UPDATED BIOLOGICAL RESOURCES REPORT

PROJECT NAME:

NANCY RIDGE BUSINESS PARK

CITY OF SAN DIEGO
SAN DIEGO COUNTY, CALIFORNIA

PREPARED FOR

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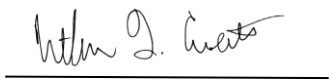

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EXECUTIVE SUMMARY

The Nancy Ridge Business Park Project proposes to create a graded pad on a 25.79 acre site on Nancy Ridge Drive in the Mira Mesa Community Plan Area, and to construct four industrial buildings (89,750 square feet). Creation of the pad was approved by the City of San Diego in 2008.

Among the Conditions of Approval for creation of the pad was a Mitigation Monitoring and Reporting Plan, which among other things required that the applicant add additional acreage (4.36 aces) to the Multiple Habitat Planning Area, which is currently adjacent to the project site. That addition of acreage has taken place. All of the habitat outside of the 6.7 acre impact area (19.09 acres) has been placed into biological open space

The MMRP also required that prior to clearing and grading the site, that previously prepared Biological Resource Reports for the project be updated, in order to assure that no new and unmitigated impacts to sensitive biological resources will result from project implementation.

To that end Everett and Associates revisited the site in the Spring of 2020 to inventory biological resources on the site and determine what, if any, changes have taken place since the creation of the pad was approved (in 2008). A general biological reconnaissance was conducted, including focused Spring surveys for sensitive plants. Protocol surveys for California Gnatcatchers were also conducted, as well as habitat assessments for several other sensitive species.

Investigations resulted in the conclusion that distribution, extent, and species composition of the various vegetation communities/habitats on the site remain essentially unchanged. Surveys for California Gnatcatchers resulted in a sighting of a single individual. This species was documented in the original biological report for the project. An extensive population of Coast Barrel Cactus, also previously documented, remains intact and will not be impacted by project implementation.

No previously unknown sensitive biological resources were located or documented. No impacts to sensitive biological resources (other than those previously mitigated for) will result from project implementation.

INTRODUCTION

The Nancy Ridge Business Park project is the construction of four industrial buildings (89,750 square feet) on a single pad. The pad and associated retaining walls have been approved by the City of San Diego (PTS 614591; Substantial Conformity Review No. 2259196, approved by DSD; SCR to SDP No. 1472180/PDP No. 1472181; SCR No. 2247512). The project will impact 6.7 acres of the 25.79 acre site (APNs 343-010-21 & 31) in the Mira Mesa Community Plan Area.

The grading portion of the project was approved by the City of San Diego in 2008. The conditions of approval required that a Mitigation Monitoring and Reporting Program (MMRP) be implemented. Condition C(A)2 of the MMRP requires that the initial project Biological Resources Report (Everett and Associates 2008) and a 2015 update to the initial report (Everett and Associates 2015) be again updated to reflect current conditions on the project site. This report updates both prior reports.

The project site is located east of Interstate 805 and north of Miramar Road (Figures 1 and 2), on Nancy Ridge Road in an area of highly developed industrial properties. The topography of the site straddles the drainage of Soledad Canyon, which in turns intersects Carroll Canyon. The drainage bottom contains both unvegetated rock cobble streambed and dense Southern Willow Scrub habitat. The drainage apparently only carries water during significant rain events. Most of the area slated for development consists of a steep, south facing slope. The site is situated between 175 and 300 feet above sea level (Figure 3). The approximate USGS coordinates of the site are 32°53N, 117°11'W (Del Mar 7.5 minute series quadrangle). With the exception of the manufactured slopes and retaining walls associated with Nancy Ridge Road, the site is currently in an undisturbed natural condition. To north and east of the site are developed industrial properties. Immediately south of the site are the railway tracks for the Coaster and other Amtrak and freight trains serving the metropolitan San Diego area (Figures 3). A 50' by 465' water main easement granted to the City of San Diego transects the property from north to south.

As mitigation for impacts to sensitive biological resources the project applicant was required to make a modification to the boundary of the Multiple Habitat Planning area (MHPA) of the City of San Diego Multiple Species Conservation Plan (MSCP) Subarea Plan. That modification removed 3.66 acres from the MHPA and added 8.02 acres for a net gain of 4.36 acres. The 3.66 acres removed includes all habitat within the project impact footprint. Thus, the area to be impacted is no longer part of the MHPA. All portions of the project parcels not included in the construction impact footprint have been placed into biological open space.

This report describes biological resources within the project site and 100 feet beyond on all sides and compares current conditions with those documented in previous reports.

METHODS AND LIMITATIONS

To assess biological resources I conducted a reconnaissance of the property on 16 April 2020. Conditions were conducive to unrestricted plant and animal observation, with clear skies, temperatures in the mid 70s, and wind at 3-8 kts W. The visit lasted from 1100 to 1715, during

which I was able to examine the entire property. Observations were recorded as they were made and form the basis of this report and the Biological Resources Map. Animals were identified using scat, tracks, burrows, vocalizations, or by direct observation with the aid of 10X42 Leica binoculars.

Vegetation mapping was conducted in accordance with vegetation community definitions as described in Holland (1986) and Oberbauer et al. (2008). In addition, vegetation mapping on-site was aided by the use of an aerial photograph. Digital photographs were taken on-site (Appendix C). It should be noted that all vegetation community mapping is verified on the ground to the greatest degree possible in the absence of a systematic land survey. All vegetation areas and boundaries are estimates subject to final delineation by a professional land surveyor.

RESULTS[1]

Soils

Based on soil conservation service maps (Bowman 1973), the soils for the project site consist of Olivenhain cobbly loam, 30 to 50% slopes (OhF) and Altamont clay, 30 to 50% slopes (Atf). Although a detailed soil analysis is beyond the scope of this report, on-site examination appeared to confirm the presence of these soil types.

Botany

Within the project site, the north and west facing slopes consist primarily of ornamental landscaping, Southern Mixed Chaparral, Diegan Coastal Sage Scrub, and a small patch of Non-Native Grassland situated near the northeast corner of the site. The north facing slopes and drainage bottom contain a mosaic of wetland and upland plant communities, primarily Southern Willow Scrub, Coast Live Oak Woodland, and Southern Mixed Chaparral (See attached Biological Resources Map). A floral species list compiled from the reconnaissance is provided in Appendix A.

Plant Communities

Disturbed (Holland Code 11300 - Tier IV)

> The extent of this habitat type on the project site is limited to small patch of cleared land along the drainage bottom in the west portion of the site, and an existing dirt road that extends down to the drainage bottom from Nancy Ridge Road and up the south side of the site to the railroad tracks. The road is completely devoid of vegetation. At total of 0.48 acres of this habitat type occurs on-site. The portion of the road that passes through the riparian zone is not included in this total.

[1] Scientific and common names for plant species are derived from The Jepson Manual, 2012; scientific and common names for birds from the A.O.U. Check-list of North American Birds, 1998, and Supplements to date; scientific and common names for mammals from the San Diego County Mammal Atlas, 2017.

Diegan Coastal Sage Scrub (Holland Code 32500 - Tier II)

This upland habitat type occurs on the south and west facing slopes of the site, for a total of 11.38 acres. Two distinct "varieties" of CSS make up this vegetation community on the site. On the upper, less steep portions of the north side of the site, the CSS is dominated by dense Black Sage *Salvia mellifera* interspersed with occasional large Lemonadeberry *Rhus integrifolia* bushes. California Sagebrush *Artemisia californica* and Flat-topped Buckwheat *Eriogonum fasciculatum* ssp. *fasciculatum* are also significant components in this area. On the very steep slopes above the bottom of the drainage the CSS is considerably less dense with more open areas. Vegetation is more stunted and includes numerous Coast Barrel Cactus *Ferocactus viridescens,* a sensitive species.

Coast Live Oak Woodland (Holland Code 71160 - Tier I)

This upland habitat type occurs on the steep north facing slope on the south portion of the site, and in places extends into the drainage bottom. It occurs in a mosaic pattern along with Southern Mixed Chaparral and the cobble bottom of the creek bed. Understory beneath the Coast Live Oaks *Quercus agrifolia* trees is poorly developed, with dense leaf litter and Poison Oak *Toxicodendron diversilobum* being the major components. Several Eucalyptus *Eucalyptus* sp. trees occur within this area. A total of 2.66 acres of this vegetation community occurs on the site.

Southern Mixed Chaparral (Holland Code 37120 - Tier III A)

This upland habitat type occurs on the steep north and north facing slopes on the south side of the project site, and a northwest facing slope in the northern portion of the site. It is dense and high, ranging up to 15 feet. Major floristic components include Laurel Sumac *Malosma laurina,* Lemonadeberry, Coyote Bush *Baccharis pilularis,* Toyon *Heteromeles arbutifolia,* and Holly-leaved Cherry *Prunus ilicifolia*. A total of 3.29 acres of this habitat type occur on the site.

