors, lagoons and estuaries; rarely inland (Birds of North America 2020). This species is not known to occur within the vicinity (CDFW 2020).
Vireo bellii pusillus (nesting)	least Bell's vireo	FE/SE/Covered	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	Not expected to occur. No suitable vegetation present. Riparian habitat and riparian thickets are the habitat for least Bell's Vireo (Birds of North America 2020). No riparian vegetation is present. The tributary north of the buffer does not consist of any riparian vegetation. The edges are coastal sage scrub and some non-native pepper trees occur within the tributary. The closest known CNDDB occurrence is approximately 1.6 miles southwest of the project site along Los Penasquitos Creek (CDFW 2020).
Mammals				
Antrozous pallidus	pallid bat	None/SSC/None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees	Not expected to roost; low potential to occur. There is suitable shrubland for foraging, however there are no rocky outcrops suitable for roosting. There are no known CNDDB occurrences within 5 miles of the project site (CDFW 2020). Documented locations occur east of Valley Center CA and east of Lakeside CA (Inaturalist 2020).
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/SSC/None	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level	Low potential to occur. Dulzura pocket mouse utilizes open habitat. The site consists of mostly dense coastal sage scrub. In addition, pocket mice forage on seeds of grasses. The site has few grasses and no grasslands. Within the coastal sage scrub few annual grasses are

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				present and in areas of disturbed coastal sage scrub, black mustard is the common non-native. Pocket mice utilize burrows. Midden which is present onsite.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/SSC/Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland	Moderate potential to occur. There is suitable coastal scrub habitat present. However, there are no known occurrences within 5 miles of the project site (CDFW 2020).
Choeronycteris mexicana	Mexican long-tongued bat	None/SSC/None	Desert and montane riparian, desert succulent scrub, desert scrub, and pinyon–juniper woodland; roosts in caves, mines, and buildings	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.6 miles east of the project site mapped in the general vicinity of Poway in 1981 (CDFW 2020).
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC/None	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Dipodomys stephensi	Stephens' kangaroo rat	FE/ST/Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas	Low potential to occur. Although there is suitable coastal scrub habitat present, the project site is adjacent to the known distribution range (Zeiner et al. 1988-1990). Additionally, there are no known occurrences within 5 miles of the project site (CDFW 2020).
Euderma maculatum	spotted bat	None/SSC/None	Foothills, mountains, desert regions of southern California, including arid deserts, grasslands, and mixed-conifer forests; roosts in rock crevices and cliffs; feeds over water and along washes	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Eumops perotis californicus	western mastiff bat	None/SSC/None	Chaparral, coastal and desert scrub, coniferous and deciduous	Not expected to roost; Low potential to occur. There is suitable coastal scrub foraging habitat,

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			forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	however there are no woodlands, rocky canyons or cliffs suitable for roosting. The closest known CNDDB occurrence is 3.1 miles north of the project site along Lusardi Creek (CDFW 2020).
Lasionycteris noctivagans	silver-haired bat	None/None/None	Old-growth forest, maternity roosts in trees, large snags 50 feet aboveground; hibernates in hollow trees, rock crevices, buildings, mines, caves, and under sloughing bark; forages in or near coniferous or mixed deciduous forest, stream or river drainages	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Lasiurus blossevillii	western red bat	None/SSC/None	Forest, woodland, riparian, mesquite bosque, and orchards, including fig, apricot, peach, pear, almond, walnut, and orange; roosts in tree canopy	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 4.4 miles southwest of the project site along Los Penasquitos Creek (CDFW 2020).
Lasiurus cinereus	hoary bat	None/None/None	Forest, woodland riparian, and wetland habitats; also juniper scrub, riparian forest, and desert scrub in arid areas; roosts in tree foliage and sometimes cavities, such as woodpecker holes	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 4.4 miles southwest of the project site along Los Penasquitos Creek (CDFW 2020).
Lasiurus xanthinus	western yellow bat	None/SSC/None	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts in riparian and palms	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.6 miles east of the project site mapped in the general vicinity of Poway in 1989 (CDFW 2020).
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/SSC/Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands	Low potential to occur. San Diego black tailed jackrabbit needs open habitat (San Diego Mammal Atlas 2017). Suitable coastal scrub is present, however the site is densely vegetated and there is a lack of open space suitable for this species. The closest known CNDDB

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				occurrence is approximately 1.1 miles south of the project site near the San Diego aqueduct (CDFW 2020).
Myotis ciliolabrum	western small-footed myotis	None/None/None	Arid woodlands and shrublands, but near water; roosts in caves, crevices, mines, abandoned buildings	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Myotis evotis	long-eared myotis	None/None/None	Brush, woodland, and forest habitats from sea level to 9,000 feet above MSL; prefers coniferous habitats; forages along habitat edges, in open habitats, and over water; roosts in buildings, crevices, under bark, and snags; uses caves as night roosts	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Myotis yumanensis	Yuma myotis	None/None/None	Riparian, arid scrublands and deserts, and forests associated with water (streams, rivers, tinajas); roosts in bridges, buildings, cliff crevices, caves, mines, and trees	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 3.2 miles north of the project site along Lusardi Creek (CDFW 2020).
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC/None	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	High potential to occur. San Diego desert woodrat middens were observed during vegetation mapping and general surveys in 2017 by Recon throughout the site (Recon 2018). The closest known CNDDB occurrence is approximately 4.2 miles north of the project site within Rancho Bernardo (CDFW 2020).
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC/None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings	Not expected to occur. No suitable vegetation present. The closest known CNDDB occurrence is approximately 2.6 miles east of the project site mapped in the general vicinity of Poway in 1986 (CDFW 2020).

