# Biological Technical Report for the Rancho del Sol Site Development Permit (Lot 31) Project

July 15, 2022

Prepared for:

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ALDEN
ENVIRONMENTAL, INC

# Biological Technical Report
# for the
# Rancho del Sol Site Development Permit (Lot 31) Project

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# 1.0 INTRODUCTION

This report describes existing biological conditions on the Rancho del Sol Site Development Permit (Lot 31) project site and provides the City of San Diego (City) and project applicant with information necessary to assess impacts to biological resources under the California Environmental Quality Act (CEQA) and City, State, and federal regulations.

## 1.1 PROJECT LOCATION

The approximately 10.2-acre project site is located in the City east of State Route 56, immediately south of Plum Way, and northwest of Caminito Mendiola from which access to the site is planned. It is in Section 15, Township 14 South, Range 3 West on the Del Mar 7.5-minute series U.S. Geological Survey quadrangle (Figures 1 and 2).

## 1.2 PROJECT DESCRIPTION

Lot 31 of the Rancho del Sol Subdivision was approved as a single-family residential lot in 1987. In 1992, an Open Space Easement was dedicated to the City permanently preserving a portion of the lot. In 1997, the MSCP's MHPA was created, and the MHPA was then overlaid on a portion of the lot as well. As part of the Pacific Highlands Ranch Subarea Plan, however, the entire site was placed in the MHPA by the City (Figure 3).

The site design is consistent with the surrounding developed residential lots and includes development of a single-family home, equestrian area, and access driveways. The grading and pad development are designed to maximize existing topographical features and minimize impacts to the existing conditions. The project is also designed to avoid the drainage on site to ensure that no potential City or agency jurisdictional wetland/water resource is impacted.

The project also proposes to vacate roadway easements recorded in 1989 with the Subdivision Map. These were recorded to preserve right-of-way for the construction of a City roadway (Carmel Valley Road) that has since been realigned and constructed elsewhere. The 1992 Open Space Easement will remain in place.

The design minimizes impacts to sensitive habitat to the extent possible and is completely self-contained with regard to Water Quality Preservation and Erosion Control. Storm drains will be constructed that connect directly to existing storm drains, and a biofiltration basin will be constructed to treat runoff from the equestrian area before it enters an existing storm drain inlet (Figure 4).

All of the land on site outside the grading impact footprint and Brush Management Zone 1 (which is 100 percent MHPA) is proposed to be preserved in Covenant of Easement area totaling 7.98 acres (347,608.8 square feet). The interface between the developed, single-family residence uses and the Covenant of Easement area will be fenced with a six-foot tall, black powder-coated or vinyl-dipped, heavy gauge, chain link fence (Figure 4).

The project includes construction of a 911-foot long, 10-foot wide trail within the Covenant of Easement area to connect with the existing City, Parks and Recreation trail system (Figure 4). The trail design will be consistent with City Trail Policies and Standards (City 2011). This trail will be constructed and maintained by the project applicant or future homeowner.

# 2.0 METHODS AND SURVEY LIMITATIONS

## 2.1 LITERATURE REVIEW

Prior to conducting updated field investigations, Alden Environmental, Inc. (Alden) performed a review of existing literature and previously prepared biological survey reports for the project site including the following.

- Final Environmental Impact Report Rancho del Sol Amendment (City 1986; EQD No. 86-0226; SCH No. 86042302)
- Report of a Botanical Reconnaissance for Sensitive Plants on the Barczewski Family Trust Parcel in the McGonigle Canyon Region, San Diego California (Pacific Southwest Biological Services 1985)
- Biological Resources Assessment of Solar Properties Parcel (RECON 1983)

The review also included historical and current aerial photographs; USGS topographic maps; U.S. Department of Agriculture (USDA) Natural Resources Conservation Service soil survey maps; and online resources that provide data for the region. The online resources include the California Natural Diversity Database (CNDDB), USFWS critical habitat database, and California Native Plant Society (CNPS) database of rare and endangered plants. SanGIS and San Diego Natural History Museum data were also evaluated to better understand the biological conditions within and adjacent to the site. Data retrieved from those searches have been included herein.

## 2.2 BIOLOGICAL SURVEY

Alden biologist Greg Mason conducted a site visit on January 28, 2020 to update the previous vegetation mapping, search for potential jurisdictional features, map sensitive species observed, and take representative photographs of the site (Appendix A).

### 2.2.1 Vegetation Mapping

Vegetation communities and land cover types were mapped or aerial imagery (one inch represents 200 feet scale). Dominant plant species were noted in the field and used to distinguish vegetation communities. Digital photographs of representative areas on site were taken during the survey.

The hand-drawn vegetation community and land cover type boundaries were provided to a Geographic Information System (GIS) analyst and were digitized using GIS software. Vegetation community classifications follow Holland (1986) as modified by Oberbauer et al. (2008). In this report, 'disturbed habitat' as defined by Oberbauer et al. (2008) is classified as "disturbed land" for consistency with the City's Biology Guidelines (City 2018).

All plant and animal species observed directly and/or detected indirectly through sign (e.g., scat, tracks, burrows, and vocalizations) were recorded in field notes.

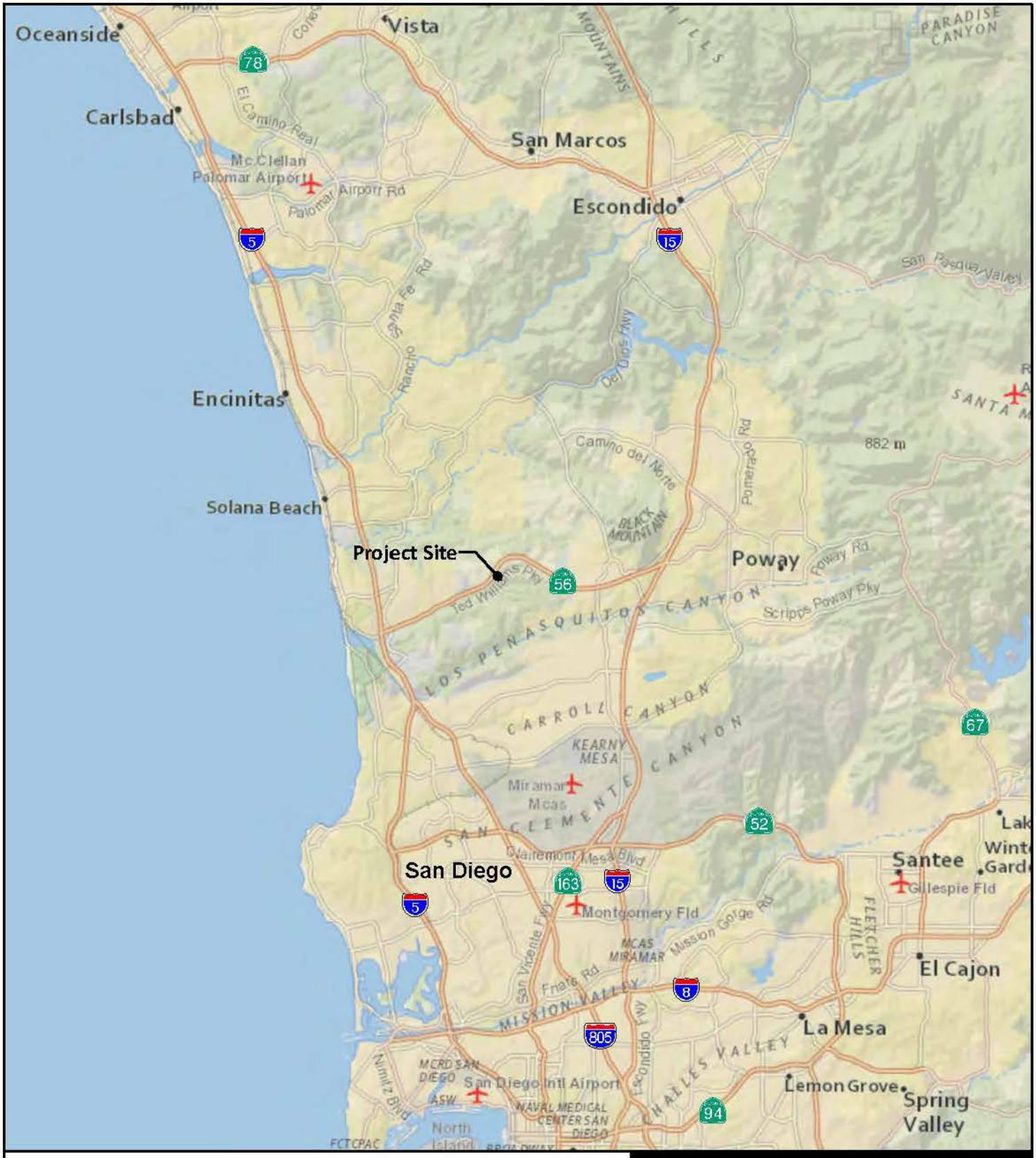


**Figure 1**

## Regional Location

RANCHO DEL SOL (LOT 31) PROJECT

N
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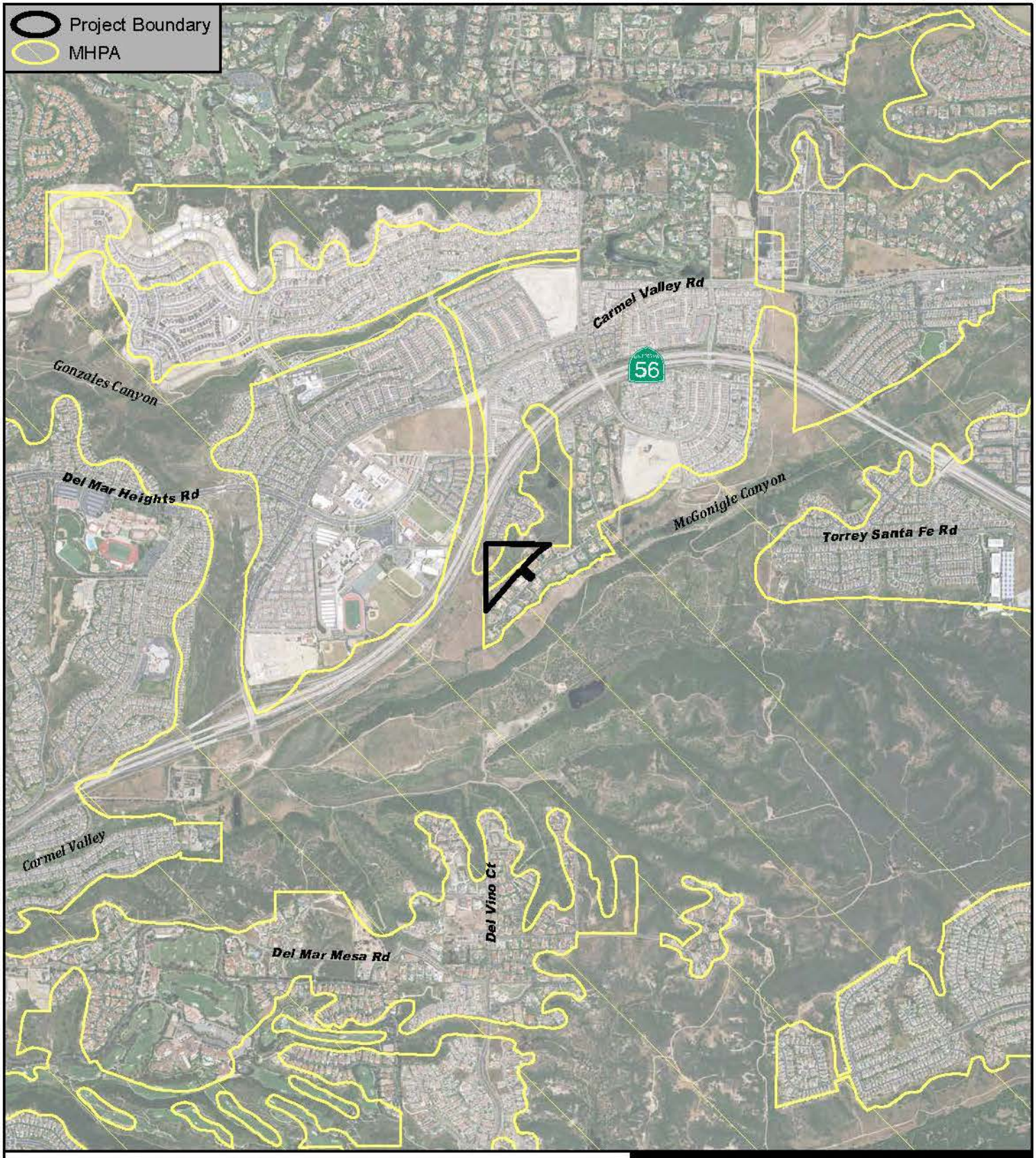