Southern Willow Scrub (Holland Code 63320 - Wetland)

This plant community occurs along the drainage in the western portion of the project site. Dominant plant species include Black Willow *Salix gooddingii* var. *gooddingii,* Arroyo Willow *S. lasiolepis,* Mule Fat *Baccharis salicifolia,* and Pampas Grass *Cortaderia sp*. A total of 2.38 acres of this habitat type occur on-site. The horizontal distance from the edge of the development, as shown on the Biological Resources Map, is 150 feet at the closest. However, due to the very steep slope between the edge of the development and the streambed bottom, the actual closest physical distance is greater than 200 feet. This distance provides a more than adequate biological buffer for the riparian habitat.

Unvegetated Habitat - Cobble Creek Bottom (Holland Code 13200 - Wetland)

This area of cobble stream bottom is essentially unvegetated due to scouring from storm events and the rocky nature of the substrate. Although the lack of hydrophytic vegetation

results in the area not being classified as a U.S. Army Corps of Engineers (USACE) wetland, the presence of a clear bed and bank formation defines the area as under USACE jurisdiction as a Non-Wetland Waters of the United States. A total of 1.46 acres of this habitat type occurs on the site. The horizontal distance from the edge of the development, as shown on the Biological Resources Map, ranges between 75 and 150 feet. However, due to the very steep slope between the edge of the development and the streambed bottom, the actual physical distance is greater than 100 feet in all instances. There is no riparian vegetation contained in this habitat type.

Non-Native Grassland (Holland Code 42200 - Tier III B)

A small area (0.36 acres) of Non-Native Grassland occurs on the south facing slope in the northeast corner of the project site, entirely within the proposed development footprint. This area was likely disturbed during the construction of Nancy Ridge Road and was not vegetated with ornamental landscape plantings as were most of the other slopes of the road. Apparently because of the soil disturbance, native vegetation has not reestablished. Weedy, non-native invasive plant species dominate, including Slender Wild Oat *Avena barbata*, Ripgut Grass *Bromus diandrus*, Fountain Grass *Pennisetum setaceum,* and Tocalote *Centaurea melitensis*.

Urban / Developed (Holland Code 12000 - Tier IV)

Within the project site, this habitat type is restricted to the manufactured slopes that were created when Nancy Ridge Drive was constructed. These slopes were landscaped with drought-tolerant ornamental vegetation that requires little to no irrigation. A total of 3.78 acres of this habitat type occurs on-site.

Zoology

Wildlife recorded during the reconnaissance included common and expected species for the habitats that occur on-site. Eleven species of birds, two species of mammals, and one reptile species were detected. A complete list of animals recorded during the reconnaissance can be found in Appendix B.

Sensitive Resources

Prior to the site visit, a variety of sources were reviewed to ascertain the possible occurrence of sensitive species at the project site. First, soil types (Bowman 1973) were checked to determine if the site contains soils known to support sensitive plant species. Records searches for the USGS Del Mar quadrangle and surrounding quads were done of the California Natural Diversity Data Base (CNDDB) and California Native Plant Society (CNPS) On-Line Inventory of Rare and Endangered Plants. Any sensitive species known to occur in the vicinity were given special attention, and available natural history information was reviewed. Seasonal occurrence patterns (*e.g.*, annual plants, migratory birds) were factored into survey plans in the event that site visits were made during time periods when certain species are not present or conspicuous. Information sources include the Jepson Manual (2012), Rare Plants of San Diego (Reiser 1994),

A Flora of San Diego County, California (Beauchamp 1986), San Diego Native Plants (Lightner 2011), U.S. Fish and Wildlife Service Recovery Plans for Threatened/Endangered Species, the San Diego County Bird Atlas (Unitt 2004), and numerous other references, publications, and on-line resources.

A list of all MSCP-listed sensitive plants or narrow endemics and MSCP covered sensitive wildlife species with an assessment of the potential to occur on-site is provided below and in Appendix D.

Sensitive Habitats

All of the habitat types on the subject site except Disturbed Habitat and Urban / Developed are considered Environmentally Sensitive Lands by the City and the Wildlife Agencies. Two sensitive wetland habitats and four sensitive upland habitats (as described above) constitute 84% of the site.

Sensitive Plants

Of the sensitive plant species that were identified in the California Natural Diversity Database as occurring in the project vicinity, only one was detected:

San Diego Barrel Cactus *Ferocactus viridescens* is a member of the *Cactaceae* or Cactus Family. This species is frequently associated with Coastal Sage Scrub habitat. San Diego Barrel Cactus has not been listed as Endangered or Threatened by either the USFWS or the CDFW. San Diego Barrel Cactus is on the CNPS List 2.1, meaning that the species is (2) Rare, threatened or endangered in California, but more common elsewhere, and (1) seriously endangered in California. The species is covered under the MSCP but is not a Narrow Endemic Species.

On the project site, San Diego Barrel cactus occurs exclusively on the steepest part of the CSS habitat, in a well-drained area with a direct southern exposure. Due to rocky soils, vegetation is sparse in this area (See Biological Resources Map). Over 350 individual plants were counted within the area. The actual number of individuals on-site is likely in the 400-500 range. Some were likely missed because extreme steep slopes could not be accessed, others due to my reluctance to disturb sensitive habitat by walking on and through dense vegetation. As could be best determined on-site, no individual barrel cactus were found within the development footprint.

No other sensitive plant species were detected during the reconnaissance or are considered likely to occur. The likelihood of occurrence on the project site of other sensitive plant species was determined to be low because a) they are conspicuous perennial plants that would have been detected during the reconnaissance, or b) appropriate soils and plant communities clearly do not exist on-site. However, the following species merit additional discussion:

San Diego Thornmint *Acanthomintha ilicifolia* - suitable soils (friable) do not occur on the site. Would have been detected if it was present. Low probability of occurrence.

Orcutt's brodiaea *Brodiaea orcutti* - suitable soils (friable) do not occur on the site. Low probability of occurrence.

Wart-stemmed ceanothus *Ceanothus verrucosus* - conspicuous perennial found in chaparral. Would have been detected if it was present. Low probability of occurrence.

San Diego sand aster *Corethrogyne filaginifolia*: (=Lessingia f.) - typically found in sandy areas or on immediate coast. The common California aster was detected on the site. Low probability of occurrence.

Variegated dudleya *Dudleya variegata* - Occurs in openings in grasslands or around vernal pools or mima mounds. These habitat types do not occur on the project site. Low probability of occurrence.

Palmer's goldenbush *Ericameria palmeri* ssp. *palmeri* - conspicuous perennial found in chaparral. Would have been detected if it was present. Low probability of occurrence.

Willowy monardella - *Monardella viminea* Potential to occur in the drainage bottom, but not within development footprint based on habitat preferences. Moderate potential to occur.

San Diego goldenstar *Muilla clevelandii* - prefers areas around vernal pools and on mesas, and clay soils. Low probability of occurrence.

None of these plant species were observed during the Spring 2020 survey.

Sensitive Wildlife

No sensitive animal species except the California Gnatcatcher were detected during the reconnaissance. Mature trees within the riparian corridor may occasionally be used as nesting sites for several common raptor species. Other wildlife species of significance, or with potential to occur on-site, are discussed below:

The **Coastal California Gnatcatcher** *Polioptila californica*. is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and northern Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near CSS. The California Gnatcatcher is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernadino, and Los Angeles counties. The population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

The California Gnatcatcher is a Covered Species under the MSCP. Focused surveys for California Gnatcatchers were conducted on and immediately adjacent to the portion of the project site slated for development (Appendix E). A single California Gnatcatcher was detected near the northwest corner of the project site.

Although the following animal species were not detected on-site, and are not considered likely to occur, their status is discussed because they are known to occur in the region:

Least Bell's Vireo *Vireo belli pusillus*

The Least Bell's Vireo is listed as endangered by both the state and federal governments. Its breeding habitat is restricted to mature willow riparian woodland. Most frequently, it occupies extensive areas that combine an understory of dense young willows or mulefat with a canopy of tall willows. The most critical habitat structural component is a dense shrub layer 0.6-3.0 meters above ground. The vireo's decline is due to loss of riparian habitat combined with nest parasitism by the Brown-headed Cowbird *Molthrus ater* , which lays its eggs in vireo nests thereby reducing the vireo's reproductive success.

Nesting adults are relatively tolerant of human interference at the nest and minor habitat modifications near the nest; nest abandonment due to these factors is low (Brown 1993).

Potential for this species to occur or breed within the project site is low due to the lack of suitable dense native riparian understory. The nearest site occupied by this species is on the San Diego River in Mission Valley in more suitable habitat. No Least Bell's Vireos were detected and none are considered likely to occur. Focused surveys for this species are not recommended.

