



An Employee-Owned Company

February 26, 2025

Mr. Scott Travasos
The Swell Fund
1144 North Coast Highway 101
Encinitas, CA 92024

Reference: Results of the Biological Survey for the Santa Fe Subdivision Project (RECON Number 10294)

Dear Mr. Travasos:

This letter report describes the results of the biological survey conducted by RECON Environmental, Inc. (RECON) at the Santa Fe Subdivision site (project site; assessor parcel number 260-132-23). The project site is in the City of Encinitas, east of Interstate 5 (Figure 1). The project site is found within Township 13 South and Range 4 West, on the U.S. Geographical Survey (USGS) 7.5-minute topographic map series, Encinitas quadrangle (USGS 1997; Figure 2). The project would demolish an existing church with an administrative office, a preschool, and a single-family dwelling and construct 51 residential units consisting of 35 detached single-family units and 8 multi-family duplex lots that would provide 16 multi-family residential units. Amongst the proposed 51 residential units, 5 would consist of density bonus/inclusionary "Very Low-Income (50 percent average mean income (AMI))" affordable units (Figure 3). The project site is surrounded by development on all sides (see Figure 3). Additionally, the entire project site is within the Coastal Overlay Zone and is not within or adjacent to any focused planning area (Figure 4).

This report provides all the necessary biological data and background information required for environmental analysis by the California Environmental Quality Act. It also evaluates the project for consistency with the Multiple Habitat Conservation Program (MHCP; San Diego Association of Governments [SANDAG] 2003), which is the approved subregional Natural Community Conservation Plan/Habitat Conservation Plan document for the seven cities in northern San Diego County.

1.0 Methods and Survey Limitations

RECON biologists Beth Procsal and Danelle Gadia conducted a general biological survey of the 5.20-gross-acre project site, which consists of the 4.87-acre project footprint and the 0.33-acre off-site improvement area (collectively referred to as the biological survey area) on Wednesday, May 24, 2023. Figure 5 presents the boundary of the biological survey area, as well as the distribution of biological resources identified during the survey. Details regarding the results of the survey are presented in Section 2.0 below. The survey was conducted between 8:45 a.m. and 9:50 a.m., the air temperature was 60 degrees Fahrenheit, and wind speed ranged from zero to one mile per hour. Cloud cover during the survey remained at 100 percent for the entirety of the survey. Vegetation communities/land cover types were mapped on a 1-inch-equals-100-feet aerial photograph of the project site (see Figure 5). Wildlife species were observed directly or detected from calls, tracks, scat, nests, or other alternative signs, such as burrows or scat. Because the survey was performed during the day, nocturnal animals were identified by their signs, such as nests and scat. All plant species observed within the project site were also noted, and plants that could not be identified in the field were identified later using taxonomic keys.

Floral nomenclature for common plants follows the Jepson Online Herbarium (Jepson Flora Project 2023), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2023). Vegetation community classifications follow Oberbauer et al. (2008), which is based on Holland's 1986 Preliminary Descriptions of

the Terrestrial Natural Communities of California. Zoological nomenclature for birds is in accordance with the American Ornithological Society Checklist (Chesser et al. 2022); for mammals with Bradley et al. (2014); and for reptiles with Crother (2017). Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (Jennings and Hayes 1994; Unitt 2004; CNPS 2023; Reiser 2001) and species occurrence records from the California Natural Diversity Database (California Department of Fish and Wildlife (CDFW) 2023a), the All-Species Occurrences Database (U.S. Fish and Wildlife Service 2023), and SanBIOS (County of San Diego 2023).

2.0 Survey Results

2.1 Topography and Soils

The project site is generally flat with a gentle slope in the center of the property between the undeveloped and developed portions of the site (Photograph 1). Elevations within the project site range from 228 feet above mean sea level to 262 feet above mean sea level. The project site is bounded by roads and development in all directions.

One soil type, Chesterton-Urban land complex, 2 to 9 percent slopes, as mapped by the U.S. Department of Agriculture (1973), occurs within the project site. Chesterton soils are characterized by moderately well-drained fine sandy loams that have a sandy clay sub-soil. The Chesterton series is typically used for truck crops, flowers, tomatoes, and grain crops (U.S. Department of Agriculture 1973).

2.2 Vegetation Communities and Land Cover Types

Two vegetation communities/land cover types occur within the biological survey area: non-native grassland and developed land (see Figure 5 and Table 1). All plant species observed during the general survey are presented in Attachment 1.

Vegetation Community/ Land Cover Type	Project Footprint (acres)	Off-site Improvement Area (acres)	Total (acres)
Non-native Grassland	1.50	-	1.50
Developed Land	3.37	0.33	3.70
TOTAL	4.87	0.33	5.20

2.2.1 Non-Native Grassland

Non-native grassland occurs predominately within the western half of the project site and occupies 1.50 acres. The non-native grassland was dominated by red brome (*Bromus madritensis* ssp. *rubens*), crete weed (*Hedynois rhagadioloides*), hare barley (*Hordeum murinum* ssp. *leporinum*), and rye grass (*Festuca perennis*) (see Photograph 1). A few scattered non-native Aleppo pines (*Pinus halepensis*) also occur within the non-native grassland.

The non-native grassland contains a man-made swale located along the southwest perimeter to collect runoff from the project site. The swale is located parallel to the fencing separating the project site from the residential homes to the west. The swale is three feet wide, does not connect to a stream bed, and collects on-site runoff to prevent flooding of the homes west of the project site. The swale contains no sensitive plant species. The common plant

species within this swale include spiny rush (*Juncus acutus* ssp. *leopoldii*), mariposa rush (*Juncus dubius*), rye grass, hyssop loosestrife (*Lythrum hyssopifolia*) (Photograph 2).

2.2.2 Developed Land

The project footprint contains 3.37 acres of developed land consisting of ornamental plant species associated with the existing church and adjacent residential development (Photographs 3 and 4). The project would also include off-site improvements within 0.33 acre of land classified as developed land.

2.3 Wildlife

Three wildlife species were observed within the project site and include those adapted to urban and developed areas: house finch (*Carpodacus mexicanus*), house sparrow (*Passer domesticus*), and Cassin's kingbird (*Tyrannus vociferans*).

3.0 Sensitive Biological Resources

3.1 Sensitivity Criteria/Regulatory Setting

For the purpose of this report, species will be considered sensitive if they are: (1) covered species under the Volume 1 MHCP Plan (2003); (2) listed by state or federal agencies as threatened or endangered or are proposed for listing (CDFW 2023b, 2023c, 2023d, and 2023e); or (3) on California Rare Plant Rank 1B (considered endangered throughout its range) or California Rare Plant Rank 2 (considered endangered in California but more common elsewhere) of the CNPS Inventory of Rare and Endangered Plants of California (CNPS 2023). Noteworthy plant species are considered to be those on California Rare Plant Rank 3 (more information about the plant's distribution and rarity needed) and California Rare Plant Rank 4 (plants of limited distribution) of the CNPS Inventory (2023).

State Regulations: Under Section 3503 of the California Department of Fish and Game Code, 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. Section 3503.3 of the California Department of Fish and Game Code prohibits take, possession, or destruction of any birds in the orders Falconiformes (raptors) or Strigiformes (owls), or of their nests and eggs.

Federal Regulations: The Migratory Bird Treaty Act was established to provide protection to the breeding activities of migratory birds throughout the United States. The Migratory Bird Treaty Act protects migratory birds and their breeding activities from take and harassment.