Figure 2

## Project Location

RANCHO DEL SOL (LOT 31) PROJECT

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Feet

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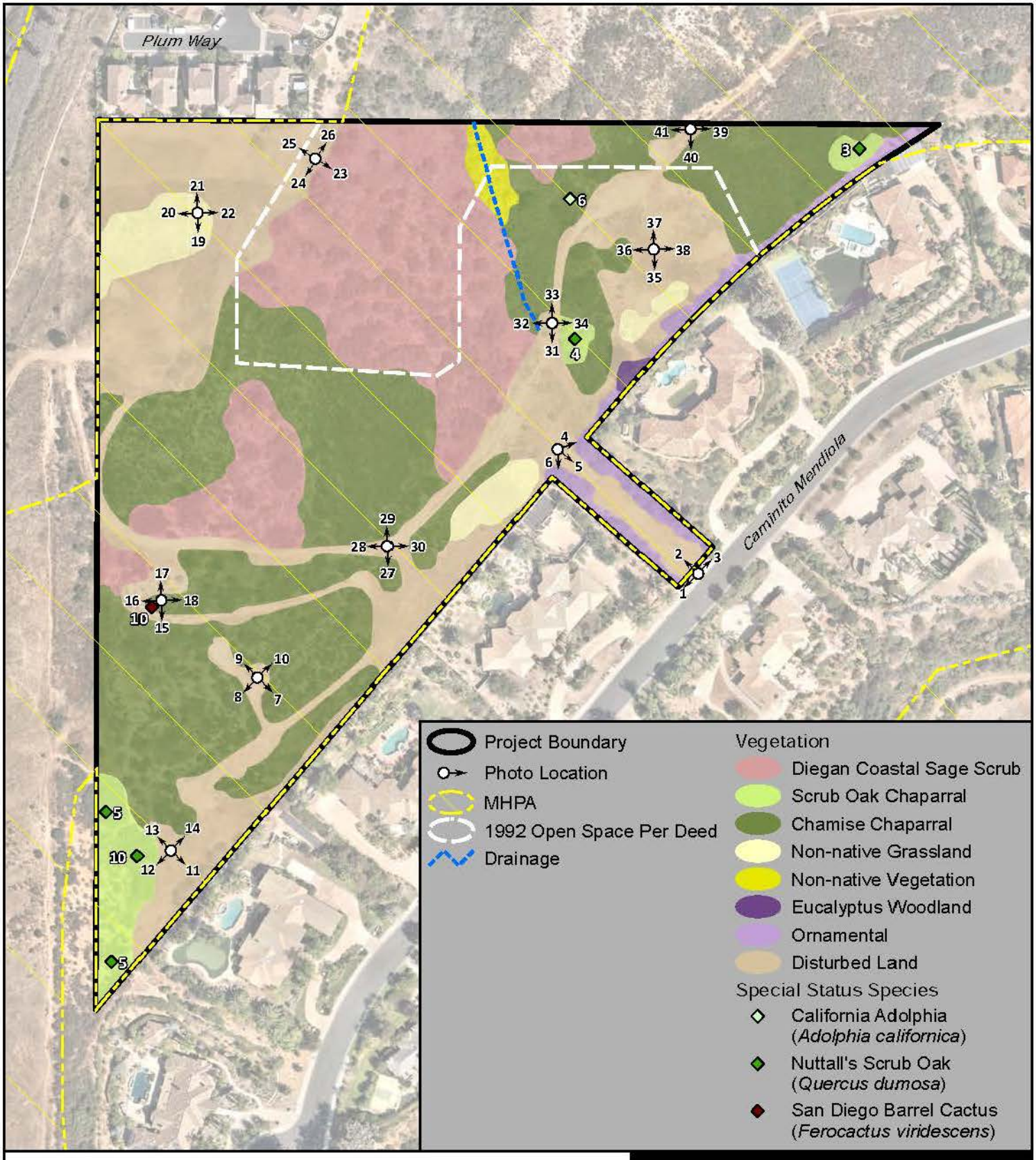


N
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0 75 150 Feet

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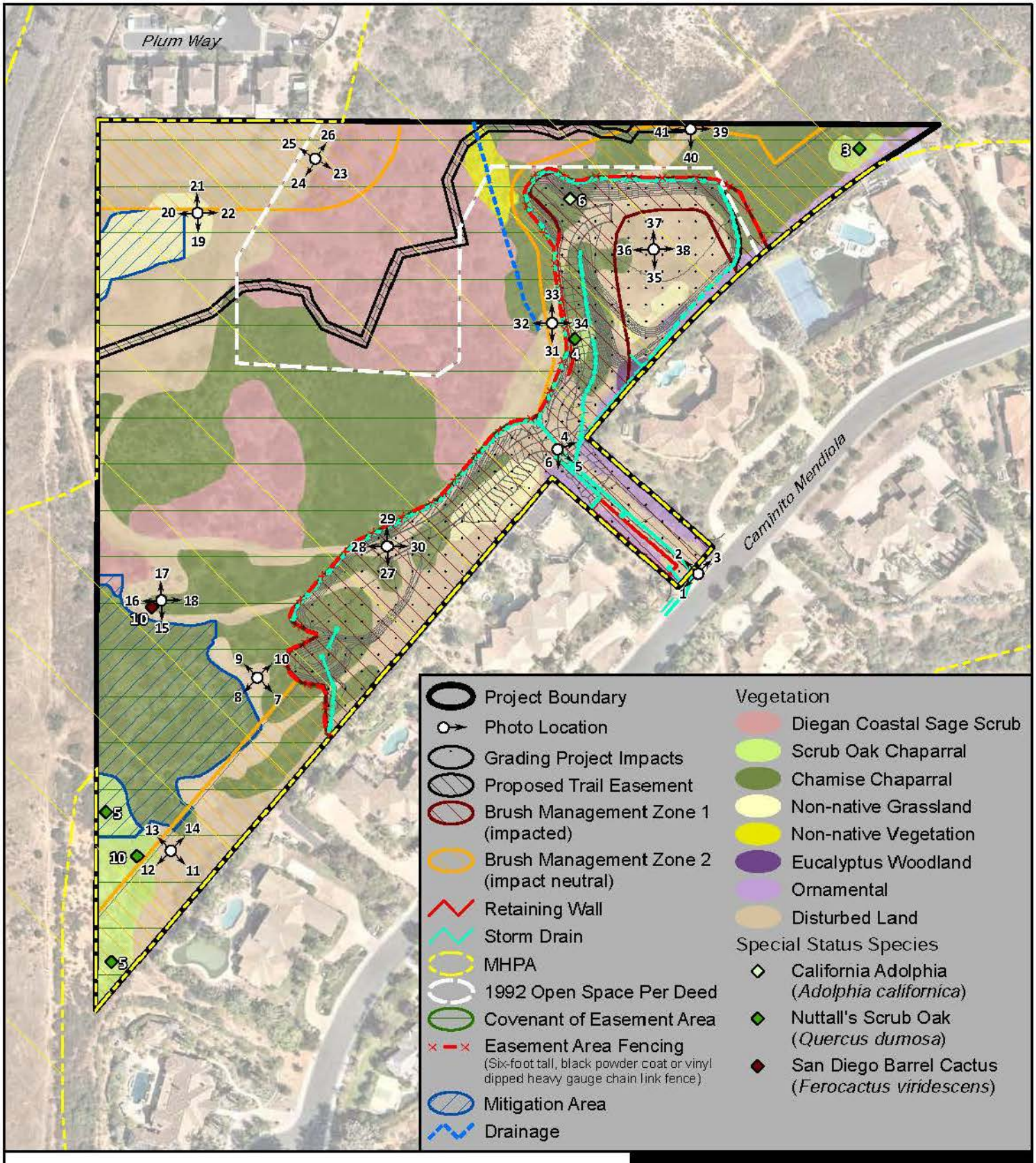
# Figure 3

## Biological Resources

RANCHO DEL SOL (LOT 31) PROJECT




# Figure 4

## Project Impacts

RANCHO DEL SOL (LOT 31) PROJECT

N
W E
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0 75 150
Feet

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### 2.2.2 Potential Waters of the U.S., Waters of the State, and City Wetlands

All on-site areas that may have depressions or drainage channels were evaluated for the presence of federal, State, and City wetlands as well as non-wetland Waters of the U.S. (U.S. Army Corps of Engineers [Corps] jurisdiction) and non-wetland Waters of the State (i.e., streambeds; CDFW jurisdiction) in accordance with current wetland delineation guidelines. The presence of wetland Waters of the U.S. is evaluated using the criteria described in the Wetlands Delineation Manual (Environmental Laboratory 1987) and the Arid West Supplement (Corps 2008). The presence of non-wetland Waters of the U.S. is determined by the presence of bed and bank within unvegetated drainage courses. The presence of wetland Waters of the State is determined by the presence of wetland/riparian vegetation. The presence of non-wetland Waters of the State is determined by the presence of streambeds lacking wetland/riparian vegetation.

City Wetlands, specifically, are defined by the City Municipal Code (Chapter 11, Article 3, Division 1) as areas that are characterized by any of the following summarized conditions.

1. All areas persistently or periodically containing naturally occurring wetland vegetation communities;

2. Areas that have hydric soils or wetland hydrology and lack naturally occurring wetland vegetation communities; and/or

3. Areas lacking wetland vegetation communities, hydric soils, and wetland hydrology due to non-permitted filling of previously existing wetlands.

The definition of City Wetlands, however, is intended to differentiate uplands (terrestrial areas) from wetlands and, furthermore, to differentiate naturally occurring wetland areas from those created by human activities. Except for areas created for the purposes of wetland habitat or resulting from human actions to create open waters or from the alteration of natural stream courses, it is not the intent of the City to regulate artificially created wetlands in historically non-wetland areas unless they have been delineated as wetlands by the Corps and/or CDFW.

### 2.2.3 Sensitive Species

Sensitive species are those that are considered federal, State, or CNPS rare, threatened, or endangered; MSCP Narrow Endemics; or MSCP Covered Species. For simplicity, "sensitive" may be used throughout this document to refer to any of these categories.

#### Plant Species

Sensitive plant species observed during the site visit were mapped, and the results of the previous biological surveys conducted on the site (Pacific Southwest Biological Services 1985 and RECON 1983) have been incorporated herein. The 1985 Pacific Southwest Biological Services survey was a focused botanical reconnaissance for sensitive plant species that was conducted in May, which is a peak flowering time for many annual plant species.

**Animal Species**

No focused survey for sensitive animal species was conducted on the site by Alden, and the results of the previous biological surveys conducted on the site (Pacific Southwest Biological Services 1985 and RECON 1983) have been incorporated herein. The Diegan coastal sage scrub habitat on site is within the MHPA and is considered occupied by the coastal California gnatcatcher (*Polioptila californica californica*); therefore, focused surveys were not considered necessary.

### 2.2.4 Survey Limitations

The survey conducted by Alden occurred in January when annual plant species are either not visible or not yet in flower and can be more difficult to positively identify; animal activity is more limited; and some animal species that occur in San Diego County only in spring/summer are not present. The 1983 biological reconnaissance conducted by RECON was done in November and December with the same limitations. For sensitive species not observed or detected, however, this report evaluates them for potential for presence on site.

### 2.2.5 Nomenclature

Nomenclature used in this report is from the following sources: City Biology Guidelines (City 2018) and the City's MSCP Subarea Plan (City 1997a); Holland (1986); Oberbauer et al. (2008); Hickman, ed. (1993); California Native Plant Society (CNPS; 2020); Crother (2008); American Ornithological Society (2018); Jones, et al. (1992); and CDFW (2019).

# 3.0 REGULATORY CONTEXT

## 3.1 REGULATORY ISSUES

Biological resources are subject to regulatory administration by the federal government, State of California, and City as follows.

### 3.1.1 Federal

**Endangered Species Act**

The federal Endangered Species Act (FESA) designates threatened and endangered animals and plants and provides measures for their protection and recovery. "Take" of listed animal species and of listed plant species in areas under federal jurisdiction is prohibited without obtaining a federal permit. Take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." Harm includes any act that actually kills or injures fish or wildlife, including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife. Activities that damage (i.e., harm) the habitat of listed wildlife species require approval from the USFWS for terrestrial species. The FESA also generally requires determination of Critical Habitat for listed species. If a project would involve a federal action potentially affecting Critical Habitat, the federal agency would be required to consult with USFWS. USFWS Critical Habitat does not occur in the survey area.

FESA Section 7 and Section 10 provide two pathways for obtaining authority to take listed species. Under Section 7 of the FESA, a federal agency that authorizes, funds, or carries out a project that "may affect" a listed species or its Critical Habitat must consult with USFWS. Under Section 10 of the FESA, private parties with no federal nexus (i.e., no federal agency will authorize, fund, or carry out the project) may obtain an Incidental Take Permit to harm listed species incidental to the lawful operation of a project.

**Migratory Bird Treaty Act**

The Migratory Bird Treaty Act (MBTA; 16 U.S. Code Sections 703-711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds. The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others (including those that are not sensitive; see Section 4.5.3 of this biological technical report for an explanation of which species are sensitive). Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a "take." The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors). As a general/standard condition, the Project must comply with the MBTA.

**Clean Water Act**

Under Section 404 of the Clean Water Act, the Corps is charged with regulating the discharge of dredge and fill materials into jurisdictional Waters of the U.S. The terms "Waters of the U.S." and "jurisdictional waters" have a broad meaning that includes special aquatic sites, such as wetlands. Corps wetland boundaries are determined using three criteria (vegetation, hydrology, and soils) established for wetland delineations, as described within the Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Corps 2008b).

Waters of the U.S., as defined by regulation and refined by case law include: (1) the territorial seas; (2) coastal and inland waters, lakes, rivers, and streams that are navigable Waters of the U.S., including their adjacent wetlands; (3) tributaries to navigable Waters of the U.S., including adjacent wetlands; and (4) interstate waters and their tributaries, including adjacent isolated wetlands and lakes, intermittent and ephemeral streams, prairie potholes, and other waters that are not a part of a tributary system to interstate waters or navigable Waters of the U.S., the degradation or destruction of which could affect interstate commerce.

Section 401 of the Clean Water Act requires that any applicant for a federal license or permit to conduct any activity that may result in a discharge to Waters of the U.S. must obtain a Water Quality Certification, or a waiver thereof, from the state in which the discharge originates. In California, the RWQCB issues Water Quality Certifications.

### 3.1.2 State of California

**California Environmental Quality Act**

Primary environmental legislation in California is found in the CEQA and its implementing guidelines (State CEQA Guidelines), requiring that projects with potential adverse effects or impacts on the environment undergo environmental review. Adverse impacts to the environment are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

**California Endangered Species Act**

The California Endangered Species Act (CESA) established that it is State policy to conserve, protect, restore, and enhance endangered species and their habitats. Under State law, plant and animal species may be formally designated rare, threatened, or endangered by official listing by the California Fish and Game Commission. CESA authorizes that private entities may "take" plant or wildlife species listed as endangered or threatened under the FESA and CESA, pursuant to a federal Incidental Take Permit if the CDFW certifies that the incidental take is consistent with the CESA (Fish & Game Code Section 2080.1[a]). For State-only listed species, Section 2081 of the CESA authorizes the CDFW to issue an Incidental Take Permit for a State listed threatened or endangered species if specific criteria are met.

**Native Plant Protection Act**

Sections 1900 - 1913 of the California Fish and Game Code (Native Plant Protection Act) direct the CDFW to carry out the Legislature's intent to "…preserve, protect and enhance endangered or rare native plants of this state." The Native Plant Protection Act gives the California Fish and Game Commission the power to designate native plants as "endangered" or "rare" and protect endangered and rare plants from take.

**California Fish and Game Code**

California Fish and Game Code provides specific protection and listing for several types of biological resources. Section 1600 of California Fish and Game Code requires a Streambed Alteration Agreement for any activity that would alter the flow, change or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake. Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. Notification is required prior to any such activities, and CDFW will issue a Streambed Alteration Agreement with any necessary mitigation to ensure protection of the State's fish and wildlife resources.

Pursuant to California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by California Fish and Game Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. These regulations could require that construction activities (particularly vegetation removal or construction near nests) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS. As a general/standard condition, the Project must comply with California Fish and Game Code Sections 3503 and 3503.5.

Fully protected species are described in California Fish and Game Code Sections 3511, 4700, 5050, and 5515. These species include certain fish, amphibian and reptile, bird, and mammal species. These statutes prohibit take or possession of fully protected species and do not provide for authorization of incidental take of fully protected species.