Southwestern Willow Flycatcher *Empidonax traillii extimus*

The Southwestern Willow Flycatcher is a small insectivorous bird that breeds in dense riparian habitats across the southwestern United States. Once locally common and widely distributed, the Southwestern Willow Flycatcher has suffered dramatic population declines during the 20th century, primarily due to hydrologic and habitat alteration of rivers and streams and brood parasitism by the Brown-headed Cowbird. It was listed as Federally Endangered in 1995, State Endangered in 1990. Southwestern Willow Flycatchers measure about 5.75 inches (15 cm) in length and weigh only about 0.4 ounces (12 g). Overall, it is roughly the size of a small sparrow. Both sexes look alike. The flycatcher's appearance is overall greenish or brownish gray above, with a white throat that contrasts with a pale olive breast. The belly is pale yellow. Two white wing bars are visible, but the eye ring is faint or absent. The upper mandible is dark, and the lower mandible light. It closely resembles the other races of Willow Flycatcher, and several other species of the *Empidonax* genus, particularly the closely-related Alder Flycatcher *Empidonax alnorum*. The *Empidonax* flycatchers are renowned as one of the most difficult groups of birds to distinguish by sight alone. This species is most often recognized by its vocalizations.

Prior to being listed as an endangered species, the Southwestern Willow Flycatcher was seldom studied, and as a result there was a dearth of information on the bird's basic ecology, natural history, distribution, and status.

The Southwestern Willow Flycatcher is a neotropical migrant, which means it breeds in North America and spends the winter in Central America. Its breeding range includes Southern California (from the Santa Ynez River south), Arizona, New Mexico, extreme southern portions of Nevada and Utah, extreme southwest Colorado, and western Texas.

Almost all Southwestern Willow Flycatcher breeding habitats are within close proximity (less than 20 yards) of water or very saturated soil. This water may be in the form of large rivers, smaller streams, springs, or marshes. At some sites, surface water is present early in the nesting season, but gradually dries up as the season progresses. Ultimately, the breeding site must have a water table high enough to support riparian vegetation.

Southwestern Willow Flycatchers are communal breeders, meaning that most known breeding locations support a number of pairs. Solitary breeding pairs are rare. This pattern is likely the result of the species' philopatric nesting habits; they return each year to the same nesting locale. Dispersing young seem to also return to the natal breeding grounds. This behavior tends to slow the process of range expansion, even when suitable habitat is available.

In San Diego County, Southwestern Willow Flycatchers are rare, and primarily occur only along major riparian corridors or in areas of extensive riparian habitat adjacent to large reservoirs. The largest local breeding population is on the extreme upper San Luis Rey River, very close to Lake Henshaw.

Elsewhere in San Diego County, colonial nesting is also known from the Santa Margarita River (Camp Pendleton). There have been reports of pairs breeding in dense willow forests at the upper end of El Capitan Reservoir and Sweetwater Reservoir. Nesting pairs have also been documented in the Agua Tiba Wilderness (Unitt 2004).

At the project site, the riparian vegetation lacks the dense lower vegetation cover and nearby open areas with running water that the species requires. No Southwestern Willow Flycatchers were detected and none are considered likely to occur. Focused surveys for this species are not recommended.

Wildlife Movement Corridors

A wildlife corridor can be defined as a linear landscape feature allowing animal movement between two patches of habitat. Connections between extensive areas of open space are integral to maintaining regional diversity and population viability. In the absence of corridors, habitats become isolated islands surrounded by development. Fragmented habitats support significantly lower numbers of species and increase the likelihood of local extirpation for some species when restricted to small isolated areas of habitat. Areas that serve as wildlife movement corridors are considered biologically sensitive.

Wildlife corridors can be defined in two categories: regional wildlife corridors and local corridors. Regional corridors link large sections of undeveloped land and serve to maintain

genetic diversity among wide-ranging populations. Local corridors permit movement between smaller patches of habitat. These linkages effectively allow a series of small, connected patches to function as a larger block of habitat and perhaps result in the occurrence of higher species diversity or numbers of individuals than would otherwise occur in isolation. Target species for wildlife corridor assessment typically include species such as bobcat, mountain lion, and mule deer.

The wetland and upland habitats on the project site function as a local corridor for wildlife. This corridor allows wildlife to move to Carroll Canyon, and ultimately to Torrey Pines State Preserve, Penasquitos Lagoon, and associated habitats. However, it should be noted that 1.53 miles up the canyon from the project site, the movement function ceases as areas of industrial development are encountered. This reduces the value of the canyon as a wildlife corridor, because it does not connect with or allow movement between larger natural areas. No significant impacts to Wildlife Corridors will result from project implementation. Addition of 4.36 acres to the MHPA further protected the existing functions of the corridor.

PERMITTING AND COMPLIANCE

Wetland Permitting

Because the project does not propose to impact wetland areas, there is no need to obtain permits from the CDFW (§ 1600 *et seq* Streambed Alteration Agreement), USACE (Clean Water Act Section 404 compliance), or the Regional Water Quality Control Board.

Multiple Species Conservation Plan

As discussed above, an MHPA Boundary Line Adjustment was processed that removed 3.66 acres of habitat on the site from the MHPA, and added 8.02 acres, for a net gain of 4.36 acres. The adjusted MHPA Boundary Line is shown on the project Biological Resources Map.

The project must also comply with the MSCP/MHPA Land Use Adjacency Guidelines. Which are intended to ensure minimal impacts to the MHPA. These guidelines are addressed as follows:

1. Drainage

This guideline restricts drainage from parking lots and developed areas directly into the MHPA. The MSCP provides for a variety of methods to accomplish this, including natural detention basins, grass swales or mechanical trapping devices. In this case, this guideline will be met by the use of a Bioclean Urban Pond Underground Vault with a capacity of 41,892 CF (See the project approved Stormwater Management Plan for additional details).

2. Toxics

This guideline pertains to land uses (such as recreation or 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. The project approved Stormwater Management Plan addresses this guideline.

3. Lighting

This guideline calls for lighting of all developed areas adjacent to the MHPA to be directed away from the MHPA. All project exterior lighting will be directed away from the MHPA.

4. Noise

This guideline stipulates that uses adjacent to the MHPA should be designed to minimize noise impacts. Because this project proposes creation of well-insulated industrial buildings that will be situated well above or away from MHPA lands, and no activities on site will be noise-producing, no additional noise abatement measures should be required.

5. Barriers

New development adjacent to the MHPA may be required to provide barriers along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation. Because of the very steep terrain, it will not be necessary to provide barriers to reduce the potential for public access to the MHPA areas.

6. Invasives

This guideline directs that no invasive non-native plant species shall be introduced into areas adjacent to the MHPA. The project Landscape Plan prohibits the use of invasive landscape vegetation on the project site adjacent to the MHPA areas.

7. Brush Management

This guideline applies to residential development, however, as shown on the landscape plan, all Zone 1 brush management activities will be contained within the development footprint. Zone 2 brush management requirements extend 65 feet beyond the development activities will not impact the sensitive species or habitats within the MHPA and is considered impact neutral. Thus, requirements for this adjacency guideline are met.

8. Grading/Land Development

This guideline requires manufactured slopes associated with site development within or adjacent to the MHPA to be included within the development footprint. With this project, all manufactured slopes associated with site development are be included within the development footprint.

SIGNIFICANCE CRITERIA

Direct impacts occur when biological resources are altered or destroyed during the course of, or as a result of, project implementation. Examples of such impacts include removal or grading of vegetation, filling wetland habitats, or severing or physically restricting the width of wildlife corridors. Other direct impacts may include loss of foraging or nesting habitat and loss of individual species as a result of habitat clearing. Permanent impacts may result in irreversible damage to biological resources.

CEQA Guidelines define "significant effect on the environment" as a "substantial, or potentially substantial adverse change in the environment." The CEQA Guidelines further indicate that there may be a significant effect on biological resources if the project will:

A. Substantially affect an endangered, rare or threatened species of animal or plant or the habitat of the species.

B. Interfere substantially with the movement of any resident or migratory fish or wildlife species to the extent that it adversely affects the population dynamics of the species.

C. Substantially diminish habitat for fish, wildlife, or plants.

PROJECT IMPACTS

Note: The impacts discussed below have already been mitigated.

Direct Impacts

Direct impacts from the proposed project as currently designed will result in the loss of 3.81 acres of Diegan Coastal Sage Scrub and 0.36 acres of Non-Native Grassland.

A summary of the proposed impacts to plant communities and acreage conserved on-site is provided in Table 1. This includes impacts associated with driveway grading, pads, and cut and fill slopes.

Table 1. Existing, impacted, and preserved habitat on the project site (gross acres)

PLANT COMMUNITY	ACREAGE ON-SITE	IMPACTED ACREAGE (ON-SITE)	IMPACTED ACREAGE (OFF-SITE)	PRESERVED ON-SITE[1]	MITIGATION REQUIRED
Disturbed	0.48	N /A	N / A	N / A	N / A
Diegan Coastal Sage Scrub	11.38	3.81	0	7.57	0
Coast Live Oak Woodland	2.66	0	0	2.66	0
Southern Mixed Chaparral	3.29	0	0	3.29	0
Southern Willow Scrub	2.38	0	0	2.38	0
Unvegetated Habitat (Cobble Creek Bottom)	1.46	0	0	1.46	0
Non-Native Grassland	0.36	0.36	0	0	
Urban / Developed	3.78	N / A	N / A	N / A	N / A
Total	25.79	4.17	0	17.36	0

[1] Includes habitat contained within existing City water easement

Indirect Impacts

There is the potential for indirect impacts to occur as a result of implementation of the proposed project. The areas where indirect impacts have the potential to occur could extend from the development edge into conserved habitat due to such activities as excessive landscape irrigation, vegetation trampling outside developed areas, and introduction of non-native species (*e.g.*, argentine ants, cats, non-native invasive plant species). These indirect impacts are referred to as "edge effects." There is the potential for indirect impacts on plants and animals as a result of an increase in noise, dust, and light during construction activities and from vehicle use. There is also the potential for the introduction of "urban" runoff into major drainages. These indirect impacts are considered unavoidable due to the size of the project, land uses on-site, and existing surrounding land uses.