Local Regulations: The project site is within the boundaries of the North County MHCP. The City is one of the participating jurisdictions, which also include the cities of Carlsbad, Oceanside, Vista, San Marcos, Escondido, and Solana Beach. As shown in Figure 4, the project site is not located within or adjacent to any MHCP focused planning area. The project site is not a significant MHCP regional corridor and does not provide a throughway for wildlife species into major areas of off-site habitats. The entire project site is located within the Coastal Overlay Zone (see Figure 4). The City of Encinitas (City) has an approved Local Coastal Plan (LCP), which consists of a land use plan and an implementation plan. The application of City regulations to protect environmentally sensitive areas and ensure consistency with the MHCP as described in this report would ensure consistency with the City's Local Coastal Plan. The LCP land use plan has been incorporated into the General Plan. Therefore, consistency with the environmental protection goals of the General Plan would ensure consistency with the LCP.

Trees are protected under the City of Encinitas Climate Action Plan (Goal 7.1 – Increase Urban Tree Cover), City of Encinitas Urban Forest Management Program, and the City’s Municipal Tree Ordinance (Encinitas Municipal Code 15.02).

City of Encinitas Climate Action Plan Goal 7.1 (Increase Urban Tree Cover) requires developers to avoid the removal of any mature trees when a property is developed or redeveloped. If the removal of mature trees is unavoidable, trees are required to be replaced at a 1:1 ratio. Prior to grading permit issuance, all on-site trees to be removed shall be replaced with a tree of maturity and species to the satisfaction of the Development Services Department. All trees to be replaced shall be depicted on the project plans prior to grading permit submittal.

3.2 Sensitive Vegetation Communities

Under the MHCP, environmentally sensitive lands are categorized into different habitat groups of sensitivity. Group A consists of wetland/riparian habitats, which are considered the most sensitive of habitats. Upland vegetation communities that are classified as Group B (rare uplands), Group C (coastal sage scrub), Group D (chaparral), and Group E (annual [non-native] grasslands) are considered sensitive by the MHCP. Group F (other lands), which include disturbed lands, are not considered sensitive (SANDAG 2003).

Upland vegetation communities, such as the non-native grassland found in the project site, require a low level of conservation (SANDAG 2003); however, based on the potential for non-native grassland to provide some level of foraging and habitat potential for raptors and other native wildlife species, impacts would be considered significant.

The developed land is not considered sensitive and impacts would not be significant.

3.3 Sensitive Plants

No sensitive plant species were observed on the project site, and none are expected to occur due to the high level of disturbance and lack of native habitats on-site. Sensitive plant species known to occur in the project vicinity (i.e., within one mile of the project site), listed as a narrow endemic in MHCP (SANDAG 2003), or that have a potential to occur based on the species range discussed in Attachment 2.

3.4 Sensitive Wildlife Species

No sensitive wildlife species were observed on the project site; however, there is potential for migratory birds to nest within the project site due to the presence of vegetation on-site. These birds are covered by MHCP regulations. Although Crotch’s bumble bee (*Bombus crotchii*) was not observed during the general biological survey, this species has a low potential to occur within the project site due to the presence of scattered horticultural flowers within the developed project area. The project area lacks native habitat and proximity to open space with high quality nectar sources. Sensitive wildlife species known to occur in the project vicinity (i.e., within one mile of the project site), listed as a narrow endemic in MHCP (SANDAG 2003), or that have potential to occur based on species range are addressed in Attachment 3.

3.5 Wildlife Movement Corridor

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provide corridors for wildlife travel. Wildlife movement corridors are important, because they provide access to mates, food, and water; allow the dispersal of individuals away from

high population density areas; and facilitate the exchange of genetic traits between populations (Beier and Loe 1992). Wildlife movement corridors are considered sensitive by resource and conservation agencies.

The project site does not currently function as a significant wildlife movement corridor. The project site is surrounded by development, roads, and fencing, which ultimately restrict its use by wildlife. Although the project site may function for local wildlife movement, the project site is not a significant MHCP regional corridor and does not provide a throughway for wildlife species into major areas of off-site habitats.

4.0 Project Impacts

4.1 Sensitive Habitats

The project would directly impact 1.50 acres of non-native grassland and 3.37 acres of developed land within the project footprint, and an additional 0.33 acre of developed land within the off-site improvement areas (Figure 6; Table 2). Non-native grassland, a Group E habitat, is considered sensitive by the MHCP (SANDAG 2003), and impacts would be considered significant under the California Environmental Quality Act. Impacts to 3.70 acres of developed land are not considered significant and would not require mitigation.

Table 2 Impacts to Vegetation Communities/Land Cover Types				
Vegetation and Land Cover Types	Project Footprint (acres)	Project Footprint Impacts (acres)	Off-site Improvement Area Impacts (acres)	Total Impacts (acres)
Non-native Grassland – Group E	1.50	1.50	0.00	1.50
Developed Land – Group F	3.70	3.37	0.33	3.70
TOTAL	5.20	4.87	0.33	5.20

4.2 Sensitive Plants and Wildlife

The project site is not expected to support any sensitive plant or wildlife species. As described in Section 3.4 above, Crotch’s bumble bee was not observed during the general biological survey and has a low potential to occur within the project site due to the presence of scattered horticultural flowers. The project site lacks native habitat, proximity to open space with high quality nectar sources, and is highly disturbed. However, as a state candidate for listing as endangered, impacts to Crotch’s bumble bee would be considered significant. Project Condition of Approval (COA) 1 presented in Section 5.1 below provides measures that would avoid impacts to Crotch’s bumble bee.

There is potential for migratory or nesting birds to be present. A Tree Survey Report was prepared for the project as specified by the City’s Urban Forest Management Program. The Tree Survey Report examined the condition, location, and size of existing trees located within the project site. Pursuant to City Municipal Code Section 15.02.090, all trees with “a diameter greater than six inches measured at 54 inches above finish grade (DSH)” were included in the survey. The project would remove 64 trees from the project footprint while retaining 14 existing trees located along the southern project boundary near Munevar Road. Additionally, the project would plant 150 trees that would be privately maintained and 60 trees that would be maintained by the HOA. Overall, the project site would possess 224 trees, resulting in a net increase of 146 trees compared to the 78 trees present in the existing condition. Consequently, the project would exceed the requirement of the City of Encinitas Climate Action Plan Goal 7.1 to replace any existing tree removed during construction at a 1:1 ratio. Nonetheless, removal of existing trees during the

breeding season could impact nesting birds, which would be considered significant. Project Condition of Approval COA-2 presented in Section 5.1 below provides measures that would avoid impacts to migratory and nesting birds.

4.3 Indirect Impacts

The project site is completely constrained by roads and residential development, and no sensitive biological resources occur within or adjacent to the project site. Therefore, no indirect, cumulative impacts to sensitive biological resources will result due to the project.

4.4 Local Coastal Plan Consistency

As described in Section 3.1 above, the LCP land use plan has been incorporated into the General Plan. Therefore, consistency with the environmental protection goals of the General Plan would ensure consistency with the LCP. The City's General Plan contains goals related to the protection and preservation of sensitive biological resources, as follows:

Resource Management Element (RME) Goal 9 provides the following, "The City will encourage the abundant use of natural and drought tolerant landscaping in new development and preserve natural vegetation, as much as possible, in undeveloped areas." The Planting Plan for the project includes the use of drought-tolerant plants, and adherence to EMC Chapter 23.26 Water Efficient Landscape Regulations; therefore, the project would be consistent with this goal.