**Porter-Cologne Water Quality Control Act of 1970**

The Porter-Cologne Water Quality Control Act of 1970 grants the State Water Resource Control Board and its regional offices power to protect water quality and is the primary vehicle for implementation of the State's responsibilities under Section 401 of the Clean Water Act. The Porter-Cologne Act grants the State Water Resource Control Board authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. Typically, the State Water Resource Control Board and RWQCB act in concert with the Corps under Section 401 of the Clean Water Act in relation to permitting fill of Waters of the U.S.

### 3.1.3 Local - Regional and City

**City Environmentally Sensitive Lands Regulations**

Mitigation requirements for sensitive biological resources follow the requirements of the City's Biology Guidelines (2018) as outlined in the City's Municipal Code Environmentally Sensitive Lands (ESL) Regulations (Chapter 14, Article 3, Division 1). ESL include sensitive biological resources, steep hillsides, coastal beaches, sensitive coastal bluffs and 100-year floodplains (San Diego Municipal Code [SDMC] 143.0110).

The ESL regulations also specify development requirements inside and outside of the MHPA. The entire site in within the MHPA. Inside the MHPA, development must be located in the least sensitive portion of a given site. The Lot 31 project would be located immediately adjacent to existing development off site (i.e., it would not bisect or otherwise fragment the habitat on or off site), and its greatest area of impact would be to Tier IV disturbed land and ornamental as well as Tier IIIA chamise chaparral, which are the least sensitive vegetation communities/habitat types on the site. The project would almost completely avoid Tier I scrub oak chaparral and Tier II Diegan coastal sage scrub and would impact the two smaller patches of Tier IIIB non-native grassland, while preserving the third, larger patch. All avoided vegetation communities/habitat types on site would be preserved in a Covenant of Easement area.

The ESL regulations further require that impacts to sensitive biological resources must be assessed and mitigation provided where necessary, as required by Section III of the City's biology guidelines (City 2018). The MHPA is further discussed in Section 3.1.3, *Multi-habitat Planning Area.*

The project will comply with City ESL regulations, including adding the proposed open space to the City's MSCP preserve through recordation of a Covenant of Easement, granted in favor of the City and wildlife agencies.

**Biology Guidelines**

The City's Biology Guidelines (2018) have been formulated by the Development Services Department to aid in the implementation and interpretation of the ESL 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. Section III of the Biology Guidelines (Biological Impact Analysis and Mitigation Procedures) also serves as standards for the determination of impact and mitigation under CEQA. The Biology Guidelines are the baseline biological standards for processing permits issued pursuant to ESL Regulations.

According to the Biology Guidelines (2018):

> The allowable development area of a site (premise) within the OR-1-2 zone includes all portions of the site, both developed and undeveloped, that occur outside of the MHPA [none of the site is outside the MHPA]. If this area is less than 25% of the total size of the site [it is because the entire site is in the MHPA], then the development area would also include the amount of encroachment into the MHPA necessary to achieve development on 25% of the site. The location of any allowable development into the MHPA would be determined by the ESL…All areas outside of the development area (remainder area) would be left in a natural undeveloped condition, except for those passive uses permitted by the OR-1-2 zone. At the time of development, a covenant may be recorded or conservation easement granted on property not dedicated to the City.

**Multiple Species Conservation Program Subarea Plan**

The City, USFWS, CDFW, other local jurisdictions, and members of the environmental and building and development communities joined together in the late 1990s to develop the MSCP, a comprehensive program to preserve a network of habitat and open space in the region and ensure the viability of (generally) upland habitat and species that is compatible with growth and development.

The City's MSCP Subarea Plan (1997a) was prepared pursuant to the outline developed by USFWS and CDFW to meet the requirements of the State Natural Communities Conservation Planning (NCCP) Act of 1992. Adopted by the City in March 1997, the City's Subarea Plan forms the basis for the MSCP Implementing Agreement, which is the contract between the City, USFWS, and CDFW (City 1997b). The Implementing Agreement ensures implementation of the City's Subarea Plan and thereby allows the City to issue "take" permits under the FESA and State Endangered Species Act to address impacts at the local level. Under the FESA, an

Incidental Take Permit is required when non-federal activities would result in "take" of a threatened or endangered species. A Habitat Conservation Plan, such as the City's Subarea Plan, must accompany an application for a federal Incidental Take Permit. In July 1997, the USFWS, CDFW, and City entered into the 50-year MSCP Implementing Agreement, wherein the City received its FESA Section 10(a) Incidental Take Permit (City 1997b).

Pursuant to its MSCP permit issued under Section 10(a), the City has incidental "take" authority over 85 rare, threatened, and endangered species including regionally sensitive species that it aims to conserve (i.e., "MSCP Covered Species"). "MSCP Covered" refers to species that are covered by the City's federal Incidental Take Permit and considered to be adequately protected within the City's Preserve, the MHPA. Special conditions apply to Covered Species that would be potentially impacted including, for example, designing a project to avoid impacts to Covered Species in the MHPA where feasible. Outside the MHPA, projects must incorporate measures (i.e., Area Specific Management Directives) for the protection of Covered Species as identified in Appendix A of the City's Subarea Plan.

In addition to identifying preserve areas within the City (and guiding implementation of the MSCP within its corporate boundaries), the City's Subarea Plan also regulates effects on natural communities throughout the City. Additional discussion of the MHPA as it relates to the project site is provided in Section 3.1.3, *Multi-habitat Planning Area*.

Multi-habitat Planning Area

The MHPA was developed by the City in cooperation with the USFWS, CDFW, property owners, developers, and environmental groups using the Preserve Design Criteria contained in the MSCP Plan, and the City Council-adopted criteria for the creation of the MHPA.

MHPA lands are large blocks of native habitat that have the ability to support a diversity of plant and animal life and, therefore, have been included within the City's Subarea Plan for conservation. The MHPA also delineates core biological resource areas and corridors targeted for conservation as these lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. The City's MSCP Subarea Plan calls for 75 percent preservation of private lands within the MHPA, which allows for development on the remaining 25 percent subject to the requirements of the MSCP Plan. The entire project site occurs within the MHPA; the project would develop 22 percent of the site (Figure 4).

Land Use Adjacency Guidelines

Development adjacent to the MHPA must ensure that indirect impacts to the MHPA are minimized. Section 1.4.3 of the City's Subarea Plan outlines the requirements to address indirect effects related to drainage and toxics, lighting, noise, public access, invasive plant species, brush management, and grading/land development. Because the project would include development adjacent to MHPA, conformance with the adjacency guidelines would be required as discussed in Section 5.1, *Land Use Adjacency Guidelines*.

# 4.0 SURVEY RESULTS

## 4.1 PHYSICAL CHARACTERISTICS

The project site is of a triangular shape with access to be provided off Caminito Mendiola (Figure 2). The project site is generally comprised of a level area in the northwest corner of the site and slopes to the southeast from there. Elevations on site range from approximately 295 feet above mean sea level (amsl) in the northwestern corner to approximately 190 feet amsl at the southeastern tip of the strip of land where the site access road is proposed. A dirt trail occurs on site. This trail can be accessed from Rancho del Sol Way northeast of the site, from Carmel Valley Road to the southwest, and from Caminito Mendiola. Soil on site consists of Olivenhain cobbly loam (nine and 30 percent slopes; Bowman 1973).

Based on historical aerial photography (National Environmental Title Research, LLC 2019), the northwestern corner of the site appears to have been cleared and used off and on for agricultural purposes since approximately 1981. Other areas of the site that now support non-native grassland and disturbed land appear to have supported chaparral until they were cleared around 1989. The site is bounded to the north by the MHPA and existing residential development, to the southeast by existing residential development, and to the west by undeveloped land that used to be used for agriculture (National Environmental Title Research, LLC 2019).

## 4.2 VEGETATION COMMUNITIES/LAND COVER TYPES

Eight upland vegetation communities occur on the project site (Figure 3). Table 1 presents a list of these communities and their respective acreage totals. Tier I communities are the most sensitive and Tier IV communities are the least sensitive based on rarity and ecological importance (City 2018). Tier level, in part, determines mitigation ratios (see Section 7.2.1, *Mitigation for Direct Impacts to Upland Vegetation Communities*, for more information).

**Table 1**
**EXISTING VEGETATION COMMUNITIES/LAND COVER TYPES[1]**

| Vegetation Community/Land Cover Type | Total Acres[2] |
|---|---|
| Scrub oak chaparral (Tier I) | 0.35 |
| Diegan coastal sage scrub (Tier II) | 2.22 |
| Chamise chaparral (Tier IIIA) | 3.86 |
| Non-native grassland (Tier IIIB) | 0.36 |
| Eucalyptus woodland (Tier IV) | 0.02 |
| Ornamental (Tier IV) | 0.28 |
| Disturbed land (Tier IV) | 3.06 |
| Non-native vegetation (no tier) | 0.09 |
| **TOTAL** | **10.24** |

[1]Tier I=rare upland, Tier II=uncommon upland, Tier IIIA/IIIB=common upland, Tier IV=other.
[2]All acreage is within the MHPA.

**Scrub Oak Chaparral**

Scrub oak chaparral (Tier I) is a dense, evergreen chaparral up to 20 feet tall, dominated by Nuttall's scrub oak (*Quercus dumosa*). Scrub oak chaparral occurs in somewhat more mesic areas than many other chaparrals, such as north facing slopes. This community on site is dominated by Nuttall's scrub oak.

**Diegan Coastal Sage Scrub**

Coastal sage scrub (Tier II) is one of the two major shrub types that occur in southern California, occupying xeric sites characterized by shallow soils. Diegan coastal sage scrub is dominated by subshrubs with leaves that abscise during drought, which allows these species to better withstand the prolonged dry period in the summer and fall. Diegan coastal sage scrub may be dominated by a variety of species depending upon soil type, slope, and aspect. Typical species found within Diegan coastal sage scrub include California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum ssp. fasciculatum*), laurel sumac (*Malosma laurina)*, and black sage (*Salvia mellifera*). On site, Diegan coastal sage scrub is characterized by California buckwheat, laurel sumac, black sage, broom baccharis (*Baccharis sarothroides*), and lemonadeberry (*Rhus integrifolia*).

**Chamise Chaparral**

Chamise chaparral (Tier IIIA) is the most widely distributed chaparral shrub and is dominated by the species chamise (*Adenostoma fasciculatum)*. This vegetation community is found from Baja to northern California in pure or mixed stands. It often dominates at low elevations and on xeric south facing slopes with 60-90 percent canopy cover. On site, chamise chaparral is dominated by chamise; laurel sumac, coyote brush (*Baccharis pilularis*), and matchweed (*Gutierrezia* sp.) are associated species.

**Non-Native Grassland**

Non-native grassland (Tier IIIB) is a dense to sparse cover of non-native grasses, sometimes associated with species of showy-flowered, native, annual forbs (Holland 1986). This community characteristically occurs on gradual slopes with deep, fine-textured, usually clay soils. Typical species of this community on site include wild oats (*Avena fatua*), ripgut grass (*Bromus diandrus*), and Mediterranean grass (*Schismus barbatus*). Most of the annual, introduced species that comprise the majority of species and biomass within non-native grassland originated from the Mediterranean region, an area with a long history of agriculture and a climate similar to California. These two factors, in addition to intensive grazing and agricultural practices in conjunction with droughts, contributed to the successful invasion and establishment of these species. These grasslands are common throughout San Diego County and serve as valuable raptor foraging habitat.

### Eucalyptus Woodland

Eucalyptus woodland (Tier IV) is dominated by eucalyptus (*Eucalyptus* spp.), an introduced genus that has often been planted purposely for wind blocking, ornamental, and hardwood production purposes. Most groves are monotypic with the most common species being either the blue gum (*Eucalyptus gunnii*) or red gum (*E. camaldulensis* ssp. *obtusa)*. The understory within well-established groves is usually very sparse due to the closed canopy and allelopathic nature of the abundant leaf and bark litter. If sufficient moisture is available, this species becomes naturalized. This vegetation community is not considered to be sensitive.

### Ornamental

Ornamental (Tier IV) is where existing, non-native landscape species have been planted. Characteristic species in this community on site include pine (*Pinus* sp.), Hottentot's fig (*Carpobrotus edulis*), Brazilian pepper tree (*Schinus terebinthifolius*), and queen palm (*Syagrus romanzoffiana*). This vegetation community is not considered to be sensitive.

### Disturbed Land

Disturbed land (Tier IV) includes land cleared of vegetation, land containing a preponderance of non-native plant species, or land showing signs of past or present usage that no longer provides viable wildlife habitat. Such areas include dirt roads, graded areas, and dump sites where no native or naturalized species remain. Some of the non-native species of disturbed land on site include fennel (*Foeniculum vulgare*), tocalote (*Centaurea melitensis*), artichoke thistle (*Cynara cardunculus*), and garland daisy (*Glebionis coronaria*). This land cover type is not considered to be sensitive.

### Non-native Vegetation

Non-native vegetation is a category describing stands of naturalized trees and shrubs (e.g., acacia [*Acacia* sp.]), many of which are also used in landscaping. Non-native vegetation on site is comprised of pampas grass (*Cortaderia jubata*). This vegetation community is not considered to be sensitive.

## 4.3 PLANT SPECIES OBSERVED

Forty-three species of plants were observed on site in January 2020. A list of these plant species is presented in Appendix B.

## 4.4 ANIMAL SPECIES OBSERVED OR DETECTED

Eleven animal species were observed or detected on site in January 2020. A list these animal species is presented in Appendix C.

## 4.5 SENSITIVE BIOLOGICAL RESOURCES

According to City Municipal Code (Chapter 11, Article 3, Division 1) and the City's Biology Guidelines (City 2018), sensitive biological resources refers to upland and/or wetland areas that meet any one of the following criteria:

(a) Lands that have been included in the City's MSCP Preserve (i.e., the MHPA);

(b) Wetlands;

(c) Lands outside the MHPA that contain Tier I, Tier II, Tier IIIA, or Tier IIIB habitats;

(d) Lands supporting species or subspecies listed as rare, endangered, or threatened under Section 670.2 or 670.5, Title 14, California Code of Regulations, or the FESA, Title 50, Code of Federal Regulations, Section 17.11 or 17.12, or candidate species under the California Code of Regulations;

(e) Lands containing habitats with MSCP Narrow Endemic species as listed in the Biology Guidelines (City 2018); or

(f) Lands containing habitats of MSCP Covered Species as listed in the Biology Guidelines (City 2018).