Indirect impacts from edge effects are considered adverse, but not significant, and can be avoided by use of Best Management Practices (BMPs).

MITIGATION AND RECOMMENDATIONS

Pursuant to the terms of the City of San Diego MSCP Subarea Plan, no mitigation other than the MHPA boundary relocation was required for impacts associated with implementation of this project.

The following measures from the 2008 report were incorporated in the project MMRP, and by reference are still required:

1. The project will comply with the Land Use Adjacency Guidelines as discussed in the Permitting and Compliance section of this report.

2. No San Diego Barrel Cactus are to be disturbed by project implementation.

3. Due to the site's proximity to potential California Gnatcatcher breeding habitat within the MHPA, noise impacts related to construction should be avoided between March 1st and August 15th. If grading is proposed during this time period, a focused survey will be required. If no Gnatcatchers are identified, no additional measures will be required. If Gnatcatchers are present, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted, presence would be assumed and a temporary wall/berm would be required.

4. Due to the site's proximity to potential raptor nesting habitat within the MHPA, noise impacts related to construction should be avoided between February 1st and September 15th. If grading is proposed during this time period, a raptor nest survey will be required. If no raptor nests are identified, no additional measures will be required. If raptor nests are present within 300' of any grading/ground disturbing activities, measures to minimize noise impacts will be required and should include temporary noise walls/berms. If a survey is not conducted, presence would be assumed and a temporary wall/berm would be required.

5. Implementation of Best Management Practices during construction, such as erosion and sediment control and the diversion of runoff water to detention basins or bioswales, will reduce impacts from temporary construction activities and future stormwater runoff to a level less than significant.

The mitigation as proposed was deemed to be adequate to reduce the overall impacts of the proposed project to below a level of significant.

CONCLUSIONS - COMPARISON WITH 2008 AND 2015 FINDINGS

On the project site no significant changes to vegetation community composition or distribution were noted. Previous survey efforts reported 61 species of vascular plants, while the 2020 survey reported 79. The difference is likely attributable to the fact that the 2020 survey was conducted in Spring, with the additional species all being common annual species. Previous survey efforts reported 11 bird species, as did the 2020 surveys, although species composition was slightly different. All additional bird species detected in 2020 were common resident species typical of the habitats found on the project site. No new mammals, reptiles, or amphibians were detected in the 2020 survey.

Special attention was given to the area to be impacted by project implementation. No new sensitive species were detected. However, a California Gnatcatcher was observed but in a different location on the project site than was reported in 2008. Nothing in this analysis suggests that impacts resulting from current project implementation would be greater than those previously reported or mitigated for.

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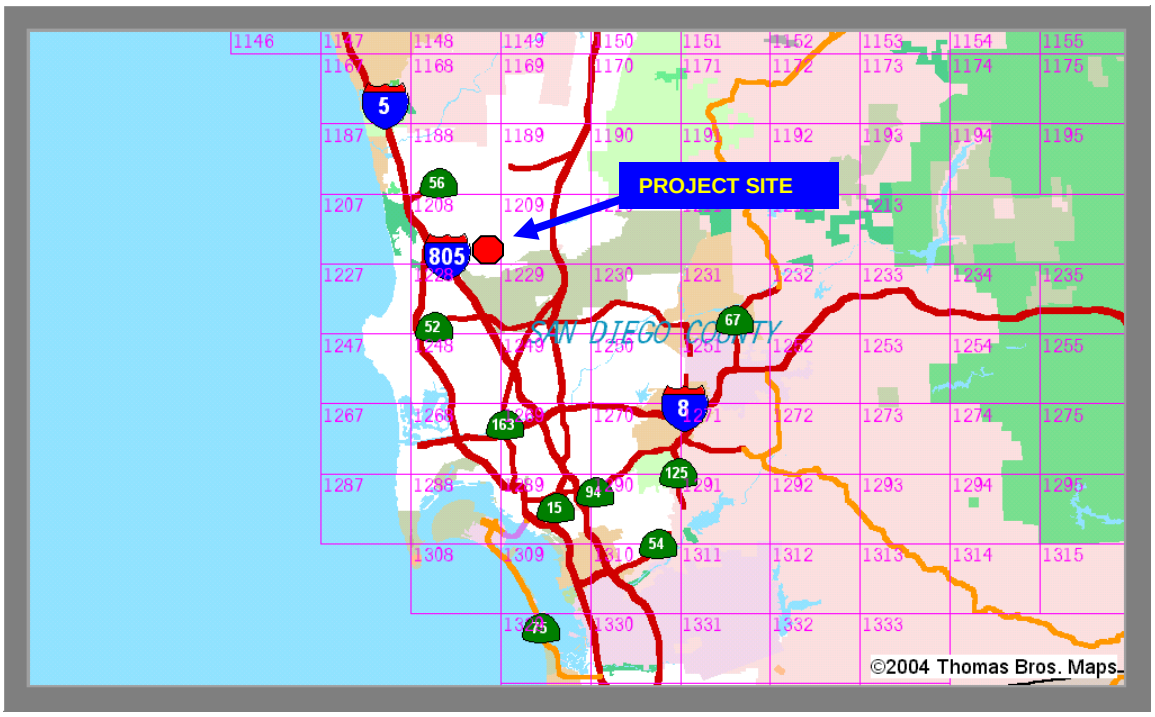

Figure 1. Location of project site in regional context. Thomas Bros. Map page #1208, F7.

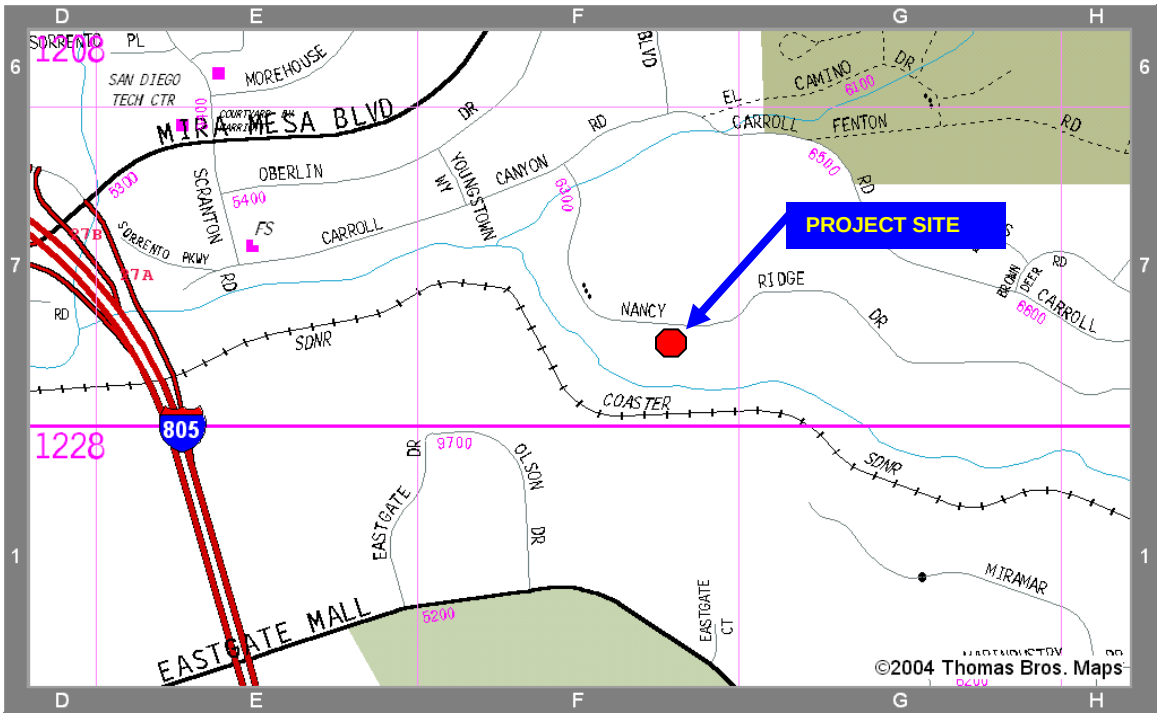

Figure 2. Detail location map of project site. Thomas Bros. Map page #1208, F7.