RME Goal 10 provides the following, "The City will preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the City." The project would remove 64 trees from the project footprint while retaining 14 existing trees located along the southern project boundary near Munevar Road. Additionally, the project would plant 150 trees that would be privately maintained and 60 trees that would be maintained by the HOA. Overall, the project site would possess 224 trees, resulting in a net increase of 146 trees compared to the 78 trees present in the existing condition. The purchase of credits at an approved mitigation bank would mitigate impacts to non-native grassland to a level less than significant and ensure consistency with this goal (see Section 5.2 below). Implementation of avoidance measures related to nesting birds would reduce impacts to a level less than significant and ensure consistency with this goal (see Section 5.1 below). By demonstrating consistency with the General Plan goals related to the protection and preservation of sensitive biological resources, the project would avoid conflicts with the LCP.

5.0 Conditions of Approval and Mitigation Measures

5.1 Conditions of Approval

COA-1: Crotch's Bumble Bee Pre-Construction Survey

To avoid impacts to Crotch's bumble bee, habitat removal in the proposed area of disturbance must occur outside of the Colony Active Period between April 1 and August 31. If removal of habitat in the proposed area of disturbance must occur during the Colony Active Period, a Qualified Biologist shall conduct a pre-construction survey to determine the presence or absence of Crotch's bumble bee within the proposed area of disturbance. Surveys must be conducted by a Qualified Biologist meeting the qualifications discussed in the CDFW guidance (i.e., Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species, dated June 6, 2023) with a Memorandum of Understanding for Crotch's bumble bee surveys. The Qualified Biologist shall send all photographic vouchers to a CDFW approved taxonomist to confirm the identifications of the bumble bees encountered during surveys.

The pre-construction survey shall be conducted during the Colony Active Period between April 1 and August 31 by the Qualified Biologist prior to the issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits and within one year prior to the initiation of project activities (including removal of vegetation). The pre-construction survey shall consist of photographic surveys following CDFW guidance (i.e., Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species, dated June 6, 2023). The surveys shall consist of three separate visits spaced two to four weeks apart. Survey results will be considered valid until the start of the next Colony Active Period. The Qualified Biologist/owner permittee shall submit the results (including positive or negative survey results) of the pre-construction survey to the City. Survey data shall be submitted by the Qualified Biologist to the California Natural Diversity Database in accordance with the Memorandum of Understanding with CDFW, or Scientific Collecting Permit requirements, as applicable.

If pre-construction surveys identify Crotch's bumble bee individuals on-site, the Qualified Biologist shall notify and consult with CDFW to determine whether project activities would result in impacts to Crotch's bumble bee, in which case, an Incidental Take Permit may be required. If an Incidental Take Permit is required, it shall be obtained prior to issuance of Grading Permit, Demolition Plans/Permits and Building Plans/Permits, and all necessary permit conditions shall be fulfilled prior to initiation of project activities. Take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (California Fish and Game Code Section 86, 2062, 2067, 2068, 2080, 2085; California Code of Regulations, Title 14, § 786.9) under the California Endangered Species Act.

COA-2: Migratory and Nesting Bird Pre-Construction Survey

To avoid impacts to migratory and nesting birds, habitat removal in the proposed area of disturbance must occur outside of the breeding season between March 1 and September 30. If removal of habitat in the proposed area of disturbance must occur during the bird breeding season, a pre-construction survey will be conducted prior to vegetation clearing between March 1 and September 30 (SANDAG 2003). This survey will be conducted at least one week prior to the vegetation being cleared. If vegetation clearing occurs outside of the breeding season, or the results of the pre-clearing nesting bird survey are negative, no additional measure will be required. If any active nests are detected, a buffer will be established around the nest and no work shall be conducted until the nest is no longer active.

5.2 Mitigation Measures

BIO-1: Non-Native Grassland

The project would mitigate impacts to 1.50 acres of non-native grassland at a ratio of 0.5:1 through the purchase of 0.75 acre of credits at an approved mitigation bank.

If you have any questions, please do not hesitate to contact Beth Procsal at 619-308-9333 x111 or bprocsal@reconenvironmental.com.