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
Nyctinomops macrotis	big free-tailed bat	None/SSC/None	Rocky areas; roosts in caves, holes in trees, buildings, and crevices on cliffs and rocky outcrops; forages over water	Not expected to occur. No suitable vegetation present. The closets known CNDDB occurrence is 2.5 miles north and 2.6 miles southwest of the project site with Penasquitos Ranch and along Lusardi Creek, respectively (CDFW 2020).
Odocoileus hemionus	mule deer	None/None/Covered	Coastal sage scrub, chaparral, riparian, woodlands, and forest; often browses in open area adjacent to cover throughout California, except deserts and intensely farmed areas	Low potential to occur. There is suitable coastal scrub habitat present. Numerous occurrences have been documented south of the site (Inaturalist 2020). However, the site is surrounded by development that is not preferred by this species and access to the site for mule deer is limited.
Perognathus longimembris internationalis	Jacumba pocket mouse	None/SSC/Covered	Desert scrub and sparse sage scrub in areas with fine sandy soils	Not expected to occur. This species is not known to occur within the vicinity (CDFW 2020).
Perognathus longimembris pacificus	Pacific pocket mouse	FE/SSC/None	fine-grained sandy substrates in open coastal strand, coastal dunes, and river alluvium	Low potential to occur. There is no suitable open coastal strand or dunes present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Puma concolor	cougar	None/None/Covered	Scrubs, chaparral, riparian, woodland, and forest; rests in rocky areas and on cliffs and ledges that provide cover; most abundant in riparian areas and brushy stages of most habitats throughout California, except deserts	Not expected to occur. This species prefers large uninhabited land and this site is surrounded by development. This species is not known to occur within the vicinity (CDFW 2020).
Taxidea taxus	American badger	None/SSC/None	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Low potential to occur. There is suitable coastal scrub habitat present, however there are no open areas on site and the site is surrounded by development. There are no known occurrences within 5 miles of the project site (CDFW 2020). In addition, American badger populations have been decreasing rapidly and are harder to find.

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Invertebrates				
Bombus crotchii	Crotch bumble bee	None/PSE/None	Open grassland and scrub communities supporting suitable floral resources.	Moderate potential to occur. There is suitable scrub habitat present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/None/Covered	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No vernal pools are present onsite and the study area consists of land with steep slopes that would prevent the formation of vernal pools. The closest known CNDDB occurrence is approximately 3.0 miles west and 2.9 miles northeast of the project site south of Torrey Gardens Pl, and east of La Manda Road within vernal pools, respectively (CDFW 2020).
Danaus plexippus pop. 1	monarch	None/None/None	Wind-protected tree groves with nectar sources and nearby water sources	Low potential for overwintering. Eucalyptus groves do occur onsite and create potential for overwintering however most overwintering occurs closer to the coast and the reconnaissance survey was performed during the winter when monarch overwintering would have been observed.
Euphydryas editha quino	quino checkerspot butterfly	FE/None/Covered	Annual forblands, grassland, open coastal scrub and chaparral; often soils with cryptogamic crusts and fine-textured clay; host plants include Plantago erecta, Antirrhinum coulterianum, and Plantago patagonica (Silverado Occurrence Complex)	Not expected to occur. No host plants present. Additionally, the project site is outside of the USFWS recommended survey area (USFWS 2014). There are no known occurrences within 5 miles of the project site (CDFW 2020).
Helminthoglypta coelata	mesa shoulderband	None/None/None	Known only from a few locations in coastal San Diego County	Not expected to occur. The site is outside of the species' known geographic range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Lycaena hermes	Hermes copper	FC/None/Covered	Mixed woodlands, chaparral, and coastal scrub	Low potential to occur. Although the species' host plant, spiny redberry (Rhamnus crocea) is present, Hermes copper generally use areas with

Scientific Name	Common Name	Status (Federal/State/City of San Diego MSCP)	Habitat	Potential to Occur
				denser spiny redberry than occurs on the project site. In addition, the project site is outside of the USFWS-designated area in which a take permit would be required (85 FR 1018–1050). There are no known occurrences within 5 miles of the project site (CDFW 2020).
Melitta californica	California mellitid bee	None/None/None	Desert regions of southwestern Arizona, southeastern California, and Baja California, Mexico; also collected from Torrey Pines, San Diego County	Not expected to occur. The site is outside of the species' known geographic range. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Panoquina errans	wandering skipper	None/None/Covered	Saltmarsh	Not expected to occur. No suitable vegetation present. There are no known occurrences within 5 miles of the project site (CDFW 2020).
Streptocephalus woottoni	Riverside fairy shrimp	FE/None/Covered	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No vernal pool are present onsite. The closest known CNDDB occurrence is approximately 4.3 miles south of the project area within Marine Corps Air Station Miramar (CDFW 2020).
Tryonia imitator	mimic tryonia (=California brackishwater snail)	None/None/None	Inhabits coastal lagoons, estuaries, and saltmarshes, from Sonoma County south to San Diego County	Not expected to occur. The site is outside of the species' known geographic range. There are no known occurrences within 5 miles of the project site (CDFW 2020).

Status Legend:
FE: Federally Endangered
FT: Federally Threatened
FC: Federal Candidate
FDL: Federally Delisted
BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
SSC: California Species of Special Concern
FP: California Fully Protected Species
WL: California Watch List Species
SE: State Endangered
ST: State Threatened
SDL: State Delisted
City of San Diego MSCP: Status under the City of San Diego MSCP (either as a Covered Species or more specifically a Narrow Endemic species).

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