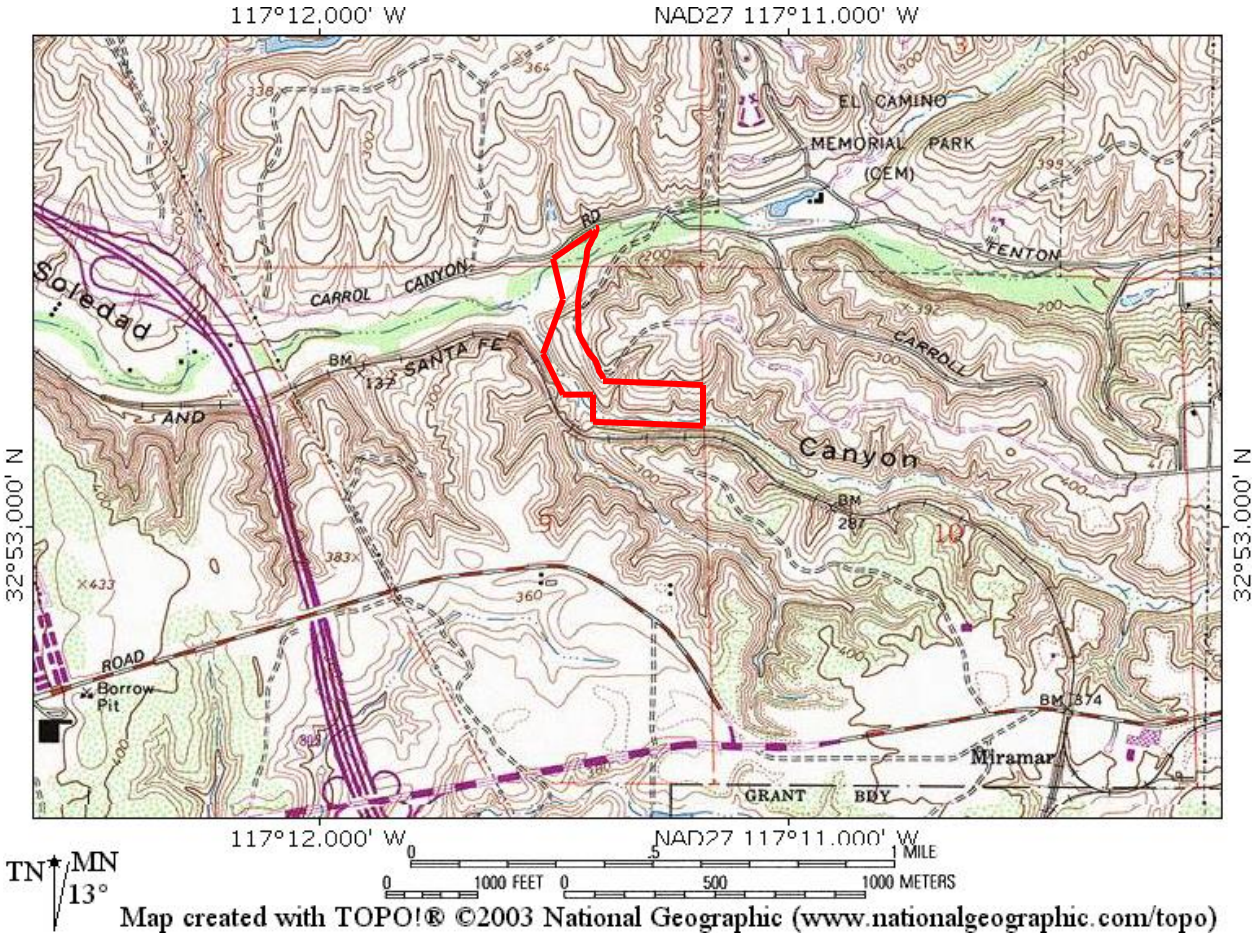

Figure 3. Topographical map showing entire 25.79 acre project site location bounded in red. Taken from USGS Del Mar 7.5 minute series quadrangle.

Figure 4. Color satellite photograph of the entire 25.79 acre project site. Approximate parcel boundaries are outlined in red. Area bounded by yellow line contains project impact footprint.

APPENDIX A

PLANT SPECIES OBSERVED ON THE PROJECT SITE

Note: This list contains plant species observed on the site and does not purport to be a complete list of species that occur on the site. Floral lists are compiled to assist in accurate plant community determination and as a byproduct of surveys for sensitive species.

Family	*Scientific Name*	Common Name
Dicotyledoneae		
Anacardiaceae - Sumac Family		
	Malosma laurina	Laurel Sumac
	Rhus integrifolia	Lemonadeberry
	Rhus ovata	Sugarbush
	Toxicodendron diversilobum	Poison Oak
Apiaceae (Umbelliferae) - Carrot Family		
	Foeniculum vulgare	Sweet Fennel
Aizoaceae - Carpet-Weed Family		
	Carpobrotus edulis	Hottentot fig
Arecaceae - Palm Family		
	Phoenix canariensis	Canary Island Palm
	Washingtonia robusta	Mexican Fan Palm
Asteraceae (Compositae) - Sunflower Family		
	Artemisia dracunculus	Tarragon
	Artemisia californica	California Sagebrush
	Baccharis pilularis	Coyote Brush
	Baccharis salicifolia	Mule Fat
	Centaurea melitensis	Tocalote
	Cirsium sp.	Thistle

Glebionis coronaria	Crown Daisy
Gnaphalium californicum	California Everlasting
Hazardia squarrosa var. *grindelioides*	Saw-toothed Goldenbush
Heterotheca grandiflora	Telegraph Weed
Lasthenia coronaria	Goldfields
Lessingia filaginifolia var. *f.*	California Aster
Silybum marianum	Milk Thistle
Sonchus asper	Prickly Sow Thistle
Sonchus oleraceus	Sow Thistle
Taraxacum erythrospermum	Common Dandelion
Xanthium strumarium var. *canadense*	Cocklebur

Brassicaceae (Cruciferae) - Mustard Family

Hirschfeldia incana	Short-Pod Mustard
Isomeris arborea	Bladderpod

Cactaceae - Cactus Family

Ferocactus viridescens	**Coast Barrel Cactus**
Opuntia littoralis	Coastal Prickly Pear
Opuntia prolifera	Cholla

Caprifoliaceae - Honeysuckle Family

Sambucus mexicana	Elderberry

Chenopodiaceae - Goosefoot Family

Salsola tragus	Russian Thistle

Convolvulaceae - Morning-glory Family

Convolvulus arvensis	Bindweed
Cuscuta californica	Dodder

Crassulaceae – Stonecrop Family

Dudleya pulverulenta	Chalk Lettuce

Cucurbitaceae - Gourd Family

Marah macrocarpus	Wild Cucumber

Cuscutaceae - Dodder Family	
Cuscuta sp.	Witch's Hair, Dodder
Euphorbiaceae -Spurge Family	
Chamaesyce albomarginata	Rattlesnake weed
Fabaceae (Leguminosae) - Pea Family	
Acmispon glaber	Deerweed
Lupinus bicolor	Miniature Lupine
Melilotus alba	Yellow Sweet Clover
Fagaceae - Oak Family	
Quercus agrifolia var. *agrifolia*	Coast Live Oak
Gentianaceae - Gentian Family	
Zelterna venusta	Canchalagua
Geraniaceae - Geranium Family	
Erodium cicutarium	Red-stem Filaree
Lamiaceae (Labiatae) - Mint Family	
Salvia apiana	White Sage
Salvia mellifera	Black Sage
Liliaceae - Lily Family	
Calochortus splendens	Splendid Mariposa Lily
Myrsinaceae - Myrsine Family	
Anagallis arvensis	Scarlet Pimpernel
Myrtaceae - Myrtle Family	
Eucalyptus sp.	Eucalyptus
Nyctaginaceae - Four O'Clock Family	
Mirabilis californica var. *californica*	Wishbone Bush

Orobanchaceae - Orobanche Family	
Castilleja affinis	Coast Paintbrush
Castilleja densiflora ssp. *exserta*	Purple Owl's Clover
Papaveraceae - Poppy Family	
Eschscholzia californica	California Poppy
Platanaceae - Plane Tree Family	
Platanus racemosa	Western Sycamore
Polygonaceae - Buckwheat Family	
Eriogonum fasciculatum ssp. *fasciculatum*	California Buckwheat
Primulaceae - Primrose Family	
Anagallis arvensis	Scarlet Pimpernel
Rhamnaceae - Buckthorn Family	
Ceanothus tomentosus	Ramona Lilac
Rosaceae - Rose Family	
Adenostoma fasciculatum	Chamise
Heteromeles arbutifolia	Toyon
Rubiaceae - Madder Family	
Galium angustifolium	Narrowleaf Bedstraw
Salicaceae - Willow Family	
Salix gooddingii var. *gooddingii*	Black Willow
Salix lasiolepis	Arroyo Willow
Scrophulariaceae-Figwort Family	
Mimulus aurantiacus	Red Bush Monkey-flower
Solanaceae - Nightshade Family	
Nicotiana glauca	Tree Tobacco