Sincerely,



Beth Procsal
Senior Project Manager/Biologist

EAP:jg

Attachments

6.0 References Cited

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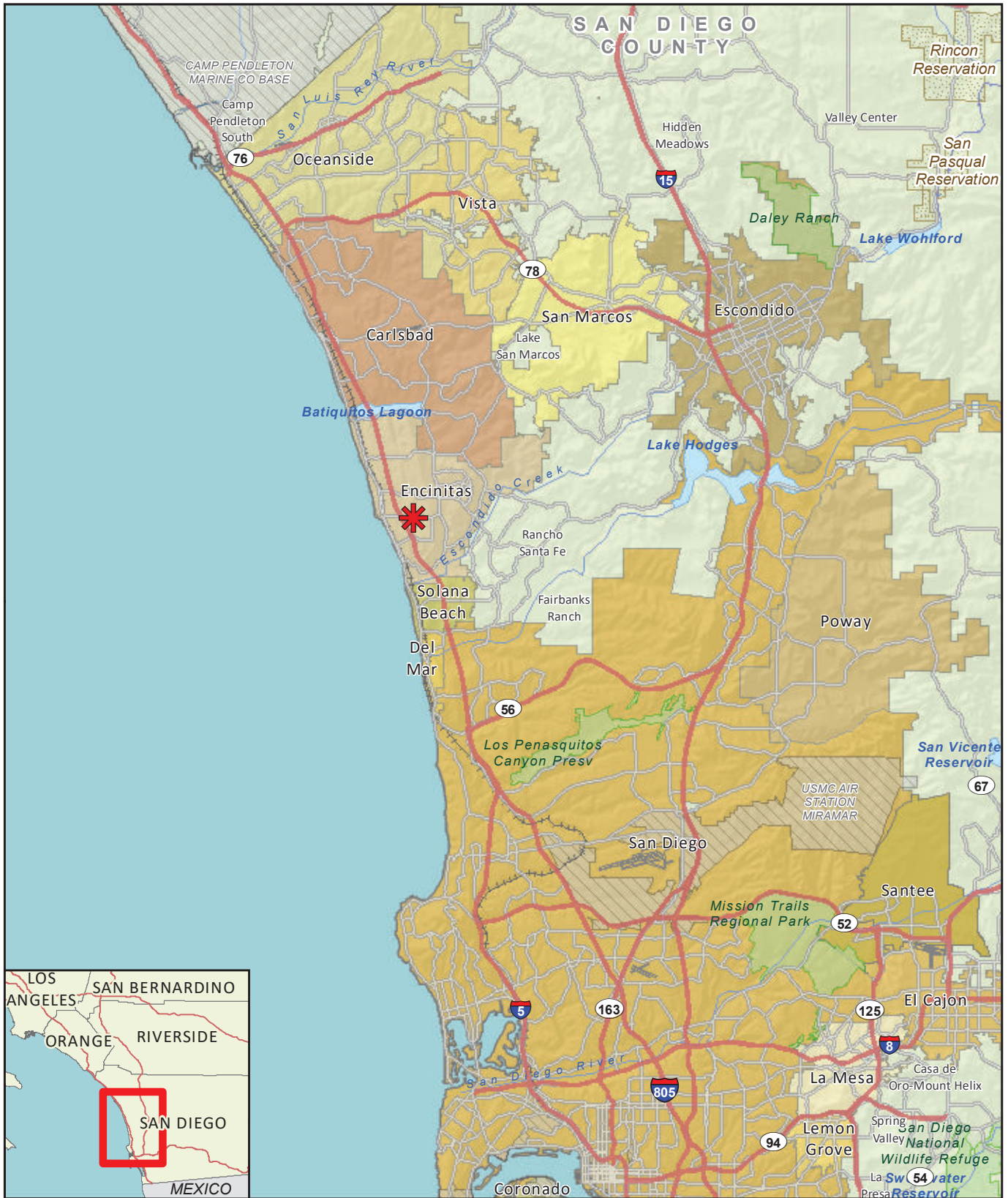
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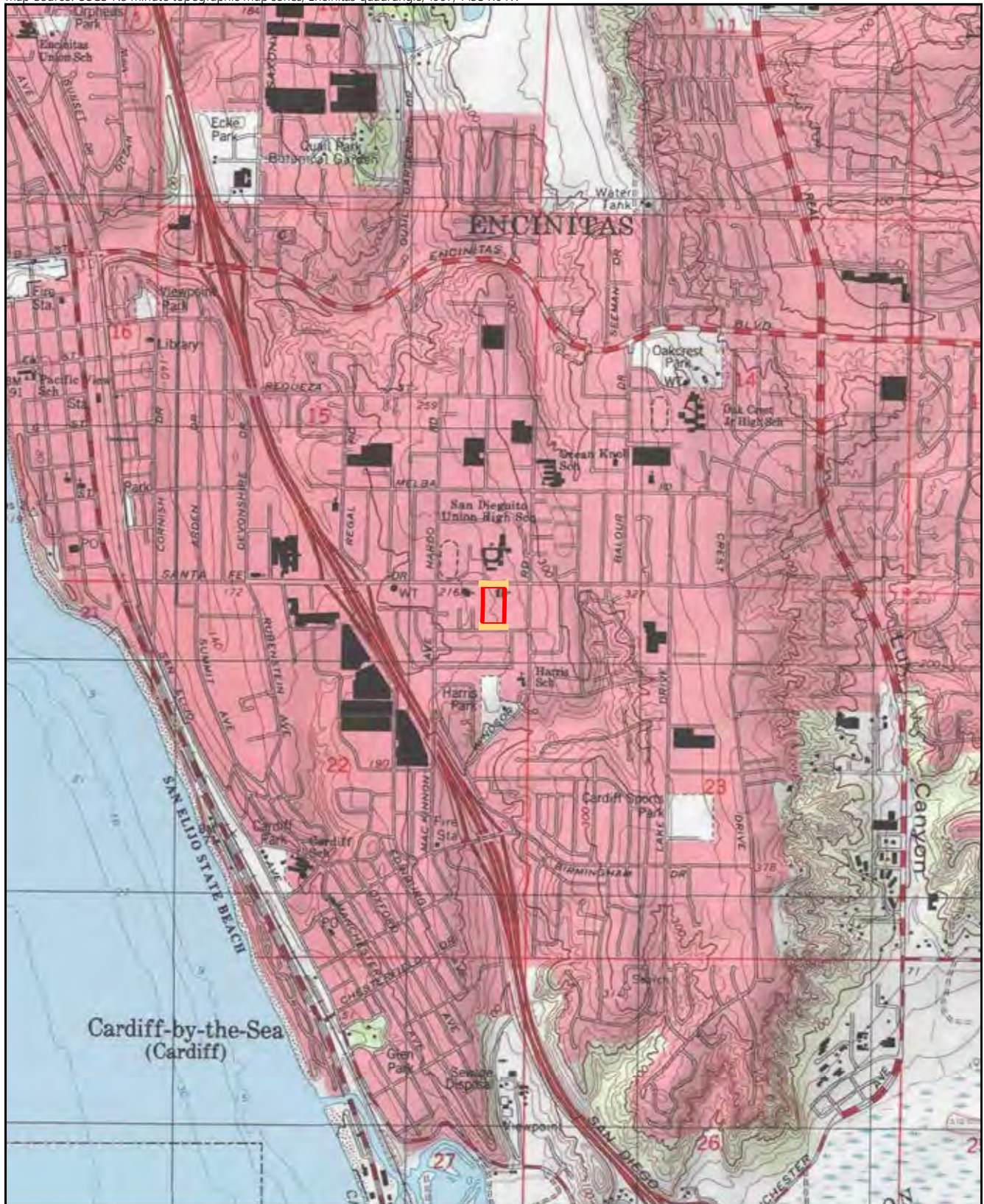
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 Project Location