### 4.5.1 Sensitive Vegetation Communities

Additionally, sensitive vegetation communities are those considered rare within the region or sensitive by CDFW (Holland 1986) and/or the City. These communities, in any form (e.g., disturbed), are considered sensitive because they have been historically depleted, are naturally uncommon, or support sensitive species. The project site supports two sensitive vegetation communities: southern mixed chaparral and non-native grassland.

### 4.5.2 Sensitive Plant Species

Sensitive plant species are those that are considered federal, State, or CNPS rare, threatened, or endangered; MSCP Covered Species; or MSCP Narrow Endemic species. More specifically, if a species is designated with any of the following statuses (a-c below), it is considered sensitive per City Municipal Code (Chapter 11, Article 3, Division 1):

(a) A species or subspecies is listed as rare, endangered, or threatened under Section 670.2 or 670.5, Title 14, California Code of Regulations, or the FESA, Title 50, Code of Federal Regulations, Section 17.11 or 17.12, or candidate species under the California Code of Regulations;

(b) A species is a Narrow Endemic as listed in the Biology Guidelines in the Land Development Manual (City 2018); and/or

(c) A species is a Covered Species as listed in the Biology Guidelines in the Land Development Manual (City 2018).

A species may also be considered sensitive if it is included in the CNPS Inventory of Rare and Endangered Plants (CNPS 2020). California Rare Plant Rank 1 includes plants that are rare, threatened or endangered in California. California Rare Plant Rank 2 includes plants that are rare, threatened or endangered in California but more common elsewhere. California Rare Plant Rank 3 includes plants that are eligible for State listing as rare, threatened or endangered. California Rare Plant Rank 4 plants are locally significant but few, if any, are eligible for State listing.

Sensitive plant status is often based on one or more of three distributional attributes: geographic range, habitat specificity, and/or population size. A species that exhibits a small or restricted geographic range (such as those endemic to the region) is geographically rare. A species may be more or less abundant but occur only in very specific habitats. Lastly, a species may be widespread but exists naturally in small populations.

Three sensitive plant species were observed on site in 2020: California adolphia (*Adolphia californica*), Nuttall's scrub oak, and San Diego barrel cactus (*Ferocactus viridescens*; Figure 3). Ashy spike-moss (*Selaginella cinerascens*) was reported on site in 1985 (Pacific Southwest Biological Services 1985).

**California adolphia (*Adolphia californica*)**
**Sensitivity**: CNPS Rare Plant Rank 2B.1 (see Table 2 footnote)
**Distribution**: San Diego County, Arizona, and Baja California, Mexico
**Habitat(s)**: Clay soils in chaparral, coastal scrub, and valley and foothill grassland habitats
**Presence on site**: Six California adolphia plants were observed in chamise chaparral in the northeastern portion of the site.

**Nuttall's scrub oak (*Quercus dumosa*)**
**Sensitivity**: CNPS Rare Plant Rank 1B.1 (see Table 2 footnote)
**Distribution**: Los Angeles, Orange, Santa Barbara, San Diego and Ventura counties in California; Baja California, Mexico
**Habitat(s)**: Sandy, clay loam soils in closed-cone coniferous forest, chaparral, and coastal scrub habitats
**Presence on site**: Twenty-seven Nuttall's scrub oaks were observed in the three distinct patches of scrub oak chaparral in the southwestern, east-central, and northeastern portions of the site.

**San Diego barrel cactus (*Ferocactus viridescens*)**
**Sensitivity**: CNPS Rare Plant Rank 2B.1; MSCP Covered Species (see Table 2 footnote)
**Distribution**: San Diego County and Baja California, Mexico
**Habitat(s)**: Dry slopes in sage scrub habitats
**Presence on site**: Ten San Diego barrel cacti were observed in chamise chaparral in the southwest portion of the site.

**Ashy spike-moss (*Selaginella cinerascens*)**
**Sensitivity**: CNPS Rare Plant Rank 4.1 (see Table 2 footnote)
**Distribution**: San Diego and Orange counties in California; Baja California, Mexico
**Habitat(s)**: Chaparral and coastal scrub habitats
**Presence on site**: Reported on site in 1985 (Pacific Southwest Biological Services 1985).

Sensitive plant species that were not observed but may have potential to occur on site (based on, for example, habitat types and soils present) are listed in Tables 2 and 3.

**Table 2**
**SENSITIVE PLANT SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR**

| SPECIES | SENSITIVITY[1] | HABITAT(S)/DISTRIBUTION | BLOOM PERIOD | POTENTIAL TO OCCUR |
|---|---|---|---|---|
| San Diego goldenstar (*Bloomeria clevelandii*) | CNPS Rank 1B.1 MSCP Covered | Clay soils on dry mesas and hillsides in coastal sage scrub or chaparral in southwestern San Diego County and northwestern Baja California, Mexico. | April to May | Not expected. Observed within one mile of the site in 2001 per the CNDDB. However, the soil on site (cobbly loam) is not appropriate. |
| Wart-stemmed ceanothus (*Ceanothus verrucosus*) | MSCP Covered | Chaparral in Riverside and San Diego counties and Baja California, Mexico. | December to May | Not expected. Per the CNDDB, this species was observed in 2013 and 2015 within one mile of the site. However, it is a large, perennial, evergreen shrub that would have been observed if present. |
| Summer holly (*Comarostaphylis diversifolia* ssp. *diversifolia*) | CNPS Rank 1B.2 | Chaparral and cismontane woodland in Orange, Riverside, San Diego, and Santa Barbara counties and Baja California, Mexico. | April to June | Not expected. Per the CNDDB, this species was observed in 1997 and 2005 within 1 mile of the site. However, it is a large, perennial, evergreen shrub that would have been observed if present. |
| Del Mar Mesa sand aster (*Corethrogyne filaginifolia* var. *linifolia*) | MSCP Covered | Sandy soils in coastal bluff scrub, in openings in maritime chaparral, and coastal scrub in San Diego County. | May, July to September | Not expected. Per the CNDDB, this species was observed in 2001 within one mile of the site. However, sandy soils and appropriate habitat types are not present on site. |

[1]**CNPS (California Native Plant Society) Rare Plant Rank**
1B – Rare, threatened, or endangered in California and elsewhere
2B – Rare, threatened, or endangered in California but more common elsewhere
3 – More information is needed – a review list
4 – Limited distribution – a watch list
.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
0.2 – Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat
**City**
MSCP Covered - Species for which the City has take authorization under its MSCP Subarea Plan (City 1997).

| Table 3<br>NARROW ENDEMIC[1] AND VP PLANT SPECIES NOT DETECTED<br>AND THEIR POTENTIAL TO OCCUR | | | | |
|---|---|---|---|---|
| **SPECIES** | **SENSITIVITY[1]** | **HABITAT(S)/DISTRIBUTION** | **BLOOM PERIOD** | **POTENTIAL TO OCCUR** |
| **NARROW ENDEMIC SPECIES** | | | | |
| San Diego thornmint (*Acanthomintha ilicifolia*) | FT<br>SE<br>CNPS Rank 1B.1 | Occurs on clay lenses in grassy openings in chaparral or sage scrub. Prefers friable or broken, clay soils. Range limited to coastal areas of San Diego County and Baja California, Mexico. | April to June | Not expected. No habitat is present on site. Not reported to the CNDDB or USFWS within one mile of the site. |
| Shaw's agave (*Agave shawii*) | CNPS Rank 2B.1 | Coastal sage scrub and coastal bluff scrub. Range limited to coastal areas of San Diego County and Baja California, Mexico. | September to May | Not expected. No habitat is present on site. Not reported to the CNDDB within one mile of the site. |
| San Diego ambrosia (*Ambrosia pumila*) | FE<br>CNPS Rank 1B.1 | Found (often) in disturbed areas within sandy loam or clay soils in chaparral, coastal sage scrub and grasslands. Range includes San Diego and Riverside counties and Baja California, Mexico. | April to October | Not expected. Habitat is not present on site. Not reported to the CNDDB or USFWS within one mile of the site. |
| Aphanisma (*Aphanisma blitoides*) | CNPS Rank 1B.2 | Occurs in sandy areas along the coast. Range includes islands off the southern California coast from San Onofre to Imperial Beach in San Diego County. | April to May | Not expected. No habitat is present on site. Not reported to the CNDDB within one mile of the site. |
| Coastal dunes milk vetch (*Astragalus tener* var. *titi*) | FE<br>SE<br>CNPS Rank 1B.1 | Occurs in sandy places along the coast, including coastal dunes. | March to May | Not expected. No habitat is present on site. Not reported to the CNDDB or USFWS within 1 mile of the site. |
| Encinitas baccharis (*Baccharis vanessae*) | FT<br>SE<br>CNPS Rank 1B.1 | Occurs on sandstone soils in chaparral, known from the Encinitas area. | August to November | Not expected. No habitat is present on site. Not reported to the CNDDB or USFWS within 1 mile of the site. |

**Table 3** (continued)
**NARROW ENDEMIC[1] AND VP PLANT SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR**

| SPECIES | SENSITIVITY[1] | HABITAT(S)/DISTRIBUTION | BLOOM PERIOD | POTENTIAL TO OCCUR |
|---|---|---|---|---|
| **NARROW ENDEMIC SPECIES** (continued) | | | | |
| Thread-leaved brodiaea (*Brodiaea filifolia*) | FT<br>SE<br>CNPS Rank 1B.1 | Clay soils in vernally moist grasslands and on vernal pool peripheries. | March to June | Not expected. No habitat is present on site. Not reported to the CNDDB or USFWS within 1 mile of the site. |
| Short-leaved dudleya (*Dudleya blochmaniae* ssp. *brevifolia*) | SE<br>CNPS Rank 1B.1 | Occurs on Torrey sandstone soils in chaparral and coastal scrub. | April | Not expected. No habitat is present on site. Not reported to the CNDDB within 1 mile of the site. |
| Variegated dudleya (*Dudleya variegata*) | CNPS Rank 1B.2 | Occurs on clay soil in chaparral, coastal sage scrub, grasslands and near vernal pools. | May to June | Not expected. No habitat is present on site. Not reported to the CNDDB within 1 mile of the site. |
| Otay tarplant (*Deinandra conjugens*) | FT<br>SE<br>CNPS Rank 1B.1 | Occurs on clay soils in coastal scrub and valley and foothill grasslands in southern San Diego County. | (April) May to June | Not expected. No habitat is present on site and too far north for this species. Not reported to the CNDDB or USFWS within 1 mile of the site. |
| Snake cholla (*Opuntia parryi* var. *serpentina*) | CNPS Rank 1B.1 | Chaparral and coastal scrub in San Diego County and Baja California, Mexico. | April to May | Not expected. Would have been observed. Not reported to the CNDDB within 1 mile of the site. |
| **VERNAL POOL SPECIES** | | | | |
| San Diego button-celery (*Eryngium aristulatum* var. *parishii*) | FE<br>SE<br>CNPS Rank 1B.1<br>VPHCP Covered | Mesic coastal scrub, valley and foothill grassland, and vernal pool habitats in southern California and Baja California, Mexico. | April to June | Not expected. While reported to the CNDDB within 1 mile of the site in 2015, no habitat for this species is present on site. |
| Spreading navarretia (*Navarretia fossalis*) | FT<br>CNPS Rank 1B.1<br>VPHCP Covered | Occurs in chenopod scrub, marshes and swamps and vernal pools . | April to June | Not expected. While reported to the CNDDB within 1 mile of the site in 1986, no habitat present on site. |

| **Table 3** (continued)<br>**NARROW ENDEMIC[1] AND VP PLANT SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR** | | | | |
|---|---|---|---|---|
| **SPECIES** | **SENSITIVITY[1]** | **HABITAT(S)/DISTRIBUTION** | **BLOOM PERIOD** | **POTENTIAL TO OCCUR** |
| **VERNAL POOL SPECIES (continued)** | | | | |
| Orcutt grass (*Orcuttia californica*) | FE<br>SE<br>CNPS Rank 1B.1<br>VPHCP Covered | Vernal pools in southern California and Baja California, Mexico. | April to August | Not expected. No vernal pool habitat is present on site. Not reported to the CNDDB or USFWS within one mile of the site. |
| San Diego mesa mint (*Pogogyne abramsii*) | FE<br>SE<br>CNPS Rank 1B.1<br>VPHCP Covered | Occurs in vernal pools in San Diego County. | March to July | Not expected. While reported to the CNDDB within 1 mile of the site in 2017, no habitat for this species is present on site. |
| Otay mesa mint (*Pogogyne nudiuscula*) | FE<br>SE<br>CNPS Rank 1B.1<br>VPHCP Covered | Occurs in vernal pools in San Diego County and Baja California, Mexico. | May to July | Not expected. No habitat for this species is present on site. Not reported to the CNDDB or USFWS within 1 mile of the site. |

[1]**Federal**
FE – Federal listed endangered
FT – Federal listed threatened

**State**
SE – State listed endangered

**CNPS (California Native Plant Society) Rare Plant Rank**
1B – Rare, threatened, or endangered in California and elsewhere
.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)
.2 – Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat

**City of San Diego**
Narrow Endemic - Some native species with restricted geographic distributions, soil affinities, and/or habitats.

VPHCP Covered - The Vernal Pool Habitat Conservation Plan was developed using the requirements of a Habitat Conservation Plan under Section 10(a)(1)(B) of the federal Endangered Species Act as the basis for take authorization for the seven covered vernal pools species (i.e., covered species).

### 4.5.3 Sensitive Animal Species

Sensitive animal species are those that are considered federal or State threatened or endangered; MSCP Covered Species; or MSCP Narrow Endemic species. More specifically, if a species is designated with any of the following statuses (a-c below), it is considered sensitive per City Municipal Code (Chapter 11, Article 3, Division 1):

(a) A species or subspecies is listed as endangered or threatened under Section 670.2 or 670.5, Title 14, California Code of Regulations, or the FESA, Title 50, Code of Federal Regulations, Section 17.11 or 17.12, or candidate species under the California Code of Regulations;

(b) A species is a Narrow Endemic as listed in the Biology Guidelines in the Land Development Manual (City 2018); and/or

(c) A species is a Covered Species as listed in the Biology Guidelines in the Land Development Manual (City 2018).

A species may also be considered sensitive if it is included on the CDFW Special Animals List (CDFW 2017) as a State Species of Special Concern, State Watch List species, State Fully Protected species, or federal Bird of Conservation Concern.