Tamaricaceae -Tamarisk Family

Tamarix sp.	Tamarisk

Themidaceae - Brodiaea Family

Dichelostemma capitatum	Blue Dicks

Vitaceae - Grape Family

Vitus girdiana	Wild Grape

Monocotyledoneae

Cyperaceae - Sedge Family

Scirpus californicus	California Bulrush

Juncaceae - Rush Family

Juncus sp.	Rush
Juncus mexicanus	Mexican Rush

Poaceae (Gramineae) - Grass Family

Arundo donax	Giant Reed
Avena sp.	Wild Oats
Avena barbata	Slender Wild Oat
Bromus diandrus	Ripgut Grass
Bromus hordeaceus	Soft Chess
Bromus madritensis ssp. *rubens*	Red Brome
Cortaderia sp.	Pampas Grass
Nasella sp.	Needle Grass
Pennisetum setaceum	Fountain Grass

APPENDIX B

WILDLIFE SPECIES OBSERVED OR DETECTED ON OR ADJACENT TO PROJECT SITE

BIRDS

Red-tailed Hawk	*Buteo jamaicensis*
Mourning Dove	*Zenaida macroura*
Anna's Hummingbird	*Calypte anna*
Northern Mockingbird	*Mimus polyglottos*
Bushtit	*Psaltriparus minimus*
Wrentit	*Chamaea fasciata*
California Gnatcatcher	***Polioptila californica***
Spotted Towhee	*Pipilo maculatus*
California Towhee	*Pipilo crissalis*
House Finch	*Haemorhous mexicanus*
Western Scrub-Jay	*Aphelocoma californica*
American Crow	*Corvus brachyrhynchos*

MAMMALS

Desert Cottontail *Sylvilagus auduboni*	Scats
Coyote *Canis latrans*	Scat

AMPHIBIANS AND REPTILES

Western Fence Lizard
Sceloporus occidentalis

APPENDIX C

PHOTOGRAPHS OF THE PROJECT SITE

PHOTOGRAPH INDEX

Yellow arrows and numbers indication the locations and directions from which the following photographs were taken.

Photograph 1. View from northeast corner of the property looking west.

Photograph 2. View from the center of the site looking east.

Photograph 3. View from above the center of the project site looking northwest.

Photograph 4. View from the center of the site looking west.

APPENDIX D

LIST OF SENSITIVE SPECIES WITH POTENTIAL TO OCCUR ON THE PROJECT SITE

Legend

Status

1 = Federally Endangered
2 = Federally Threatened
3 = State Endangered
4 = State Threatened
5 = State Rare
6 = MSCP Narrow Endemic
7 = Not Listed
Ext = Extirpated

Potential to Occur On-site

L = Low
M = Moderate
H = High
U = Unknown (Sufficient data are not available on the status, distribution, abundance, or natural history of the species to make a reliable determination of the probability of occurring on-site.)

Rationale

1 = Would likely have been detected during directed surveys if present
2 = Appropriate suitable habitat not present on-site, or soils for plants
3 = Insufficient natural history information is available to determine if presence is likely

Common Name	Scientific Name	Status	Observed On-Site (Y or N)	Potential to Occur On-site	Habitat Preferences
San Diego Thornmint	*Acanthomintha ilicifolia*	2,3	N	L - 1	Coastal Sage Scrub, Grassland, Chamise Chaparral, Vernal Pools

Del Mar Manzanita	*Arctostylos glandulosa* var. *crassifolia*	1	N	L - 1	Mixed Chaparral
Orcutt's Bodiaea	*Brodiaea orcutti*	7	N	L - 2	Grassland, Riparian, Oak Woodland, Chamise Chaparral, Vernal Pools
Wart-stemmed ceanothus	*Ceanothus verrucosus*	7	N	L - 1	Mixed Chaparral
San Diego (Del Mar) Sand Aster	*Corethrogyne filaginifolia*	7	N	L - 1	Coastal Sage Scrub, Chamise Chaparral
Short-leaved Dudleya	*Dudlyea blochmaniae* ssp. *brevifolia*	3,6	N	L - 1	Mixed Chaparral, Chamise Chaparral
Variegated Dudleya	*Dudleya variegata*	7	N	L - 1	Coastal Sage Scrub, Mixed Chaparral, Grassland, Vernal Pools
San Diego Barrel Cactus	***Ferocactus viridescens***	**7**	**Y**	**H**	**Coastal Sage Scrub**
Palmer's Goldenbush	*Ericameria palmeri*	7	N	L - 1	Coastal Sage Scrub, Mixed Chaparral
Willowy Monardella	*Monardella viminea*	1,3	N	L - 1	Coastal Sage Scrub, Riparian
San Diego Goldenstar	*Bloomeria clevelandii*	7	N	L - 1	Coastal Sage Scrub, Riparian, Chamise Chaparral
Orange-throated whiptail	*Cnemidophorus hyperythrus*	7	N	M	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral
San Diego horned lizard	*Phrynosoma coronatum blainvillei*	7	N	L - 2	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Chamise Chaparral, Mixed Conifer
Townsend's big-eared bat	*Corynorhinus townsendii*	7	N	L - 3	Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow

Greater western mastiff bat	*Eumops perotis californicus*	7	N	L - 3	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Freshwater Marsh, Desert Scrub, Desert Wash, Salt or Alkali Marsh, Vernal Pools, Montane Meadow, Lakes and Bays
Southern mule deer	*Odocoileus hemionus*	7	N	H	Coastal Sage Scrub, Mixed Chaparral, Grassland, Riparian, Oak Woodland, Chamise Chaparral, Mixed Conifer, Closed Cone Forest, Pinon-Juniper, Desert Scrub, Desert Wash, Montane Meadow
Pacific Pocket Mouse	*Perognathus longimembris pacificus*	1	N	L- 2	Coastal Sage Scrub, Mixed Chaparral, Montane Meadow (Not within species known range)
Cooper's hawk	*Accipiter cooperi*	7	N	M	Grassland, Riparian, Oak Woodland
Coastal Cactus Wren	*Camphylorhynchus brunneicapillus couesi*	5,6	N	L - 2	Coastal Sage Scrub
California Gnatcatcher	***Polioptila californica californica***	**2**	**Y**	**H**	**Coastal Sage Scrub**
Least Bell's vireo	*Vireo bellii pusillus*	1, 3	N	L - 2	Riparian
Southwestern willow flycatcher	*Empidonax trailii extimus*	1	N	L - 2	Riparian
Rufous-crowned sparrow	*Aimophila ruficeps canescens*	7	N	M	Coastal Sage Scrub, Chamise Chaparral

APPENDIX E

RESULTS OF PROTOCOL SURVEYS FOR CALIFORNIA GNATCATCHERS

EVERETT AND ASSOCIATES
ENVIRONMENTAL CONSULTANTS
ESTABLISHED IN 1975

POST OFFICE BOX 1085
LA JOLLA, CALIFORNIA 92038

(858) 456-2990 TELEPHONE
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18 May 2020

Mr. Scotty Walker
Vice President - Development
CapRock Partners
1300 Dove Street, Suite 200
Newport Beach, California 92660

Re: Report on the Nancy Ridge (APN 343-010-21) Coastal California Gnatcatcher Presence/Absence Surveys, City of San Diego, California.

Dear Mr. Walker,

This report presents the results of three focused presence/absence surveys that I recently conducted on your project site for the federally threatened Coastal California Gnatcatcher *Polioptila californica californica*. The surveys were conducted within and adjacent to the above-referenced parcel that contains approximately 8.52 acres of Coastal Sage Scrub on the south side of Nancy Ridge Road east of Interstate 805 and north of Miramar Road (Figures 1, 2, and 4).

The California Gnatcatcher is a federal threatened species, a state species of concern, and is a "target species" of the NCCP process. This species is a non-migratory resident whose range covers the coastal plains and foothills of Southern California and northern Baja California. In San Diego County, it is widespread in coastal lowlands below about 2,000 feet elevation and typically occurs in or near Coastal Sage Scrub (CSS). The California Gnatcatcher is seriously declining due to loss of habitat. Between 85% and 90% of this species' habitat has been lost to urban or agricultural development. It is almost extirpated from Ventura, San Bernadino, and Los Angeles counties. The population is estimated to be just under 5000 pairs. San Diego County appears to be the center of abundance within the United States for this species.

The approximate USGS coordinates of the site are 32°53'N, 117°11'W (Del Mar 7.5 minute series quadrangle, see Figure 3), as determined on-site by Global Positioning System (GPS) receiver. To the north and northeast east of the site are existing industrial developments. To the west and east are similar undeveloped parcels. To the south is the AT&SF railway and additional industrial developments.

SITE CONDITIONS AND VEGETATION COMMUNITIES

The CSS on the subject parcel is restricted to the south-facing slope on the northern portion of the site. This south-facing slope is transected by two deeply incised gullies. Predominant CSS plant species on the site include California sagebrush *Artemisia californica*, black sage *Salvia mellifera*, and flat-topped buckwheat *Eriogonum fasciculatum*. California Gnatcatchers are known to occur in CSS habitat in the vicinity (CNDDB). In general, the CSS on the site appears nearly ideal for gnatcatchers. The Santa Fe railway is contiguous with the southern boundary of the parcel. The parcel is also directly underneath the departure route for

Scotty Walker, Page two
18 May 2020

high performance aircraft from nearby Marine Corps Air Station Miramar. Both the railway and aircraft produce frequent, high intensity noise. This extreme noise appears to have no effect on the gnatcatchers.