- Project Site
- Off-site Improvement Area

FIGURE 2
Project Location on USGS Map





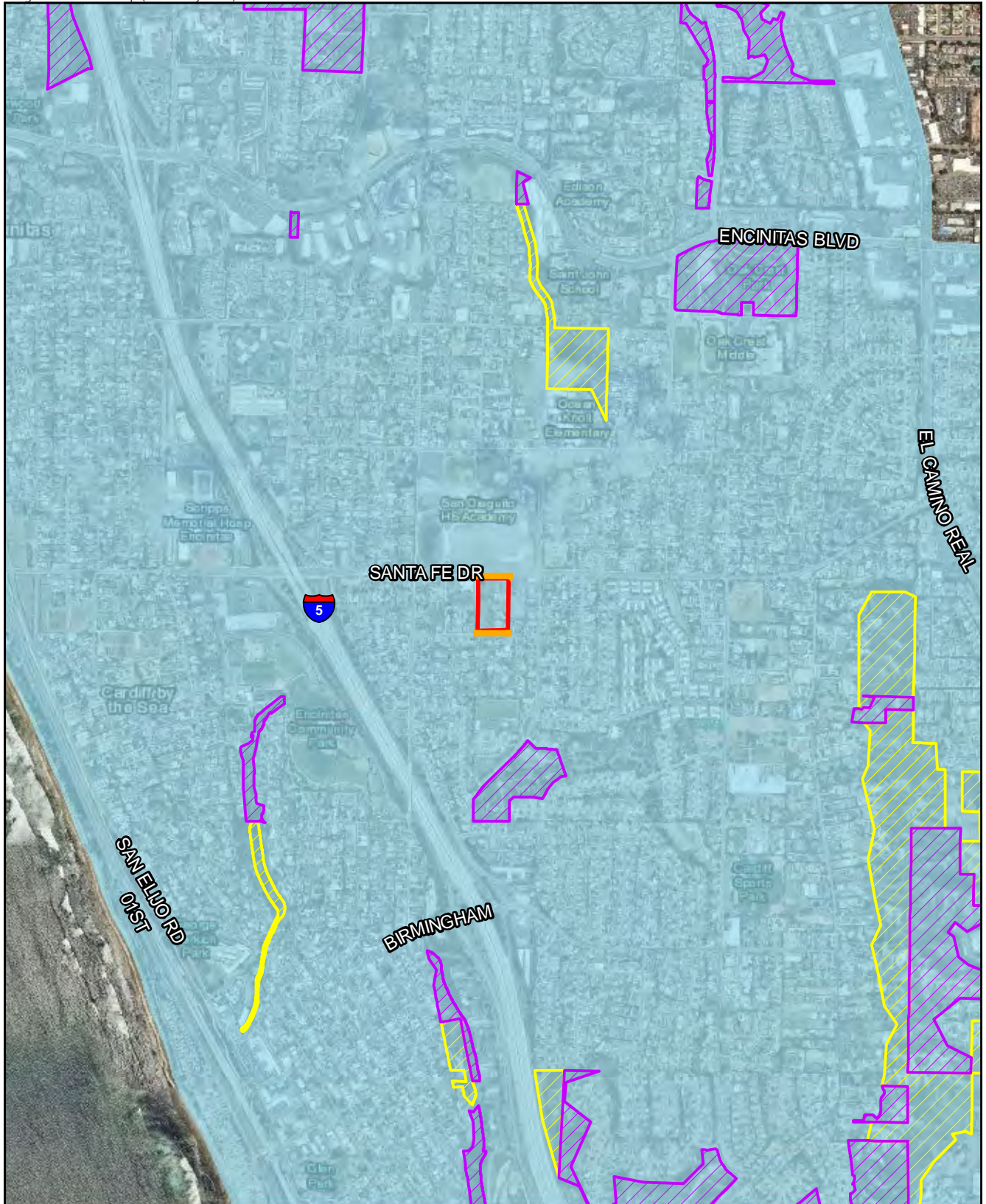



-  Project Site
-  Off-site Improvement Area



FIGURE 3
Project Location on Aerial Photograph



-  Project Site
-  Off-site Improvement Area
-  Coastal Overlay Zone



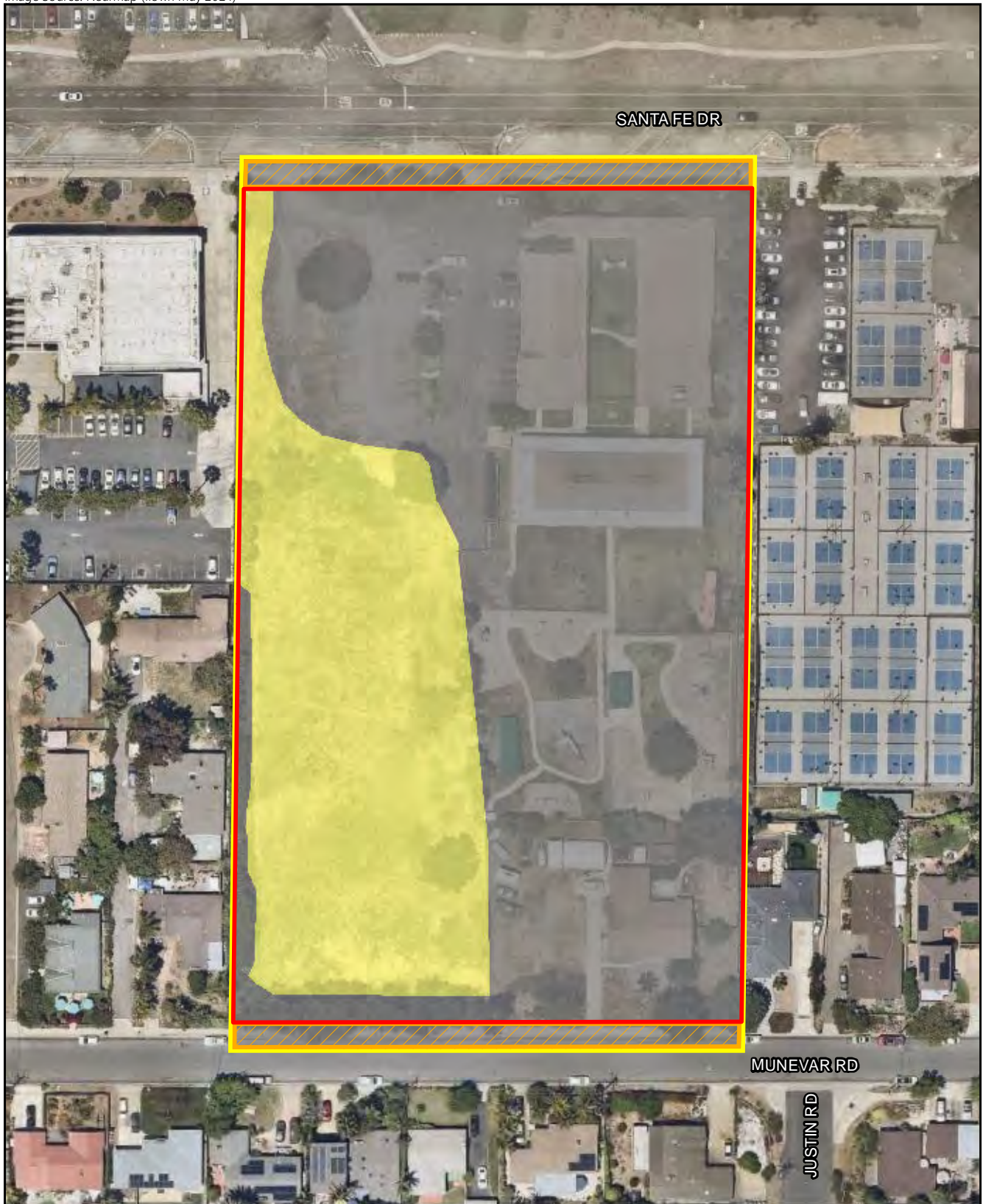



- Focused Planning Area**
-  North County Hardline Reserve
 -  North County Softline Reserve



FIGURE 4
Project in Relation to Coastal Overlay Zone



-  Project Site
-  Off-site Improvement Area
-  Biological Survey Area



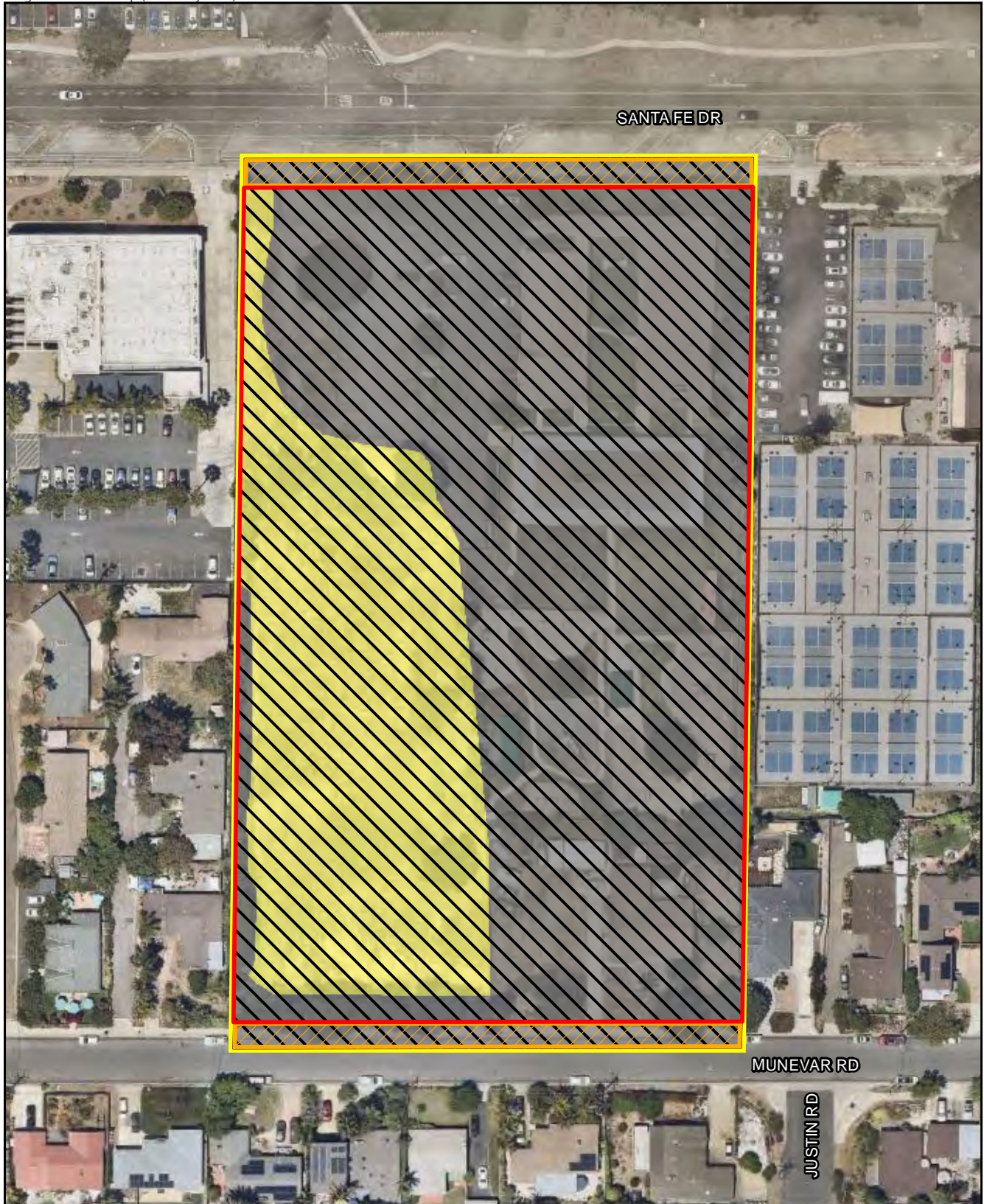
- Vegetation Community**
-  Non-native Grassland
 -  Urban/Developed