No sensitive animal species were observed or detected on site. Sensitive animal species that may have potential to occur on site (based on, for example, CNDDB and/or USFWS database records within one mile of the site or habitat types present) are listed in Table 4.

| Table 4<br>SENSITIVE ANIMAL SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR | | | |
|---|---|---|---|
| **SPECIES** | **SENSITIVITY[1]** | **HABITAT(S)/DISTRIBUTION** | **POTENTIAL TO OCCUR** |
| **INVERTEBRATES** | | | |
| San Diego fairy shrimp (*Branchinecta sandiegonensis*) | FE<br><br>VPHCP Covered | Seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water in San Diego County. | Not expected due to lack of potential habitat. Has been reported to the USFWS within 1 mile of the site. |
| Quino checkerspot butterfly (*Euphydryas editha quino*) | FE | Primary larval host plants in San Diego are dwarf plantain (*Plantago erecta*) at lower elevations. Owl's clover (*Castilleja exserta*) may serve as host plant if primary host plants have senesced. Exists only as several, probably isolated, colonies in southwestern Riverside County, southern San Diego County, and Mexico. | Not expected. Not reported to the CNDDB or USFWS within 1 mile of the site, and the site is not within the recommended survey area for the species (USFWS 2014). |
| Hermes copper butterfly (*Lycaena hermes*) | FC | Southern mixed chaparral and coastal sage scrub with mature specimens of its larval host plant, spiny redberry (*Rhamnus crocea*). Range is San Diego County, south of Fallbrook, to northern Baja California, Mexico. | Not expected. Spiny redberry is not present. Not reported to the CNDDB or USFWS within 1 mile of the site. |
| **VERTEBRATES** | | | |
| **Reptiles** | | | |
| Silvery legless lizard (*Anniella pulchra pulchra*) | SSC | Areas with loose, sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub. Occurs from the Bay Area south through the Coast and Peninsular Ranges to Mexico. | Low. Potential habitat on site limited at best. Not reported to the CNDDB within 1 mile of the site. |
| Orange-throated whiptail (*Aspidoscelis hyperythra*) | WL<br><br>MSCP Covered | Coastal sage scrub, chaparral, edges of riparian woodlands and washes. Occurs in southern Orange and San Bernardino counties, south to Mexico. | Moderate. Potentially suitable habitat present, although the species has not been reported to the CNDDB within 1 mile of the site. |

| Table 4 (continued)<br>SENSITIVE ANIMAL SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR | | | |
|---|---|---|---|
| **SPECIES** | **SENSITIVITY**[1] | **HABITAT(S)/DISTRIBUTION** | **POTENTIAL TO OCCUR** |
| **VERTEBRATES** (continued) | | | |
| **Reptiles** (continued) | | | |
| Northern red-diamond rattlesnake (*Crotalus ruber*) | SSC | Found in chaparral, coastal sage scrub, particularly among rock outcrops or piles of debris supporting rodents. Ranges from extreme southeastern Los Angeles County (Diamond Bar) into southern San Bernardino County, and south into southern Baja California, Mexico. | Moderate. Potentially suitable habitat present, although the species has not been reported to the CNDDB within 1 mile of the site. |
| Coronado skink (*Plestiodon skiltonianus interparietalis*) | SSC | Grasslands, coastal sage scrub, open chaparral, pine oak woodland and coniferous forests. Prefers areas where there is abundant leaf litter or low, herbaceous growth. Inland southern California south through the north Pacific coast region of northern Baja California Norte, Mexico. | Moderate. Potentially suitable habitat present, although the species has not been reported to the CNDDB within 1 mile of the site. |
| **Birds** | | | |
| Bell's sage sparrow (*Amphispiza belli belli*) | BCC<br>WL | Chaparral and sage scrub with modest leaf litter. Patchy distribution throughout San Diego County, which often shifts to include partially recovered burned areas. | Low due to its patchy distribution and sensitivity to habitat fragmentation (Unitt 2004). Not reported to the CNDDB within 1 mile of the site. |
| Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) | WL<br>MSCP Covered | Coastal sage scrub and open chaparral as well as shrubby grasslands. Occur throughout coastal lowlands and foothills of San Diego County | Moderate, although not reported to the CNDDB within 1 mile of the site. |
| Burrowing owl (*Athene cunicularia*) | BCC<br>SSC<br>MSCP Covered | Declining species occurring in grassland or open scrub habitats. In 2003, there were an estimated 25 to 30 resident pairs of in San Diego County located primarily in the southern quarter of the county and on North Island (Lincer and Bloom 2007). | Low. One adult owl was reported to the CNDDB in 1999 on the south side of Black Mountain Road, 0.7 mile east of Carmel Valley Road, east of Del Mar. |
| Northern harrier (*Circus cyaneus*) | SSC<br>MSCP Covered | Coastal, salt, and freshwater marshlands; grasslands; and prairies. Widespread throughout the temperate regions of North. Known breeding areas in San Diego County include Torrey Pines, the Tijuana River Valley, and Camp Pendleton. | Low. Potential grassland habitat on site is very limited. Not reported to the CNDDB within 1 mile of the site. |

| Table 4 (continued)<br>SENSITIVE ANIMAL SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR | | | |
|---|---|---|---|
| **SPECIES** | **SENSITIVITY**[1] | **HABITAT(S)/DISTRIBUTION** | **POTENTIAL TO OCCUR** |
| **VERTEBRATES** (continued) | | | |
| **Birds** (continued) | | | |
| White-tailed kite (*Elanus leucurus*) | FP | Riparian woodlands and oak or sycamore groves adjacent to grassland on coastal slopes in San Diego County. Nests in the crowns of trees, especially coast live oak (*Quercus agrifolia*). | Not expected. Riparian habitats not present on site. Not reported to the CNDDB within 1 mile of the site. |
| California horned lark (*Eremophila alpestris actia*) | WL | Sandy beaches, agricultural fields, grasslands and open areas on coastal slopes and in lowlands from Sonoma County to northern Baja California, Mexico. | Moderate. Potentially suitable habitat present. Reported to the CNDDB in 2001 on Santa Monica Ridge, south of McGonigle Canyon, north of Deer Canyon. |
| Loggerhead shrike (*Lanius ludovicianus*) | BCC<br>SSC | Grassland, open sage scrub, chaparral, and desert scrub. Uncommon year-round resident observed in lower elevations of San Diego County. | Low as it is uncommon. Not reported to the CNDDB within 1 mile of the site. |
| Coastal California gnatcatcher (*Polioptila californica californica*) | FT<br>SSC<br>MSCP Covered | Coastal sage scrub in southern Los Angeles, Orange, western Riverside, and San Diego counties south into Baja California, Mexico. | Assumed present. Was not observed/detected in 1983, 1985, or during Alden's survey in January 2020. However, potential habitat is present. Has been reported to the CNDDB and USFWS within 1 mile of the site during the period 1999 through 2017. |
| Least Bell's vireo (*Vireo belli pusillus*) | FE<br>SE<br>MSCP Covered | Riparian woodland, riparian forest, mule fat scrub, and southern willow scrub in coastal southern California in the breeding season, south of Santa Barbara, and in smaller numbers in foothills and mountains. | Not expected due to lack of potential habitat. Has been reported to the USFWS within 1 mile of the site. |

| Table 4 (continued)<br>SENSITIVE ANIMAL SPECIES NOT DETECTED AND THEIR POTENTIAL TO OCCUR | | | |
|---|---|---|---|
| **SPECIES** | **SENSITIVITY[1]** | **HABITAT(S)/DISTRIBUTION** | **POTENTIAL TO OCCUR** |
| **VERTEBRATES** (continued) | | | |
| **Mammals** | | | |
| San Diego desert woodrat (*Neotoma lepida intermedia*) | SSC | Open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops or around clumps of cactus or yucca. Occurs along the coastal slope of southern California from San Luis Obispo County south into coastal northwestern Baja California, Mexico | Moderate, although not reported to the CNDDB within 1 mile of the site. |
| Dulzura pocket mouse (*Chaetodipus californicus femoralis*) | SSC | Primarily associated with mature chaparral. In San Diego County, it ranges eastward to the desert transition zone. | Low as chaparral on site may not be suitable. Not reported to the CNDDB within 1 mile of the site. |
| Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) | SSC | Open areas of coastal sage scrub and weedy growth. Ranges from Los Angeles County and southern San Bernardino County south into west-central Baja California, Mexico. | Moderate, although not reported to the CNDDB within 1 mile of the site. |

[1]**U.S. Fish and Wildlife Service**

FE Federally Listed Endangered

FC Candidate for Federal Endangered Species Act Protection

BCC Bird of Conservation Concern—Non-listed subspecies or populations of federal threatened or endangered species.

**California Department of Fish and Wildlife**

SSC State Species of Special Concern—Declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

WL Watch List—that are/were: a) not on the current list of species of special concern but were on previous lists and have not been State listed under the California Endangered Species Act; b) previously State or federally listed and now are on neither list; or c) on the list of "Fully Protected" species.

FP These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW.

**City of San Diego**

MSCP Covered Species Covered Species are those species included in the Incidental Take Authorization issued to the City by the USFWS and CDFW

VPHCP Covered VPHCP Covered - The Vernal Pool Habitat Conservation Plan was developed using the requirements of a Habitat Conservation Plan under Section 10(a)(1)(B) of the federal Endangered Species Act as the basis for take authorization for the seven covered vernal pools species (i.e., covered species).

### 4.5.4 Waters of the U.S., Waters of the State, and City Wetlands

Waters of the U.S. and Waters of the State encompass wetlands but also may include ephemeral and intermittent streams that may or may not be vegetated. Generally, wetlands are lands where saturation with water is the dominant factor determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Wetlands vary widely because of regional and local differences in soils, topography, climate, hydrology, water chemistry, vegetation, and other factors (Environmental Protection Agency 2013). Waters of the U.S., Waters of the State, and City Wetlands are sensitive as they are regulated by the Corps, CDFW, and City, respectively. See Section 2.2.2, *Potential Waters of the U.S., Waters of the State, and City Wetlands*, for more detail.

**Waters of the U.S.**

There are no drainages or wetland features within or adjacent to the project footprint that would be impacted by the project. There is a topographic drainage feature located to the west of the project footprint, within the MHPA preserve, that likely would be considered a non-wetland (unvegetated) Waters of the U.S. (ephemeral drainage) as it conveys water but does not support wetland vegetation. This drainage would be entirely within the Covenant of Easement area.

**Waters of the State**

As noted above, there are no drainages or wetland features within or adjacent to the project footprint that would be impacted by the project. There is a topographic drainage feature located to the west of the project footprint, within the MHPA preserve, that likely would be considered a non-wetland (unvegetated) Waters of the State (ephemeral streambed) as it conveys water but does not support wetland vegetation. This drainage would be entirely within the Covenant of Easement area.

**City Wetlands**

There are no City Wetlands on site as explained in Section 2.2.2, *Potential Waters of the U.S., Waters of the State, and City Wetlands*. The drainage discussed above with the potential to support unvegetated Waters of the U.S./State is not considered a City wetland as it does not support wetland habitat/vegetation.

### 4.5.5 Wildlife Corridors

One of the objectives of the MHPA is to delineate core corridors targeted for conservation while acknowledging that limited development may occur (City 1997). While the site is located entirely within the MHPA, the site is not located in McGonigle Canyon, which is considered a regional corridor per the City's MSCP Subarea Plan. The project site is separated from McGonigle Canyon by existing large-lot residential development (Figure 2).

While the project would include development of the eastern portion of the project site, it would maintain the MHPA connection between the north, south, and western MHPA on site for local wildlife movement as the undeveloped portions of the site would be preserved in an on site Covenant of Easement area (Figures 2 and 4).

# 5.0 MSCP COMPLIANCE

## 5.1 LAND USE ADJACENCY GUIDELINES

Indirect effects listed in the City's Subarea Plan include those from drainage, toxics, lighting, noise, barriers, invasives, brush management, and grading/land development as addressed by the Land Use Adjacency Guidelines specifically for indirect impacts to the MHPA. The following addresses the guidelines and how the project complies with them. All project compliance measures shall be included in the Site Development Permit as conditions of approval.

### 5.1.1 Drainage

*All new and proposed parking lots and developed areas in and adjacent to the preserve must not drain directly into the MHPA. All developed and paved areas must prevent the release of toxins, chemicals, petroleum products, exotic plant materials and other elements that might degrade or harm the natural environment or ecosystem processes within the MHPA. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. These systems should be maintained approximately once a year, or as often as needed, to ensure proper functioning. Maintenance should include dredging out sediments if needed, removing exotic plant materials, and adding chemical-neutralizing compounds (e.g., clay compounds) when necessary and appropriate.*

During construction, the project will employ the use, as applicable, of structural and non-structural Best Management Practices, Best Available Technology, and sediment catchment devices downstream of paving activities to reduce potential drainage impacts associated with construction. Additionally, the project design complies with the Standard Urban Stormwater Management Plan and Municipal Stormwater Permit criteria of the State Water Resources Control Board and City.

The built project would result in runoff, which can significantly impact water quality in the MHPA. However, potential drainage impacts will be minimized through the construction of storm drains that will connect to existing storm drains and through construction of a biofiltration basin on site that will collect and treat all water from the equestrian area before it is discharged to an existing storm drain inlet (Figure 4).

### 5.1.2 Toxics

*Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.*

No trash, oil, parking, or other construction/development related material/activities will be located outside approved construction limits. No staging/storage areas for equipment and materials will be located within or adjacent to the MHPA that is outside the project impact footprint. All construction related debris will be removed off site to an approved disposal facility. A note will be provided in/on the construction documents that states: *"All construction related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owners Representative or Resident Engineer to ensure there is no impact to the MHPA."* And, as stated above, a biofiltration basin will be constructed to treat runoff from the equestrian area prior to it discharging into an existing storm drain inlet.

### 5.1.3 Lighting

*Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.*

Lighting adjacent to the MHPA will be directed away/shielded and will be consistent with City Outdoor Lighting Regulations per LDC Section 142.0740.

### 5.1.4 Noise

*Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.*

Construction related noise from such sources as clearing, grading, and construction vehicular traffic could result in significant, temporary noise related impacts to the noise-sensitive avian species such as the coastal California gnatcatcher, for which the site is considered occupied. The least Bell's vireo is not expected (Table 4). The project will comply with this Land Use Adjacency Guideline for construction-related noise and the gnatcatcher as explained below.