METHODS

I surveyed the parcels three times in conformance with current U.S. Fish and Wildlife Service (USFWS) guidelines. The surveys were conducted under the authority granted to me by USFWS permit # TE-788036. The surveys were conducted by slowly walking routes within and adjacent to the parcels (See Figure 5). After stopping, listening, and observing at intervals of approximately 30 meters, taped Coastal California Gnatcatcher vocalizations were played for 30 seconds. After the vocalizations were played, an additional two minutes were spent observing and listening before moving to the next observation site. Weather conditions and time of day were appropriate for the detection of Coastal California Gnatcatchers (Table 1).

TABLE 1
SCHEDULE OF SURVEYS AND CONDITIONS
NANCY RIDGE ROAD PROJECT SITE

Date	Time (hours)	Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)
04/03/20	0810-1130	66	0	100 - 0
04/16/20	0845-1100	66-68	3-8 SW	0
04/30/20	0750-1015	64	0-3 SW	100

RESULTS

One individual Coastal California Gnatcatcher was detected during the 04/30/20 focused survey. The bird was within the footprint of the proposed impact area (See Figure 5).

Thank you very much for the opportunity to conduct this work and prepare this report. Please contact me if you need any additional information or clarification.

Sincerely,

William T. Everett, PhD, FN, FRGS
San Diego and Riverside County Approved Biological Consultant
U.S. Fish & Wildlife Service California Gnatcatcher
Survey Authorization Permit # TE-788036

cc: USFWS

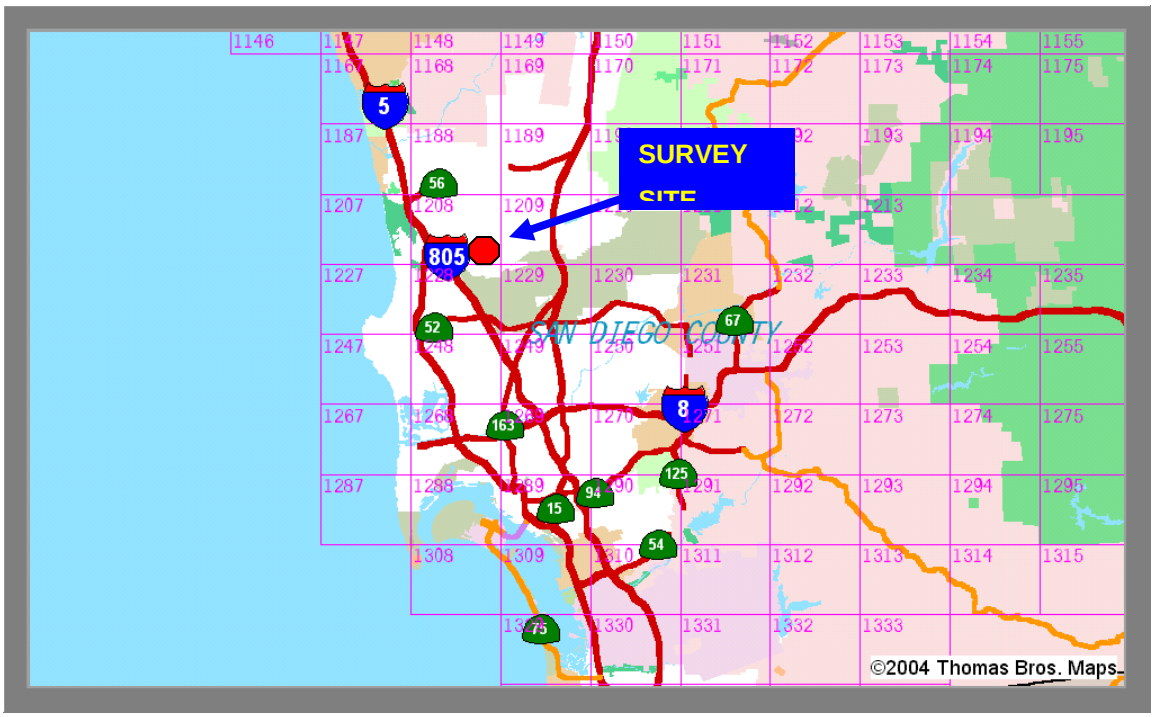


Figure 1. Location of survey site in regional context. Thomas Bros. Map page #1208, F7.

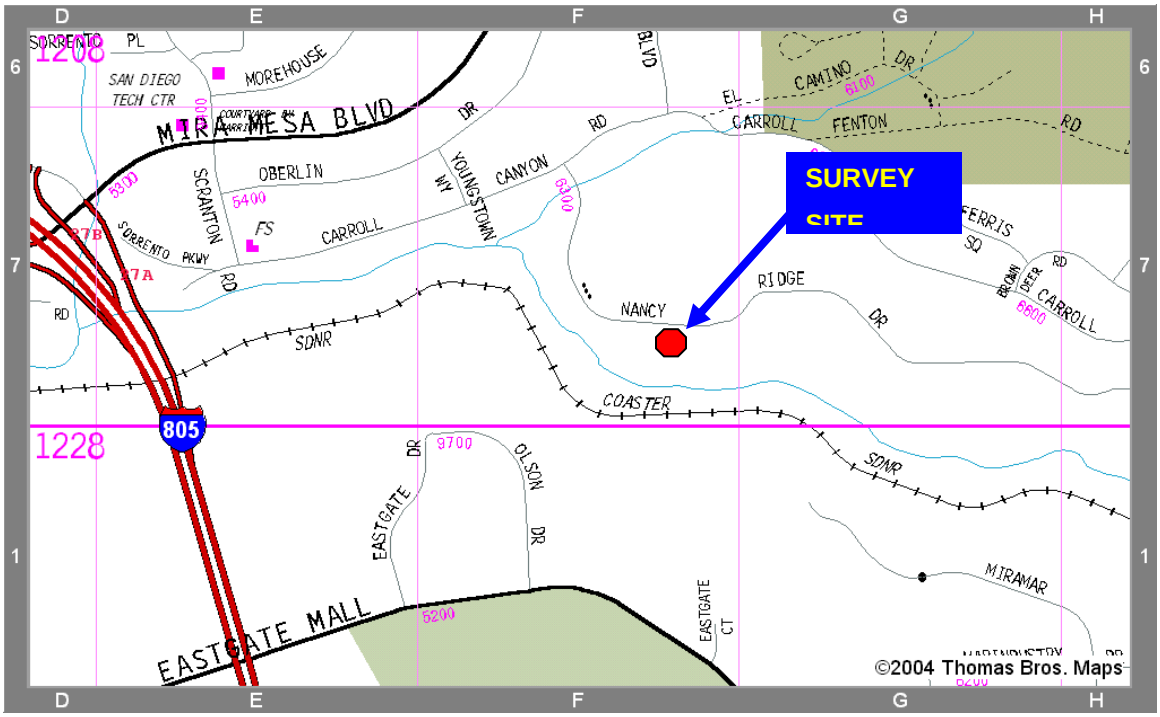


Figure 2. Detail location map of survey site. Thomas Bros. Map page #1208, F7.