FIGURE 5
Existing Biological Resources



- Project Site
- Off-site Improvement Area
- Project Impacts

- Vegetation Community**
- Non-native Grassland
 - Urban/Developed

0 Feet 100



FIGURE 6
Impacts to Biological Resources



PHOTOGRAPH 1
View of Non-Native Grassland, Facing North
Photo Date: May 24, 2023



PHOTOGRAPH 2
View of the Man-Made Swale within the
Non-Native Grassland, Facing South
Photo Date: May 24, 2023



PHOTOGRAPH 3
View of the Developed Land, Facing Southeast
Photo Date: May 24, 2023



PHOTOGRAPH 4
View of Planted Ornamentals with Aleppo Pine
(*Pinus halepensis*) Located along
Santa Fe Avenue, Facing Northwest
Photo Date: May 24, 2023

ATTACHMENTS

ATTACHMENT 1

Plant Species Observed

Attachment 1
Plant Species Observed

Major Plant Group	Family	Scientific Name / Common Name	Occupied Habitat	Origin	
Conifers	Pinaceae / Pine Family	<i>Pinus halepensis</i> / Aleppo pine	NNG, Urban/Developed	(I)	
Angiosperms: Monocots	Agavaceae / Agave Family	<i>Agave americana</i> / American century plant	Urban/Developed	I	
	Arecaceae / Palm Family	<i>Phoenix dactylifera</i> / date palm	Urban/Developed	I	
		<i>Washingtonia robusta</i> / Mexican fan palm	NNG	I	
	Juncaceae / Rush Family	<i>Juncus acutus</i> ssp. <i>leopoldii</i> [= <i>Juncus acutus</i> var. <i>leopoldii</i>] / southwestern spiny rush	NNG	N	
		<i>Juncus dubius</i> / mariposa rush	NNG	N	
	Poaceae (Gramineae) / Grass Family	<i>Avena</i> sp. / oats	NNG	I	
		<i>Bromus rubens</i> [= <i>Bromus madritensis</i> ssp. <i>rubens</i>] / red brome	NNG	I	
		<i>Cynodon dactylon</i> / Bermuda grass	NNG	I	
		<i>Festuca perennis</i> [= <i>Lolium multiflorum</i> and <i>Lolium perenne</i>] / rye grass	NNG	I	
		<i>Hordeum murinum</i> / wall barley	NNG	I	
		<i>Lamarckia aurea</i> / golden-top	NNG	I	
	Strelitziaceae / Bird-of-paradise Family	<i>Strelitzia</i> sp. / bird-of-paradise flower	Urban/Developed	I	
	Angiosperms: Eudicots	Aizoaceae / Fig-Marigold Family	<i>Carpobrotus edulis</i> / freeway iceplant	Urban/Developed	I
	Anacardiaceae / Sumac or Cashew Family	<i>Schinus terebinthifolius</i> / Brazilian pepper tree	NNG	I	
Asteraceae / Sunflower Family	<i>Erigeron canadensis</i> [= <i>Conyza canadensis</i>] / horseweed	NNG	N		
	<i>Gutierrezia californica</i> / California matchweed	NNG	N		
	<i>Hedypnois rhagadioloides</i> [= <i>cretica</i>] / Crete weed	NNG	I		
	<i>Lactuca serriola</i> / prickly lettuce	NNG	I		
	<i>Sonchus asper</i> ssp. <i>asper</i> / prickly sow thistle	NNG	I		
	<i>Taraxacum officinale</i> / common dandelion	NNG	I		
	Brassicaceae (Cruciferae) / Mustard Family	<i>Raphanus sativus</i> / radish	NNG, Urban/Developed	I	
Chenopodiaceae / Goosefoot Family	<i>Atriplex semibaccata</i> / Australian saltbush	NNG	I		
Crassulaceae / Stonecrop Family	<i>Crassula ovata</i> / jade plant	NNG	I		
Fabaceae (Leguminosae) / Legume Family	<i>Medicago polymorpha</i> / California burclover	NNG	I		
Geraniaceae / Geranium Family	<i>Erodium cicutarium</i> / redstem filaree	NNG, Urban/Developed	I		
Malvaceae / Mallow Family	<i>Malva parviflora</i> / cheeseweed, little mallow	NNG	I		
Myrsinaceae / Myrsine Family	<i>Lysimachia arvensis</i> [= <i>Anagallis arvensis</i>] / scarlet pimpernel	NNG	I		
Plantaginaceae / Plantain Family	<i>Plantago coronopus</i> / cut-leaf plantain	NNG	I		
	<i>Plantago lanceolata</i> / English plantain	NNG	I		
Polygonaceae / Buckwheat Family	<i>Polygonum</i> sp. / knotweed, smartweed	NNG	N/I		
	<i>Rumex crispus</i> / curly dock	NNG	I		

Attachment 1
Plant Species Observed

Major Plant Group	Family	Scientific Name / Common Name	Occupied Habitat	Origin
Angiosperms: Eudicots	Urticaceae / Nettle Family	<i>Urtica urens</i> / dwarf nettle	NNG	I

HABITAT

NNG = Non-native grassland

ORIGIN

N =Native to locality.

I = Introduced species from outside locality.

(I) = Introduced species to the ecoregion in which the survey occurred; however, native to other ecoregions within San Diego County.