> Construction noise that exceeds the maximum levels allowed will be avoided during the breeding season for the coastal California gnatcatcher (March 1 through August 15). If construction is proposed during the breeding season, a USFWS protocol survey will be conducted to determine species presence/ absence. If a protocol survey is not conducted, presence will be assumed with implementation of noise attenuation and biological monitoring. When applicable (i.e., habitat is occupied or if presence of the coastal California gnatcatcher is assumed), adequate noise reduction measures will be incorporated as follows:

Prior to the issuance of any grading permit the City Manager (or appointed designee) will verify that the MHPA boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:
No clearing, grubbing, grading, or other construction activities will occur within 500 feet of the MHPA between March 1 and August 15 (gnatcatcher breeding season) until the following requirements have been met to the satisfaction of the City Manager:

A. A qualified biologist (possessing a valid FESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within the MHPA that lie within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB hourly average for the presence of the gnatcatcher. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present within the MHPA, the following conditions must be met:

I. Between March 1 and August 15, no clearing, grubbing, or grading of occupied coastal California gnatcatcher habitat will be permitted within the MHPA. Areas restricted from such activities shall be staked or fenced under the supervision of a qualified biologist; and

II. Between March 1 and August 15, no construction activities will occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied coastal California gnatcatcher habitat within the MHPA. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the City Manager at least two weeks prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities will be staked or fenced under supervision of a qualified biologist; or

III. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) will be implemented to ensure that noise levels resulting from construction activities do not exceed 60 dB hourly average at the edge of habitat (within the MHPA) occupied by the coastal California gnatcatcher. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring* will be conducted at the edge of occupied habitat area within the MHPA to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities will cease until such time that adequate noise

attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise will continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity to verify that noise levels at the edge of occupied habitat within the MHPA are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures will be implemented in consultation with the biologist and the City Manager, as necessary, to reduce noise levels within occupied MHPA habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures may include but are not limited to limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If the coastal California gnatcatcher is not detected within the MHPA during the protocol survey, the qualified biologist will submit substantial evidence to the City Manager and applicable wildlife agencies which demonstrates whether or not mitigation measures such as noise walls are necessary between March 1 and August 15 as follows:

I. If evidence indicates high potential for coastal California gnatcatcher presence based on historical records or site conditions, Condition A.III shall be adhered to as specified above.

II. If evidence concludes that no impacts to this species are anticipated, no mitigation measures would be necessary.

Noise associated with the built project (single home) is not expected to be of sufficient volume or duration to interfere with wildlife utilization of the MHPA. Passive recreation on the developed trail is a compatible use in the MHPA (see Section 5.2, *Land Use Considerations*).

### 5.1.5 Barriers

*New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.*

The interface between the developed single-family residence uses and the MHPA will be fenced with a six-foot tall, black powder-coated or vinyl-dipped, heavy gauge, chain link fence (Figure 4). Since the project is a single-family home, signage is not proposed.

### 5.1.6 Invasives

*No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.*

Current and future owners of the built project will be conditioned to follow SDMC Landscape Standards (Section 1.3) and not use invasive species, which will prevent their introduction to areas adjacent to the MHPA. This will prevent the spread of invasive species to the MHPA.

During construction, however, invasive, non-native plants could be transported to the site on construction equipment or vehicles (e.g., seeds on undercarriages) and could colonize areas disturbed by construction activities, and those species could potentially spread into the MHPA.

Additionally, invasive plant species already present on site could spread into the MHPA during grubbing and grading activities.

To avoid/minimize the transport of invasive plant species, vehicles and equipment brought to the site will be washed at an appropriate off-site location/facility prior to entering the site, and no construction activities will be located outside approved construction limits. Furthermore, all construction related debris will be removed off site to an approved disposal facility.

### 5.1.7 Brush Management

*New development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the pad and outside of the MHPA. Zone 2 may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Brush management zones will not be greater in size than is currently required by the City's regulations. Initial thinning of woody vegetation shall not exceed 50 percent coverage of the existing vegetation prior to implementation of Brush Management activities. Additional thinning and pruning shall be done consistent with City standards to obtain minimum vertical and horizontal clearances and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party. For existing and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.*

The entire site is within the MHPA; therefore, Zone 1 brush management impacts will occur in the MHPA within and outside the grading impact limits for the house. Zone 2 will extend outside the limits of the house pad (Figure 4) and is included as part of the Covenant of Easement area (but not as project mitigation) to be included as part of the City's MSCP preserve. Brush management will be the responsibility of the homeowner. Some of Brush Management Zones 1 and 2 will occur within the limits of the 1992 Open Space Easement Deed area. Per the 1992 Open Space Deed documentation, fuel modification/brush management is an allowable use and will not result in a conflict.

### 5.1.8 Grading/Land Development

*Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.*

The project includes all slopes within the development footprint.

## 5.2 LAND USE CONSIDERATIONS

The following land uses are considered conditionally compatible with the biological objectives of the MSCP and thus will be allowed within the City's MHPA:

- Passive recreation
- Utility lines and roads in compliance with General Planning Policies and Design Guidelines (see Section 5.3 of this report)
- Limited water facilities and other essential public facilities
- Limited low density residential uses
- Brush Management (Zone 2)
- Limited agriculture

The project includes one single-family home (and associated Brush Management Zone 1), an equestrian area, and access driveways, along with Brush Management Zone 2 (Figure 4), which are land uses compatible with the MHPA.

Additionally, the project includes construction of a trail through the MHPA to connect with the existing City, Parks and Recreation trail system (Figure 4). This trail, which would support passive recreation, is also a land use compatible with the MHPA. Management and maintenance of the developed trail will be the responsibility of the homeowner.

## 5.3 GENERAL PLANNING POLICIES AND DESIGN GUIDELINES

Section 1.4.2 of the City's Subarea Plan includes General Planning Policies and Design Guidelines that have been applied in the review and approval of development projects within or adjacent to the MHPA. The project site is entirely within the MHPA; the project would develop 22 percent of the MHPA on site. Therefore, the resulting project would be adjacent to the MHPA.

### Roads and Utilities – Construction and Maintenance Policies

This section of the Subarea Plan includes eight guidelines/policies for projects adjacent to the MHPA.

1. *All proposed utility lines should be designed to avoid or minimize intrusion into the MHPA.*

   All proposed utility lines (i.e., storm drains) would be within the project footprint.

2. *All new development for utilities and facilities within or crossing the MHPA shall be planned, designed, located, and constructed to minimize environmental impacts. If avoidance is infeasible, mitigation would be required.*

   The proposed storm drains are located within the project impact footprint, which has been designed to be located adjacent to existing development and largely within disturbed land, thereby minimizing environmental impacts.

3. *Temporary construction areas and roads, staging areas, or permanent access roads must not disturb existing habitat unless determined to be unavoidable.*

   All temporary and permanent impacts would occur within the project impact footprint that has been designed to be located adjacent to existing development and largely within disturbed land, thereby minimizing environmental impacts.

4. *Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage.*

   The project site is not within a regional wildlife corridor and maintains local movement in the MHPA on site (see Section 4.5.5, *Wildlife Corridors*).

5. *Roads in the MHPA will be limited to those identified in Community Plan Circulation Elements, essential collector streets, and necessary maintenance/emergency access roads.*

   The project does not propose any roadways in the MHPA.

6. *Development of roads in canyon bottoms should be avoided whenever feasible. If an alternative location outside the MHPA is not feasible, then the road must be designed to cross the shortest length possible, and if a road crosses the MHPA, it should provide for fully-functional wildlife movement capability.*

   There are no canyon bottoms on site, and the project does not propose any roads.

7. *Where possible, roads within the MHPA should be narrowed from existing design standards to minimize habitat fragmentation and disruption of wildlife movement and breeding areas. Roads must be located in lower quality habitat or disturbed areas to the extent possible.*

   No roadways are proposed.

8. *Existing roads and utility lines are usually considered a compatible use in the MHPA.*

   There are no existing roads or utility lines on site.

**Fencing, Lighting, and Signage**

This section of the Subarea Plan includes three guidelines/policies. Each is summarized below along with an explanation as to how the project complies where it occurs adjacent to the MHPA.

1. *Fencing or other barriers will be used where it is determined to be the best method to achieve conservation goals and adjacent to land uses incompatible with the MHPA.*

   There are no incompatible land uses adjacent to the MHPA associated with the project. However, the interface between the developed project and the MHPA will be fenced with a six-foot tall, black powder-coated or vinyl-dipped, heavy gauge, chain link fence (Figure 4).

2. *Lighting shall be designed to avoid intrusion in the MHPA.*

   The project is a single-family home and would not have significant noise impacts upon the adjacent MHPA. Additionally, lighting adjacent to the MHPA will be directed away/shielded and will be consistent with City Outdoor Lighting Regulations per LDC Section 142.0740.

3. *Signage will be limited to access, litter control, and educational purposes.*

   The project is a single-family home with no access to the adjacent preserve/MHPA area. As such, no signage is necessary.

**Materials Storage**

Storage of materials (e.g., hazardous or toxic chemicals, equipment, etc.) shall not be located within the MHPA, and proper storage of such materials is required per applicable regulations in any areas that may impact the MHPA, especially due to potential leakage.

No trash, oil, parking, or other construction/development related material/activities will be located outside approved construction limits. No staging/storage areas for equipment and materials will be located outside the project impact footprint. All construction related debris will be removed off site to an approved disposal facility.

## 5.4 GENERAL MANAGEMENT DIRECTIVES

The following summarized, General Management Directives for all areas of the City's MSCP Subarea Plan are applicable to the project. Those directives not applicable include Adjacency Management Issues, Invasives Exotics Control and Removal (except Invasives; see Section 5.1.6, *Invasives*), and Flood Control (since there are no flood control channels on site).

1. *Mitigation shall be performed in accordance with ESL Regulations and the City's Biology Guidelines.*

   The mitigation measures in Section 7.0, *Mitigation Measures*, of this report have been formulated to satisfy the requirements of the City's MSCP Subarea Plan, Biology Guidelines, and ESL Regulations.

2. *Restoration or revegetation undertaken in the MHPA shall be performed in a manner acceptable to the City.*

   No restoration or revegetation in the MHPA is proposed for the project.

3. *Public Access, Trails, and Recreation. This directive includes requirements for trail signage, type, location, design, and use.*

   The project includes construction of a trail through the MHPA to connect with the existing City, Parks and Recreation trail system (Figure 4). Management and maintenance of the developed trail, including any signage, will be the responsibility of the homeowner.

4. *Litter/Trash and Materials Storage. This directive includes requirements for trash removal and permanent materials storage in the MHPA.*

   Trash and other construction related materials will be kept within approved construction limits, and no storage areas will be located within or adjacent to the MHPA. All construction related debris will be removed off site to an approved disposal facility. There would be no permanent storage of any kind in the MHPA associated with the project.

## 5.5 CONDITIONS AND ASMDs FOR MSCP COVERED SPECIES

This section lists the Conditions and Area Specific Management Directives for MSCP Covered Species observed or with moderate potential to occur on site (none has high potential). Explanations as to how the project complies with these Conditions and Directives is also provided.

### San Diego Barrel Cactus

MSCP Area Specific Management Directives must include measures to protect this species from edge effects, unauthorized collection, and include appropriate fire management/control practices to protect against a too frequent fire cycle. Edge effects, unauthorized collection, and fire management will be addressed through compliance with the MHPA Land Use Adjacency Guidelines during and after construction. Additionally, protection of this species during and after construction would occur through adherence to the conditions of the Covenant of Easement, which ensure that the conserved property will be retained forever in a natural condition and that any development of the conserved property that contains sensitive biological resources, including MHPA lands, will be prevented. Uses of the conserved property will be confined to such activities that protect the preserved habitats and species, including San Diego barrel cactus, in a manner consistent with its Area Specific Management Directives.

### Orange-throated Whiptail

MSCP Area Specific Management Directives must address edge effects for the orange-throated whiptail. Edge effects will be addressed through compliance with the MHPA Land Use Adjacency Guidelines during and after construction. Additionally, protection of this species during and after construction would occur through adherence to the conditions of the Covenant of Easement, which ensure that the conserved property will be retained forever in a natural condition and that any development of the conserved property that contains sensitive biological resources, including MHPA lands, will be prevented. Uses of the conserved property will be confined to such activities that protect the preserved habitats and species, including the orange-throated whiptail, in a manner consistent with its Area Specific Management Directives.

**Coastal California Gnatcatcher**

MSCP Area Specific Management Directives for the CAGN must include measures to reduce edge effects 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. No clearing of occupied habitat within the MHPA may occur between March 1 and August 15. These effects and measures will be addressed through compliance with the MHPA Land Use Adjacency Guidelines during and after construction. Additionally, protection of this species during and after construction would occur through adherence to the conditions of the Covenant of Easement, which ensure that the conserved property will be retained forever in a natural condition and that any development of the conserved property that contains sensitive biological resources, including MHPA lands, will be prevented. Uses of the conserved property will be confined to such activities that protect the preserved habitats and species, including coastal California gnatcatcher, in a manner consistent with its Area Specific Management Directives. For example, the project would include fencing that would act as a fire protection measure between the project and the MHPA (to deter access to the MHPA).

**Southern California Rufous-crowned Sparrow**

MSCP Area Specific Management Directives for the southern California rufous-crowned sparrow must include maintenance of dynamic processes, such as fire, to perpetuate some open phases of coastal sage scrub with herbaceous components. Maintaining the habitat for this species, if necessary, during and after construction would occur through adherence to the conditions of the Covenant of Easement, which ensure that the conserved property will be retained forever in a natural condition and that any development of the conserved property that contains sensitive biological resources, including MHPA lands, will be prevented. Uses of the conserved property will be confined to such activities that protect the preserved habitats and species, including this sparrow, in a manner consistent with its Area Specific Management Directives.

# 6.0 PROJECT IMPACT ANALYSIS

The City's CEQA Significance Determination Thresholds (Appendix I to City 2018) are used to establish whether or not there is a significant effect from the above-described types of impacts. A significant effect is defined as a "substantial or potentially substantial adverse change in the environment."

Impacts to biological resources are assessed by City staff through the CEQA review process, and through review of the project's consistency with the ESL regulations, the Biology Guidelines, and with the City's Subarea Plan. Before a determination of the significance of an impact can be made, the presence and nature of the biological resources must be established. The following two steps summarize the procedure for collecting the necessary information.

**STEP 1:** Determine the extent of biological resources and values present on the site.

The site is within the MHPA and supports both sensitive vegetation communities and sensitive species based on the literature review.

**STEP 2:** Based on Step 1, if significant biological resources are present, then a survey to determine the nature and extent of the biological resources on the site is warranted.

Based on the results of Step 1, a survey to map vegetation, look for potential jurisdictional features, and look for sensitive species was conducted.

Then, sensitivity and/or significance of impacts is considered in the context of the proposed project, as discussed below.

> Direct Impacts: Any physical alteration, disturbance, or destruction of biological resources that would result from project-related activities is considered a direct impact. Examples include vegetation clearing and loss of individual species and/or their habitats.
>
> Indirect Impacts: Indirect impacts occur later in time or are farther removed in distance but are still reasonably foreseeable and attributable to project-related activities. Indirect impacts may result from elevated noise levels, human activity, decreased water quality, and introduction of invasive species.
>
> Cumulative Impacts: Cumulative impacts are the regional effects of a project in combination with other projects and conditions that may affect an ecosystem or one of its components beyond the project limits and on a regional scale.
>
> Permanent Impacts: Direct or indirect impacts that result in the irreversible removal of biological resources are considered permanent. An example of a direct, permanent impact is the removal of vegetation and the construction of a building or paved roadway in its place. An example of a permanent, indirect impact is stormwater from a developed site flowing, without treatment, into a natural drainage and decreasing the quality of the water in the drainage.

Temporary Impacts: Direct or indirect impacts that are limited in duration or reversible can be viewed as temporary. An example of a temporary, indirect impact is the generation of fugitive dust occurring during construction. An example of a temporary, direct impact is the removal of vegetation for construction of an underground pipeline, after which natural vegetation can be allowed to recolonize the impact area, or the area can be revegetated through the planting of container stock and/or seed. The City's Biology Guidelines do not distinguish between temporary and permanent impacts to wetland habitats. All impacts to wetland habitats are mitigated in accordance with the City's Biology Guidelines.

The determination of significance for the project's impacts is presented beginning in Section 6.1 of this report.

## 6.1 DIRECT IMPACTS

Direct impacts immediately alter the affected biological resources such that those resources are eliminated temporarily or permanently. The removal of vegetation, for example, would be considered a direct impact. All direct impacts associated with the project would be permanent.

### 6.1.1 Direct Impacts to Vegetation Communities

Approximately 2.47 total acres would be impacted by grading, Brush Management Zone 1, and trail construction. Specifically, grading associated with residential development would result in total impacts to 2.21 acres comprised of scrub oak chaparral (0.03 acre), Diegan coastal sage scrub (0.01 acre), chamise chaparral (0.68 acre), non-native grassland (0.15 acre), eucalyptus woodland (0.02 acre), ornamental (0.21 acre), and disturbed land (1.11 acres). Impacts associated with trail construction would occur to Diegan coastal sage scrub (0.13 acre), chamise chaparral (0.04 acre), disturbed land (0.04 acre), and non-native vegetation (<0.01 acre). All impacts would be to upland communities or land cover (Figure 4; Table 5).

Zone 1 brush management will occur within the grading impact footprint for the house and in a small (0.05-acre) area on the north east corner of the site outside the grading limits (Figure 4) and partially within the 1992 Open Space Easement area. Impacts associated with Zone 1 brush management outside the grading limits would be comprised of chamise chaparral (0.03 acre), ornamental (0.01 acre), and disturbed land (0.01 acre). All of the Zone 1 area, outside of the proposed development, is considered a direct and permanent impact. In addition, per the 1992 Open Space Deed documentation, fuel modification/brush management is an allowable use within the 1992 Open Space Deed area and would not result in a conflict.

Zone 2 will extend outside the limits of Zone 1 (Figure 4) and into the MHPA Covenant of Easement area. Zone 2 brush management is considered impact neutral, which means that it is not considered an impact but is also not acceptable as mitigation (City 2018); it is allowable within the MHPA.

Additionally, Zone 2 brush management will occur within a portion of the 1992 Open Space Deed in the north east corner of the site. As noted above fuel modification /brush management is an allowable use within the 1992 Open Space easement.

| Table 5<br>DIRECT IMPACTS TO VEGETATION COMMUNITIES/LAND COVER TYPES[1] | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Vegetation Community/ Land Cover Type** | **Existing[2]** | **Project Impact Footprint[3]** | **BMZ 1[4]** | **Trail Impacts** | **Total Impacts** | **BMZ 2[5]** | **Available for Mitigation[6]** |
| Scrub oak chaparral (Tier I) | 0.35 | 0.03 | - | - | 0.03 | 0.18 | 0.14 |
| Diegan coastal sage scrub (Tier II) | 2.22 | 0.01 | - | 0.13 | 0.14 | 0.18 | 1.90 |
| Chamise chaparral (Tier IIIA) | 3.86 | 0.68 | 0.03 | 0.04 | 0.75 | 0.61 | 2.50 |
| Non-native grassland (Tier IIIB) | 0.36 | 0.15 | - | - | 0.15 | 0.02 | 0.19 |
| Eucalyptus woodland (Tier IV) | 0.02 | 0.02 | - | - | 0.02 | - | - |
| Ornamental (Tier IV) | 0.28 | 0.21 | 0.01 | - | 0.22 | 0.06 | - |
| Disturbed land (Tier IV) | 3.06 | 1.11 | 0.01 | 0.04 | 1.16 | 0.96 | 0.94 |
| Non-native vegetation (no tier) | 0.09 | - | - | <0.01 | <0.01 | <0.01 | 0.09 |
| **TOTAL** | **10.24** | **2.21** | **0.05** | **0.21** | **2.47** | **2.01** | **5.76** |

[1]Numbers presented are in acres, rounded to nearest hundredth
[2]The entire site is within the MHPA
[3]Permanent impacts from grading and Brush Management Zone 1 within the project impact footprint
[4]Permanent impacts from Brush Management Zone 1 outside of the project impact footprint
[5]Zone 2 brush management is impact neutral and will remain within the preserved MHPA, but is not available for mitigation.
[6]Area preserved on site within the MHPA (not including BMZ 2) and available for mitigation.

Impacts (including BMZ 1) to Tier I scrub oak chaparral (0.03 acre), Tier II Diegan coastal sage scrub (0.14 acre), Tier III chamise chaparral (0.75 acre) and non-native grassland (0.15 acre) would be significant due to the sensitivity of these upland vegetation communities. Mitigation would be required.

Impacts to Tier IV communities/land cover types and non-native vegetation would be less than significant because they not considered to have significant habitat value (City 2018). No mitigation would be required.

### 6.1.2 Direct Impacts to Sensitive Plant Species

Project construction would remove six California adolphia and four Nuttall's scrub oak plants. The impacts to these plants would be significant because each is each is considered rare, threatened, or endangered in California with more than 80 percent of occurrences having a high degree and immediacy of threat (CNPS 2020). Mitigation would be required.

### 6.1.3 Direct Impacts to Sensitive Animal Species

No sensitive animal species were observed on site; however, the coastal sage scrub habitat on site is considered occupied by the coastal California gnatcatcher. Impacts to sensitive animal species with potential to occur on site is addressed in Section 6.1.4 of this report.

### 6.1.4 Direct Impacts to Sensitive Species with Potential to Occur

Tables 2 and 3 presented lists of the sensitive and MSCP Narrow Endemic plant species and their potential to occur on site. All of these species are either not expected or have low potential to occur. Therefore, impacts to these species are not anticipated, and no mitigation would be required.

Table 4 presented a list of sensitive animal species and their potential to occur on site. Eight species have moderate potential to occur; none has high potential to occur; and the remainder has low potential or is not expected. The seven species with moderate potential to occur are addressed below.

**Orange-throated whiptail, Northern red-diamond rattlesnake, and San Diego desert woodrat**

Project construction would remove some of these species' potential chaparral and sage scrub habitats on site and could cause injury or mortality to individuals during construction should they be present on site. While the acreage of impact to the habitats on site would be limited in extent, the impact to these species from habitat loss and potential harm could be significant. Therefore, mitigation would be required.

**Coronado skink**

Project construction would remove some of the species' potential grassland, chaparral, and sage scrub habitats on site and could cause injury or mortality to individuals during construction should it be present on site. While the acreage of impact to its habitats on site would be limited in extent, the impact to this species from habitat loss and potential harm could be significant. Therefore, mitigation would be required.

**Southern California rufous-crowned sparrow**

Project construction would remove some of the species' potential grassland, chaparral, and sage scrub habitats on site and could cause injury or mortality to eggs and/or nestlings should the species be present on site. Adult birds would be expected to fly away from construction and not be directly impacted. While the acreage of impact to its habitats on site would be limited in extent, the impact to this species from habitat loss could be significant. Mitigation would be required. As a general/standard condition, the project must comply with the MBTA California Fish and Game Code and avoid disturbing nests, eggs, and nesting birds (see Sections 3.1.1 and 3.1.2 of this report). However, mitigation measure *Avian Protection During Construction* in Section 7.1 of this report would also provide nesting bird protection.

**California horned lark**

Project construction would remove some of the species' potential grassland and disturbed land (open area) habitats on site and could cause injury or mortality to eggs and/or nestlings should the species be present on site. Adult birds would be expected to fly away from construction and not be directly impacted. While the acreage of impact to its habitats on site would be limited in extent, the impact to this species from habitat loss could be significant. Mitigation would be required. As a general/standard condition, the project must comply with the MBTA California Fish and Game Code and avoid disturbing nests, eggs, and nesting birds (see Sections 3.1.1 and 3.1.2 of this report). However, mitigation measure *Avian Protection During Construction* in Section 7.1 of this report would also provide nesting bird protection.

**Coastal California gnatcatcher**

Project construction would remove a small portion of the species' potential Diegan coastal sage scrub habitat on site and could cause injury or mortality to eggs and/or nestlings should the species be present on site. This species could potentially also utilize open chaparral on site. However, the project will comply with the Land Use Adjacency Guideline for Noise, which prohibits clearing, grubbing, or grading of occupied habitat in the MHPA between March 1 and August 15. This prohibition on clearing, grubbing, or grading would also avoid direct injury or mortality to eggs and/or nestlings. Also, adult birds would be expected to fly away from construction and not be directly impacted. While the acreage of impact to its potential habitat(s) on site would be limited in extent, the impact to this species from habitat loss could be significant. Mitigation would be required.

**Northwestern San Diego pocket mouse**
Project construction would remove some of this species' potential sage scrub and disturbed land (weedy growth) habitats and could cause injury or mortality to individuals during construction should they be present on site. While the acreage of impact to the habitats on site would be limited in extent, the impact to these species from habitat loss and potential harm could be significant. Therefore, mitigation would be required.

### 6.1.5 Direct Impacts to Waters of the U.S., Waters of the State, and City Wetlands

The project would not impact any potential Waters of the U.S. or Waters of the State as the project was designed to avoid the drainage feature on site. There would be no impacts to City Wetland as there is no City Wetland on site. No mitigation would be required.

### 6.1.6 Direct Impacts to Wildlife Corridors

The site is not located in the nearby regional corridor, McGonigle Canyon, and the project would maintain the MHPA connection between the north, south, and western MHPA on site for local wildlife movement. Therefore, the project would not cause direct, significant impacts to wildlife corridors, and no mitigation would be required.

## 6.2 INDIRECT IMPACTS

Indirect impacts consist of secondary effects of a project such as from fugitive dust.

### 6.2.1 Indirect Impacts from Fugitive Dust

Fugitive dust produced by construction could disperse onto adjacent vegetation in the MHPA. Fugitive dust would be a temporary impact. A cover of dust may reduce the overall vigor of individual plants by reducing their photosynthetic capabilities and increasing their susceptibility to pests or disease. This, in turn, could affect animals dependent on these plants (e.g., seed-eating rodents). Fugitive dust also may make plants unsuitable as habitat for insects and birds.

Construction of the project will adhere to applicable construction dust control measures prescribed by the City. These measures include, for example, regular watering of dirt surfaces. Potential impacts from fugitive dust would be less than significant and, therefore, would not require mitigation.

## 6.3 CUMULATIVE IMPACTS

The MSCP was designed to compensate for the cumulative loss of biological resources throughout the San Diego region. Projects that conform to the MSCP as specified by the City's Subarea Plan and implementing ordinances, (i.e., Biology Guidelines and ESL Regulations) are not expected to result in a significant cumulative impact for those biological resources adequately covered by the MSCP. These resources include the vegetation communities identified as Tier I through IV and MSCP Covered Species (City 2018).

The Project would comply with the City's Subarea Plan by conforming to the MHPA Land Use Adjacency Guidelines and Area Specific Management Directives for Covered Species and by mitigating for significant impacts in accordance with ESL Regulations and the City's Biology Guidelines (see Section 7.0, *Mitigation Measures*). Other projects in the City would also be required to comply with the City's Subarea Plan. Therefore, the Project would not contribute considerably to cumulatively significant impacts on sensitive biological resources in the City, and no mitigation for cumulative impacts would be required.

# 7.0 MITIGATION MEASURES

The project would directly and significantly impact sensitive vegetation and plant species, and could directly and significantly impact sensitive animal species. The following measures are proposed to mitigate the direct impacts to these resources. Successful implementation of the mitigation measures in this section would reduce each impact to a less-than-significant level. These measures are in accordance with the ESL Ordinance and Biology Guidelines.

## 7.1 MITIGATION FOR DIRECT IMPACTS

The following mitigation measures have been formulated to satisfy the requirements of the City's MSCP Subarea Plan and Biology Guidelines.

### 7.1.1 Mitigation for Direct Impacts to Upland Vegetation Communities

The mitigation ratios used in this report follow the City's ESL Regulations tier system for impacts to sensitive upland habitats. The ratios (impact acreage: mitigation acreage) used in this report are as follows and are consistent with all impacts and mitigation occurring in the MHPA.

- **Tier I**: Scrub oak chaparral (2:1)
- **Tier II**: Diegan coastal sage scrub (1:1)
- **Tier IIIA**: Chamise chaparral (1:1)
- **Tier IIIB**: Non-native grassland (1:1)
- **Tier IV**: Eucalyptus woodland, ornamental, and disturbed land (0:1)

Per the City's Biology Guidelines (City 2018):

- For all Tier I impacts, the mitigation could (1) occur within the MHPA portion of Tier I (in Tier) or (2) occur outside of the MHPA within the affected habitat type (in-kind).
- For impacts to Tier II, IIIA and IIIB habitats, the mitigation could (1) occur within the MHPA portion of Tiers I – III (out-of-kind) or (2) occur outside of the MHPA within the affected habitat type (in-kind).

The City's Biology Guidelines list methods for mitigating upland impacts including: 1) off-site acquisition (i.e., purchase or dedication of land with equal or greater habitat value); 2) on-site preservation; 3) habitat restoration; and 4) monetary compensation.
The project impacts to 0.03 acre of Tier I scrub oak chaparral that is proposed to be mitigated at a 2:1 ratio within the MHPA through on-site preservation of 0.06 acre of Tier I scrub oak chaparral. The project impacts to Tier II Diegan coastal sage scrub (0.14 acre), IIIA chamise chaparral (0.75 acre), and IIIB non-native grassland (0.15 acre) are proposed to be mitigated at a 1:1 ratio through in-kind, on-site preservation of the same acreage of each of these communities inside the MHPA on site (Figure 4).

Table 6 presents the impacts and mitigation for impacts to scrub oak chaparral, Diegan coastal sage scrub, chamise chaparral, and non-native grassland.