ATTACHMENT 2

Sensitive Plant Species Observed
or with the Potential to Occur

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Monocots	Poaceae (Gramineae) / Grass Family	<i>Orcuttia californica</i> / California Orcutt grass	FE	SE	1B.1	NE, MHCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of vernal pool habitat.
	Themidaceae / Brodiaea Family	<i>Bloomeria clevelandii</i> [= <i>Muilla clevelandii</i>] / San Diego goldenstar			1B.1	NE, MHCP	Perennial herb (bulbiferous); chaparral, coastal sage scrub, valley and foothill grassland, vernal pools; clay soils; blooms May; elevation 170–1,500 feet.	Unexpected	This species was not observed and is not expected to occur due to the lack of clay soils and the general biological survey was conducted during the blooming season for this species.
		<i>Brodiaea filifolia</i> / thread-leaved brodiaea	FT	SE	1B.1	NE, MHCP	Perennial herb (bulbiferous); cismontane woodland, coastal sage scrub, playas, valley and foothill grassland, vernal pools; often clay soils; blooms March–June; elevation less than 2,850–3,675 feet. California endemic. Known from San Diego, Riverside, Orange, Los Angeles, and San Bernardino counties.	Low	This species was not observed and has a low potential to occur due to the presence of grassland habitat. However, the project site lacks clay soils and the general biological survey was conducted during the blooming season for this species.
Angiosperms: Eudicots	Apiaceae (Umbelliferae) / Carrot Family	<i>Eryngium aristulatum</i> var. <i>parishii</i> / San Diego button-celery	FE	SE	1B.1	NE, MHCP	Biennial/perennial herb; vernal pools, mesic areas of coastal sage scrub and grasslands, blooms April–June; elevation less than 2,000 feet. Known from San Diego and Riverside counties. Additional populations occur in Baja California, Mexico.	Low	This species was not observed and has a low potential to occur due to the presence of grassland habitat. However, the general biological survey was conducted during the blooming season for this species and was not present. The survey site does not include vernal pools and mesic areas of coastal sage scrub habitat.

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Asteraceae / Sunflower Family	<i>Ambrosia pumila</i> / San Diego ambrosia	FE		1B.1	NE, MHCP	Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms April–October; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	Low	This species was not observed and has a low potential to occur due to the presence of grassland habitat. However, the general biological survey was conducted during the blooming season for this species and was not present. The survey site does not include chaparral, coastal sage scrub, creek beds, and vernal pool habitats.
		<i>Baccharis vanessae</i> / Encinitas baccharis	FT	SE	1B.1	NE, MHCP	Perennial deciduous shrub; chaparral; maritime; sandstone; blooms August–November; elevation less than 2,500 feet. San Diego County endemic. Known from fewer than 20 occurrences. Extirpated from Encinitas area.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral, maritime, and sandstone habitats. Additionally, because this is a perennial species it would have been observed on site if it were present. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
		<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> / Orcutt's pincushion			1B.1		Annual herb; coastal bluff scrub, sandy, coastal dunes; blooms January–August; elevation less than 350 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of coastal bluff scrub, sandy, and coastal dune habitats. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Asteraceae / Sunflower Family	<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i> / Del Mar mesa sand aster, San Dieguito sand aster*			1B.1	NE, MHCP	Perennial herb; coastal bluff scrub, openings in southern maritime chaparral and coastal sage scrub; sandy soil; blooms May–September; elevation less than 500 feet. San Diego County endemic.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of coastal bluff scrub, southern maritime chaparral, coastal sage scrub, and sandy soil. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
		<i>Hazardia orcuttii</i> / Orcutt's hazardia		ST	1B.1	NE, MHCP	Perennial evergreen shrub; chaparral, coastal sage scrub; blooms August–October; elevation 280 feet. Known in California from only five occurrences all of which are in San Diego County. Additional populations occur in Baja California, Mexico.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral and coastal sage scrub habitats. Additionally, because this is a perennial species it would have been observed on site if it were present.
		<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i> [= <i>Chrysopsis sessiliflora</i> ssp. <i>sessiliflora</i>] / beach goldenaster, false goldenaster			1B.1			Perennial herb; chaparral (coastal), coastal dunes, coastal scrub; blooms March–December; elevation less than 4,000 feet. Known in California from 12 occurrences presumed to be extant in San Diego County. Additional populations occur in Baja California, Mexico.	Unexpected

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Asteraceae / Sunflower Family	<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> / Coulter's goldfields			1B.1		Annual herb; coastal salt marsh, vernal pools, playas; blooms February–June; elevation less than 4,000 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of coastal salt marsh, vernal pool, and playa habitat. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Cactaceae / Cactus Family	<i>Ferocactus viridescens</i> / San Diego barrel cactus, coast barrel cactus*			2B.1		Perennial stem succulent; chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools; blooms May–June; elevation less than 1,500 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral, coastal sage scrub, and vernal pools. Additionally, because this is a perennial species it would have been observed on site if it were present. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Crassulaceae / Stonecrop Family	<i>Dudleya brevifolia</i> [= <i>Dudleya blochmaniae</i> ssp. <i>brevifolia</i>] / shortleaved dudleya [=short-leaved dudleya and short-leaved live-forever]		SE	1B.1	NE, MHCP	Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April–May; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of southern maritime, chaparral, and coastal sage scrub habitat.

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Crassulaceae / Stonecrop Family	<i>Dudleya variegata</i> / variegated dudleya			1B.2	NE, MHCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms April–June; elevation less than 1,900 feet.	Low	This species was not observed and has a low potential to occur due to the presence of grassland habitat. However, the general biological survey was conducted during the blooming season for this species and was not present. The survey site does not include chaparral, coastal sage scrub, or vernal pool habitats.
	Ericaceae / Heath Family	<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> / Del Mar manzanita, Costa Baja manzanita	FE		1B.1	NE, MHCP	Perennial evergreen shrub; southern maritime chaparral; sandy soil; blooms December–June; elevation less than 1,200 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of sandy soil and southern maritime chaparral. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
		<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> / summer holly			1B.2		Perennial evergreen shrub; chaparral; blooms April–June; elevation 100–2,600 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral habitat. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Fabaceae (Leguminosae)/ Legume Family	<i>Acmispon prostratus</i> [= <i>Lotus nuttallianus</i>] / Nuttall's acmispon, Nuttall's lotus*			1B.1	NE, MHCP	Annual herb; coastal dunes, coastal sage scrub; sandy substrate; blooms March–July; elevation less than 50 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of coastal dunes, coastal sage scrub, and sandy substrates. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Fagaceae / Oak Family	<i>Quercus dumosa</i> / Nuttall's scrub oak			1B.1		Perennial evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub; sandy and clay loam soils; blooms February–April; elevation less than 1,300 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of closed-cone coniferous forest, coastal chaparral, coastal sage scrub habitats, and sandy and clay loam soils. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Lamiaceae / Mint Family	<i>Acanthomintha ilicifolia</i> / San Diego thornmint	FT	SE	1B.1	NE, MHCP	Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of friable or broken clay soils.
	Orobanchaceae/ Broom-Rape Family	<i>Orobanche parishii</i> ssp. <i>brachyloba</i> / short-lobed broom-rape			4.2		Perennial parasitic herb; coastal bluff scrub, coastal dunes; sandy soils; blooms April–October; elevation less than 1,000 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of coastal bluff scrub, coastal dunes habitats, and sandy soils. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Polemoniaceae/ Phlox Family	<i>Navarretia fossalis</i> / spreading navarretia	FT		1B.1	NE, MHCP	Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of vernal pool, marshes, swamp, and chenopod scrub habitats.