In accordance with the City's Protection and Notice Element, the on-site mitigation and excess acreage preservation (7.98 acres), which are in the MHPA, will be protected from future development by recording a Covenant of Easement over it (Figure 4). The easement will be a condition of the Site Development Permit. In order to provide assurances that the land will be adequately managed and monitored in a manner consistent with Section 1.5, Preserve Management, of the City's MSCP Subarea Plan, long-term management of the land would be the responsibility of, and provided by, the homeowner.

**Table 6**
**IMPACTS AND MITIGATION FOR SENSITIVE VEGETATION COMMUNITIES[1]**

| Vegetation Community | Existing | Impacted [2] | Mitigation Ratio | On-Site Mitigation Required | On-Site Available for Mitigation[3] | Remaining Acreage[4] |
|---|---|---|---|---|---|---|
| Scrub oak chaparral | 0.35 | 0.03 | 2:1 | 0.06 | 0.14 | 0.08 |
| Diegan coastal sage scrub | 2.22 | 0.14 | 1:1 | 0.14 | 1.90 | 1.76 |
| Chamise chaparral | 3.86 | 0.75 | 1:1 | 0.75 | 2.50 | 1.75 |
| Non-native grassland | 0.36 | 0.15 | 1:1 | 0.15 | 0.19 | 0.04 |
| **TOTAL** | **6.79** | **1.07** | -- | **1.10** | **4.73** | **3.63** |

[1]All impacts, brush management, mitigation, and surplus acreage is within the MHPA.
[2]Includes project footprint, BMZ 1, and the trail.
[3]Does not include BMZ 2 (see Table 5), which cannot be used as mitigation.
[4]Remaining acreage is preserved habitat on site that is not required for project mitigation and also includes BMZ 2.

### 7.1.2 Mitigation for Anticipated Impacts to Avian Species

To avoid any direct impacts to the coastal California gnatcatcher, southern California rufous-crowned sparrow, and California horned lark, removal of occupied habitat in the proposed area of disturbance should occur outside of the breeding season for the gnatcatcher (March 1 to August 15) and the sparrow and lark (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur (based on construction timing) during the breeding season(s), the Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of nesting birds on the proposed area of disturbance. The pre-construction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the pre-construction survey to City Development Services Department for review and approval prior to initiating any construction activities. If coastal California gnatcatcher, southern California rufous-crowned sparrow, or California horned lark is detected, a letter report in conformance with the City's Biology Guidelines and applicable State and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of coastal California gnatcatcher, southern California rufous-crowned sparrow, and California horned lark or eggs or disturbance of breeding activities is avoided. The report shall be submitted to the City Development Services Department for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Qualified Biologist shall verify and approve that all measures identified in the report are in place prior to and/or during construction. If coastal California gnatcatcher, southern California rufous-crowned sparrow, or California horned lark is not detected during the pre-construction survey, no further mitigation is required.

### 7.1.3 Mitigation for Direct Impacts to Sensitive Animal Species with Potential to Occur

Significant impacts from habitat loss to the following sensitive animal species with moderate potential to occur shall be mitigated through the implementation of the on-site habitat preservation presented in Table 6 in Section 7.2.1, Mitigation for Direct Impacts to Upland Vegetation Communities.

Orange-throated whiptail
Northern red-diamond rattlesnake
Coronado skink
Southern California rufous-crowned sparrow
California horned lark
Coastal California gnatcatcher
San Diego desert woodrat
Northwestern San Diego pocket mouse

Significant impacts from the potential injury or mortality to individuals of orange-throated whiptail, northern red-diamond rattlesnake, Coronado skink, San Diego desert woodrat, and northwestern San Diego pocket mouse during construction shall be mitigated through implementation of mitigation measure II.A in Section 7.1, *Biological Resource Protection During Construction*. This measures states that the Qualified Biologist shall monitor, as is feasible, for the presence of sensitive animal species and shall, if practicable, direct or move these animals out of harm's way (i.e., to a location of suitable habitat outside the impact footprint).

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# Appendix A

# Representative Photographs

# Representative Photographs

Photo Point 1. 01/28/20

Photo Point 2. 01/28/20

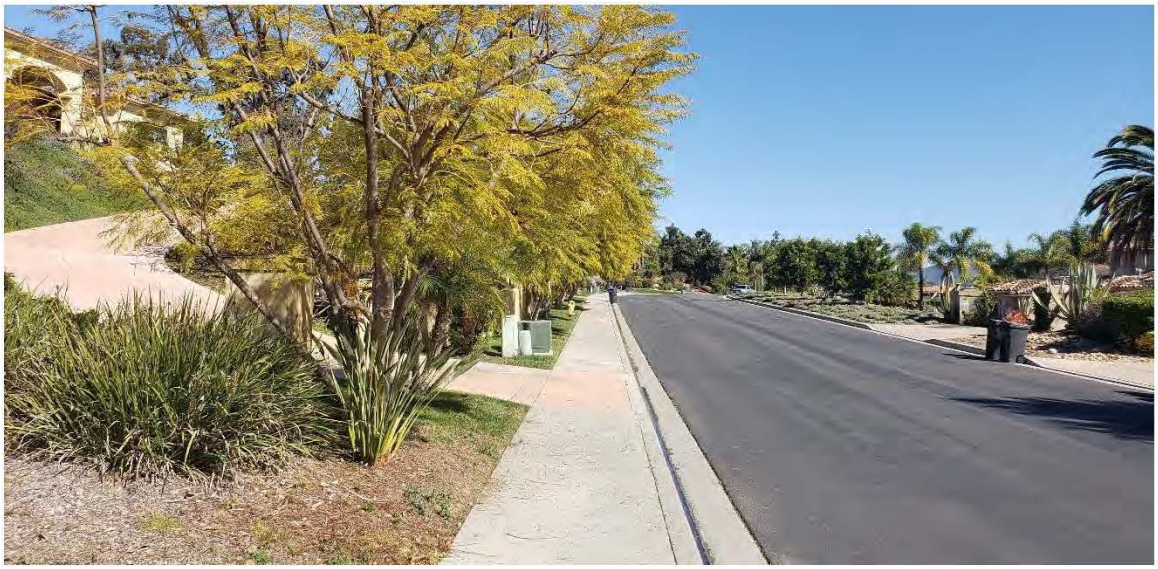

Photo Point 3. 01/28/20

Photo Point 4. 01/28/20

Photo Point 5. 01/28/20

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Photo Point 38. 01/28/20

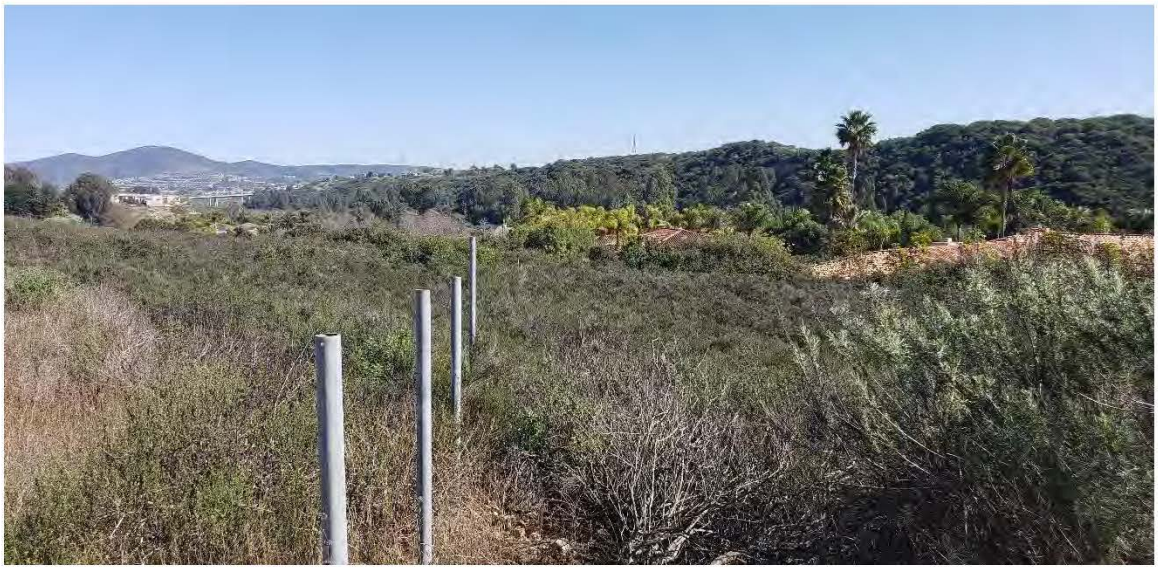

Photo Point 39. 01/28/20

Photo Point 40. 01/28/20

Photo Point 41. 01/28/20

**Appendix B**
**PLANT SPECIES OBSERVED**

| SCIENTIFIC NAME | COMMON NAME | VEGETATION COMMUNITY[1] |
|---|---|---|
| Agavaceae -Agave Family | | |
| *Chlorogalum* sp. | soap plant | DCSS, CC |
| *Yucca schidigera* | Mohave yucca | DCSS |
| Aizoaceae – Ice Plant Family | | |
| *Carpobrotus edulis*[2] | Hottentot's fig | ORN, DL |
| *Mesembryanthemum crystalinum*[2] | crystalline iceplant | DL |
| *Schinus terebinthifolius*[2] | Brazilian pepper tree | ORN |
| Anacardiaceae – Sumac Family | | |
| *Malosma laurina* | laurel sumac | DCSS, CC |
| *Rhus integrifolia* | lemonadeberry | DCSS |
| Apiaceae – Carrot Family | | |
| *Foeniculum vulgare*[2] | fennel | NNG, DL |
| Aracaceae – Palm Family | | |
| *Syagrus romanzoffiana*[2] | queen palm | ORN |
| Asteraceae – Sunflower Family | | |
| *Artemisia californica* | California sagebrush | DCSS |
| *Baccharis pilularis* | coyote brush | DCSS, CC |
| *Baccharis sarothroides* | broom baccharis | DCSS, CC |
| *Centaurea melitensis*[2] | tocalote | DL, NNG |
| *Cynara cardunculus*[2] | artichoke thistle | DL, NNG |
| *Deinandra fasciculata* | fascicled tarplant | DCSS, NNG, DL |
| *Encelia californica* | California encelia | DCSS |
| *Glebionis coronaria*[2] | garland daisy | DL, NNG |
| *Gutierrezia* sp. | matchweed | DCSS, CC |
| *Isocoma menziesii menziesii* | goldenbush | DCSS |
| *Lactuca serriola*[2] | wild lettuce | DL |
| *Pseudognaphalium californicum* | California everlasting | DCSS |
| Brassicaceae – Mustard Family | | |
| *Brassica nigra*[2] | black mustard | DL, NNG, DCSS |
| Chenopodiaceae – Goosefoot Family | | |
| *Salsola tragus*[2] | Russian thistle | DL |

**Appendix B (continued)**
**PLANT SPECIES OBSERVED**

| SCIENTIFIC NAME | COMMON NAME | VEGETATION COMMUNITY[1] |
|---|---|---|
| Cucurbitaceae-Cucumber Family | | |
| *Marah macrocarpa* | wild cucumber | DCSS, CC |
| Fabaceae – Pea Family | | |
| *Acacia redolens*[2] | acacia | ORN |
| *Acmispon glaber* | deerweed | DCSS, CC |
| *Melilotus* sp.[2] | sweet clover | DL |
| Fagaceae-Oak Family | | |
| *Quercus dumosa*[3] | Nuttall's scrub oak | SOC, DCSS |
| Geraniaceae – Geranium Family | | |
| *Erodium* sp.[2] | filaree | DL, DCSS, CC |
| Cactaceae – Cactus Family | | |
| *Ferocactus viridescens*[3] | San Diego barrel cactus | DCSS |
| *Opuntia littoralis* | coastal prickly pear | DCSS |
| Lamiaceae – Mint Family | | |
| *Salvia mellifera* | black sage | DCSS, CC |
| Myrtaceae – Myrtle Family | | |
| *Eucalyptus* sp.[2] | eucalyptus | EUC |
| Poaceae – Grass Family | | |
| *Avena fatua*[2] | wild oats | NNG |
| *Bromus diandrus*[2] | ripgut grass | NNG |
| *Cortaderia jubata*[2] | pampas grass | NNV |
| *Stipa pulchra* | purple needlegrass | DCSS |
| *Schismus barbatus*[2] | Mediterranean grass | NNG |
| Pinaceae -Pine Family | | |
| *Pinus* sp.[2] | pine | ORN |
| Polygonaceae – Buckwheat Family | | |
| *Eriogonum fasciculatum fasciculatum* | California buckwheat | DCSS |
| Primulaceae -Primrose Family | | |
| *Anagallis arvensis*[2] | scarlet pimpernel | DL |

**Appendix B (continued)**
**PLANT SPECIES OBSERVED**

| SCIENTIFIC NAME | COMMON NAME | VEGETATION COMMUNITY[1] |
|---|---|---|
| Rhamnaceae-Buckthorn Family | | |
| *Adolphia californica*[3] | California adolphia | CC |
| Rosaceae | | |
| *Adenostoma fasciculatum* | chamise | CC, DCSS |

[1] Vegetation community acronyms: SOC=scrub oak chaparral, DCSS=Diegan coastal sage scrub, CC=chamise chaparral, NNG = non-native grassland, NNV=non-native vegetation, ORN=ornamental, DL = disturbed land
[2] Non-native species
[3] Sensitive species

## APPENDIX C
## ANIMAL SPECIES OBSERVED/DETECTED

| SCIENTIFIC NAME | COMMON NAME | WHERE OBSERVED[1] |
|---|---|---|
| **Invertebrates** | | |
| *Apis mellifera* | European honey bee | DCSS |
| *Gryllus* sp. | cricket | NNG |
| *Nymphalis antiopa* | mourning cloak | DL |
| **Birds** | | |
| *Aphelocoma californica* | western scrub-jay | DCSS |
| *Colaptes auratus* | northern Flicker | DCSS, CC |
| *Psaltriparus minimus* | bushtit | CC |
| *Zenaida macroura* | mourning dove | ORN |
| **Mammals** | | |
| *Canis latrans* | coyote (scat) | DL |
| *Odocoileus hemionus* | mule deer (tracks and scat) | DCSS, CC, DL |
| *Sylvilagus audubonii* | cottontail rabbit | DCSS, NNG |

[1] Vegetation community acronyms: SOC=scrub oak chaparral, DCSS=Diegan coastal sage scrub, CC=chamise chaparral, NNG = non-native grassland, NNV=non-native vegetation, ORN=ornamental, DL = disturbed land