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Polygonaceae / Buckwheat Family	<i>Chorizanthe orcuttiana</i> / Orcutt's spineflower, Orcutt's chorizanth* 	FE	SE	1B.1	NE, MHCP	Annual herb; maritime chaparral, closed-cone coniferous forest, coastal sage scrub; sandy openings; blooms March–May; elevation less than 400 feet. San Diego County endemic. Known from fewer than 20 occurrences.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of maritime chaparral, closed-cone coniferous forest, coastal sage scrub habitats with sandy openings. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
		<i>Chorizanthe polygonoides</i> var. <i>longispina</i> / long-spined spineflower, long-spined spine flower** 			1B.2		Annual herb; clay soils; openings in chaparral, coastal sage scrub, near vernal pools and montane meadows, April–July; elevation 100–5,000 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral, coastal sage scrub near vernal pools and montane meadow habitats, and clay soils. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Ranunculacea/ Buttercup Family	<i>Myosurus minimus</i> [= <i>Myosurus minimus</i> ssp. <i>apus</i>] / little mousetail 			3.1	NE, MHCP	Annual herb; vernal pools, perennial grasslands; blooms March–June; elevation 70–2,100 feet.	Low	This species was not observed and has a low potential to occur due to the presence of grassland habitat. However, the general biological survey was conducted during the blooming season for this species and was not present. The survey site does not include vernal pool habitat.

Attachment 2
Sensitive Plant Species Observed or with the Potential to Occur

Major Plant Group	Family	Scientific Name / Common Name	Federal Status	State Status	CNPS Rare Plant Rank	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
Angiosperms: Eudicots	Rhamnaceae / Buckthorn Family	<i>Ceanothus verrucosus</i> / wart-stemmed ceanothus			2B.2		Perennial evergreen shrub; chaparral; blooms December–April; elevation less than 1,300 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of chaparral habitat. This species was observed within a 1-mile radius of the survey area (CDFW 2023a).
	Poaceae (Gramineae) / Grass Family	<i>Orcuttia californica</i> / California Orcutt grass	FE	SE	1B.1	NE, MHCP	Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet.	Unexpected	This species does not occur on site and is not expected to occur due to the lack of vernal pool habitat.

STATUS CODES

Federal Status

FE = Listed as endangered by the federal government

FT = Listed as threatened by the federal government

State Status

SE = Listed as endangered by the state of California

SR = Listed as rare by the state of California

ST = Listed as threatened by the state of California

California Native Plant Society (CNPS): California Rare Plant Ranks (CRPR)

1B = Species rare, threatened, or endangered in California and elsewhere. These species are eligible for state listing.

3 = Species for which more information is needed. Distribution, endangerment, and/or taxonomic information is needed.

4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.

0.1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).

0.2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).

City of Encinitas

MHCP = Multiple Habitat Conservation Program covered species

NE = Narrow Endemic

ATTACHMENT 3

Sensitive Wildlife Species Observed
or with the Potential to Occur

Attachment 3

Sensitive Wildlife Species Observed or with the Potential to Occur

Major Wildlife Group	Family	Scientific Name / Common Name	Federal Status	State Status	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-site	Basis for Determination of Occurrence Potential
Invertebrates	Branchinectidae / Fairy Shrimp	<i>Branchinecta sandiegonensis</i> / San Diego fairy shrimp	FE		NE, MHCP	Vernal pools.	Unexpected	This species does not occur on-site and is not expected to occur due to the lack of vernal pool habitat.
	Streptocephalidae / Fairy Shrimp	<i>Streptocephalus woottoni</i> / Riverside fairy shrimp	FE		NE, MHCP	Vernal pools.	Unexpected	This species does not occur on-site and is not expected to occur due to the lack of vernal pool habitat.
	Apidae / Honey Bees, Bumble Bees, and Allies	<i>Bombus crotchii</i> / Crotch's bumble bee		SCE		Coastal areas, open grasslands, shrub habitats.	Low	This species was not observed; however, there is a low potential for occurrence due to scattered horticultural flowers within the developed areas.
	Hesperiidae / Skippers	<i>Euphyes vestris harbisoni</i> / Harbison dun skipper			NE, MHCP	Woodland meadows, bogs, grasslands. Host plant <i>Carex spissa</i> . Adult emergence late May–early July.	Unexpected	This species does not occur on-site and is not expected to occur due to the lack of the host plant <i>Carex spissa</i> on-site.
	Nymphalidae / Brush-footed Butterflies	<i>Danaus plexippus</i> pop.1 / monarch	FC			Wide variety of habitats, including urban areas. Host plant is milkweed (<i>Asclepias</i> sp.).	Unexpected	This species does not occur on-site and is not expected to occur due to the lack of the host plant milkweed (<i>Asclepias</i> sp.) on-site. This species was observed within a 1-mile radius of the project site (CDFW 2023a).
Reptiles	Anniellidae / Legless Lizards	<i>Anniella stebbinsi</i> [= <i>Anniella pulchra</i>] / San Diegan [=silvery] legless lizard		SSC		Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	Unexpected	This species does not occur and is not expected to occur on-site due to the lack of coastal scrub, chaparral, riparian habitats, and loose soils. This species was observed within a 1-mile radius of the project site (CDFW 2023a).

Attachment 3

Sensitive Wildlife Species Observed or with the Potential to Occur

Major Wildlife Group	Family	Scientific Name / Common Name	Federal Status	State Status	City of Encinitas	Habitat Preference / Requirements	Potential to Occur On-site	Basis for Determination of Occurrence Potential
Reptiles	Colubridae / Colubrid Snakes	<i>Arizona elegans occidentalis</i> / California glossy snake		SSC		Scrub and grassland habitats, often with loose or sandy soils.	Unexpected	This species does not occur and is not expected to occur due to the lack of loose sandy substrate on-site. This species was observed within a 1-mile radius of the project site (CDFW 2023a).
Mammals	Phyllostomidae / New World Leaf-nosed Bats	<i>Choeronycteris mexicana</i> / Mexican long-tongued bat		SSC		Desert scrub, grassland, and oak-conifer woodlands near riparian areas. Roosts in crevices, caves, mines, and buildings. Feeds on nectar and pollen of night-blooming flowers like Agave, Increased presence in San Diego may be due to use of nectar plants landscaping (Western Bat Working Group [WBWG] 2017).	Unexpected	This species does not occur and is not expected to occur due to the lack of desert scrub and oak-conifer woodland habitats. Additionally, crevices, caves, and mines were not present on-site for this species to roost. This species was observed within a 1-mile radius of the project site (CDFW 2023a).
	Molossidae / Free-tailed Bats	<i>Nyctinomops femorosaccus</i> / pocketed free-tailed bat		SSC		Roosts in crevices in vertical cliffs and quarries. Forages over a variety of habitats for flying beetles and large moths (Tremor et al. 2017). Ranges from Orange County south through San Diego and east through southern Arizona (Harvey et al. 2011).	Unexpected	This species does not occur and is not expected to occur due to the lack of vertical cliffs and quarries necessary for this species' roosts. This species was observed within a 1-mile radius of the project site (CDFW 2023a).
	Heteromyidae / Pocket Mice & Kangaroo Rats	<i>Perognathus longimembris pacificus</i> / Pacific pocket mouse	FE	SSC	NE, MHCP	Open coastal sage scrub; fine, alluvial sands near ocean.	Unexpected	This species does not occur and is not expected to occur due to the lack of coastal sage scrub and alluvial sand substrates. This species was observed within a 1-mile radius of the project site (CDFW 2023a).

STATUS CODES

Federal Status

FE = Listed as endangered by the federal government

FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)

State Status

SSC = California Department of Fish and Wildlife species of special concern

City of Encinitas

MHCP = Multiple Habitat Conservation Program covered species

NE = Narrow Endemic