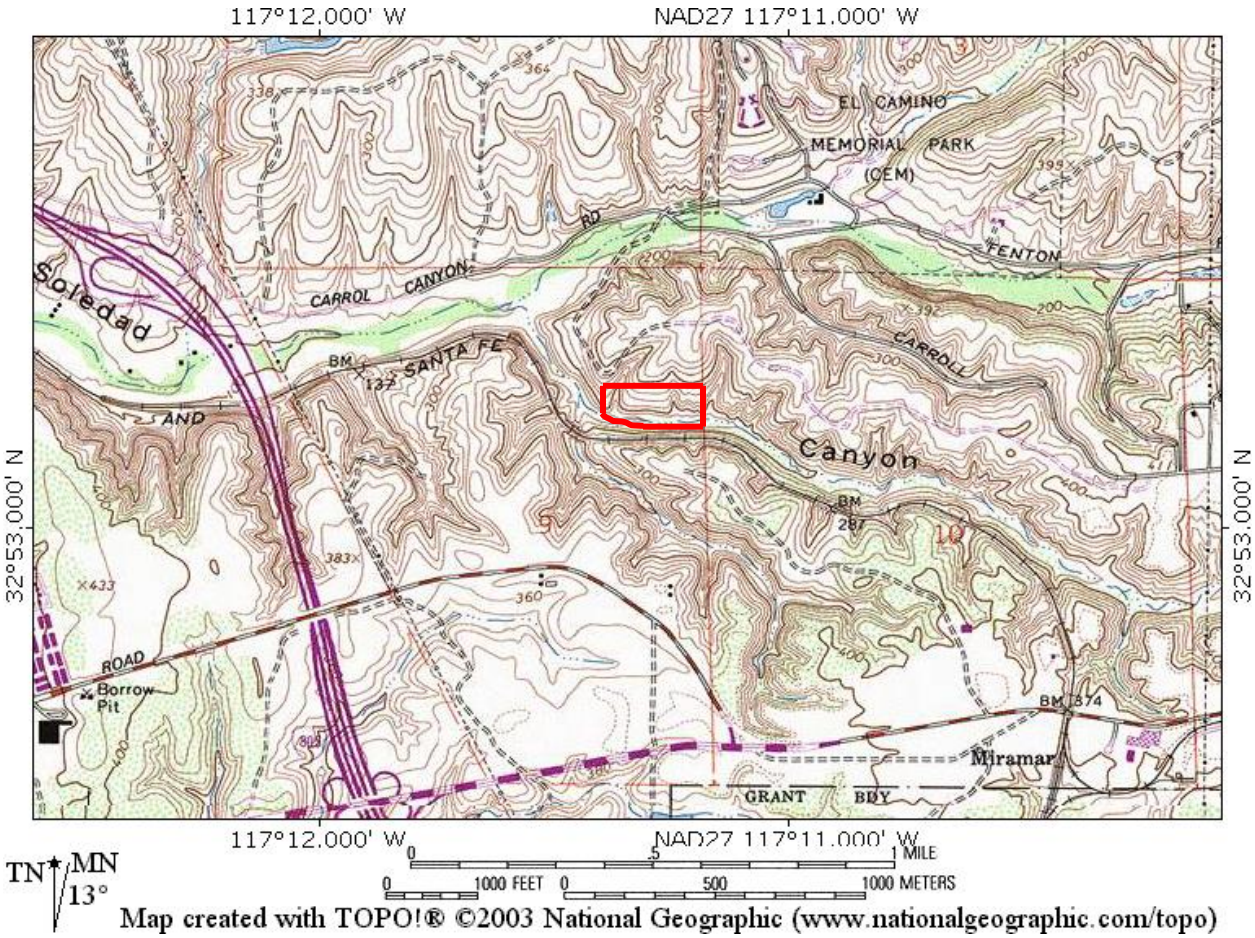


Figure 3. Topographical map showing survey site location bounded in red. Taken from USGS Del Mar 7.5 minute series quadrangle.

Figure 4. Satellite photograph of survey site (photograph by SANDAG/SanGIS 2006), showing approximate project impact area (outlined in red, in center) and adjacent parcels in yellow. Top of photo is true north. Yellow triangle indicates location of sighting of a California Gnatcatcher.

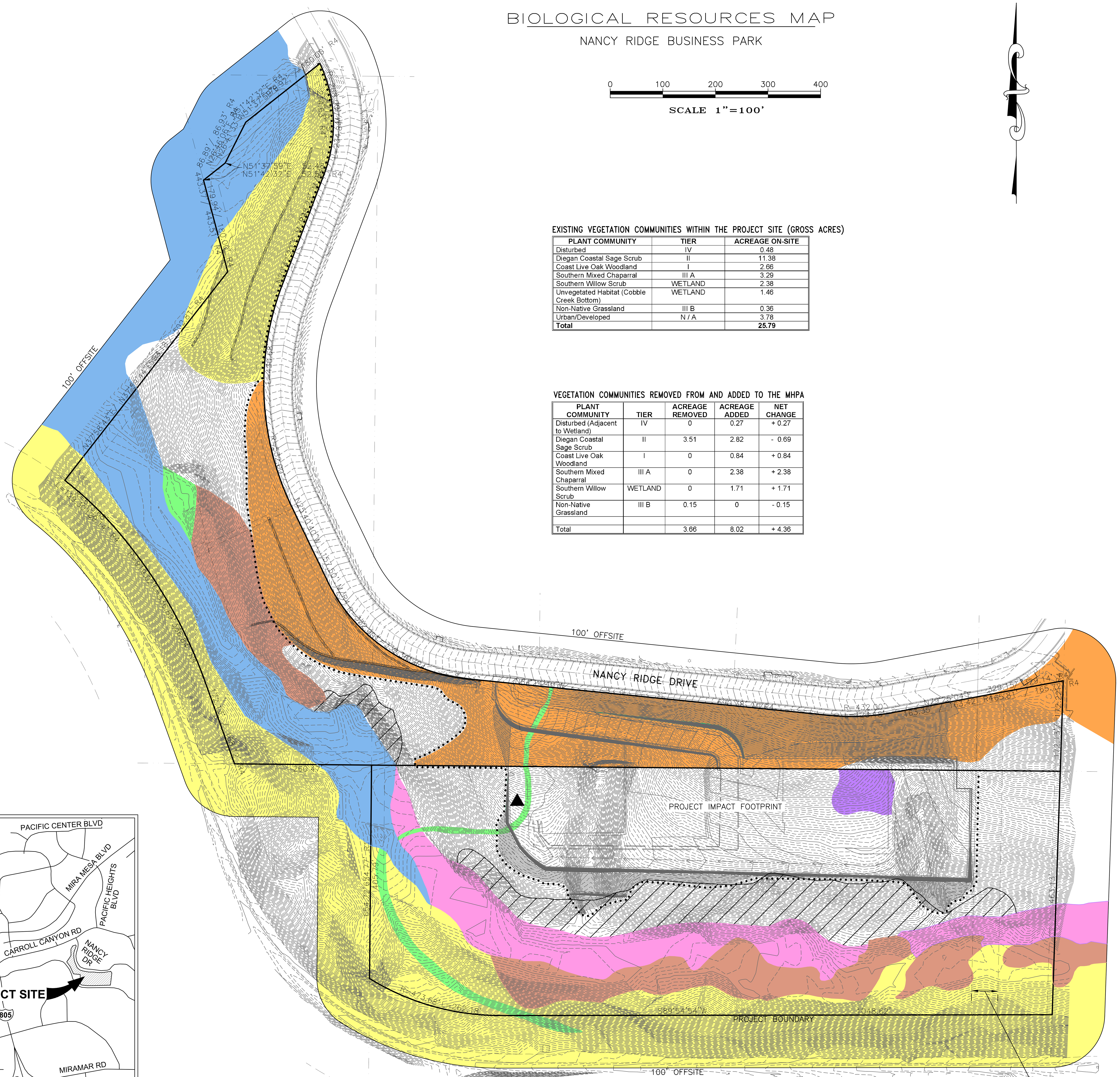
Figure 5. Color satellite photograph of survey site. Approximate project site boundaries are outlined in red. Yellow triangle indicates location of sighting of a California Gnatcatcher. Yellow dotted line indicates route taken during the surveys.

BIOLOGICAL RESOURCES MAP

NANCY RIDGE BUSINESS PARK

0 100 200 300 400

SCALE 1"=100'



50' CITY OF SAN DIEGO WATER EASEMENT

EXISTING VEGETATION COMMUNITIES WITHIN THE PROJECT SITE (GROSS ACRES)

PLANT COMMUNITY	TIER	ACREAGE ON-SITE
Disturbed	IV	0.48
Diegan Coastal Sage Scrub	II	11.38
Coast Live Oak Woodland	I	2.66
Southern Mixed Chaparral	III A	3.29
Southern Willow Scrub	WETLAND	2.38
Unvegetated Habitat (Cobble Creek Bottom)	WETLAND	1.46
Non-Native Grassland	III B	0.36
Urban/Developed	N / A	3.78
Total		**25.79**

VEGETATION COMMUNITIES REMOVED FROM AND ADDED TO THE MHPA

PLANT COMMUNITY	TIER	ACREAGE REMOVED	ACREAGE ADDED	NET CHANGE
Disturbed (Adjacent to Wetland)	IV	0	0.27	+ 0.27
Diegan Coastal Sage Scrub	II	3.51	2.82	- 0.69
Coast Live Oak Woodland	I	0	0.84	+ 0.84
Southern Mixed Chaparral	III A	0	2.38	+ 2.38
Southern Willow Scrub	WETLAND	0	1.71	+ 1.71
Non-Native Grassland	III B	0.15	0	- 0.15
Total		3.66	8.02	+ 4.36

LEGEND

- DIEGAN COASTAL SAGE SCRUB HOLLAND CODE 32500
- SOUTHERN WILLOW SCRUB HOLLAND CODE 63320
- URBAN DEVELOPED HOLLAND CODE 12000
- COAST LIVE OAK WOODLAND HOLLAND CODE 71160
- SOUTHERN MIXED CHAPARRAL HOLLAND CODE 37120
- UNVEGETATED HABITAT (COBBLE CREEK BOTTOM) HOLLAND CODE 13200
- NON-NATIVE GRASSLAND HOLLAND CODE 42200
- DISTURBED HABITAT HOLLAND CODE 11300
- AREA OF DISTRIBUTION OF COAST BARREL CACTUS *Ferocactus viridescens* ON SITE
- ▲ LOCATION OF SIGHTING OF CALIFORNIA GNATCATCHER
- · · · · · · · · · MHPA BOUNDARY

BASE MAP PREPARED BY:

ATLAS CIVIL DESIGN
2191 EL CAMINO REAL, SUITE 208K
OCEANSIDE, CA 92054

BIOLOGICAL RESOURCES MAP PREPARED BY:

[signature] 6/16/2020

WILLIAM T. EVERETT
EVERETT AND ASSOCIATES
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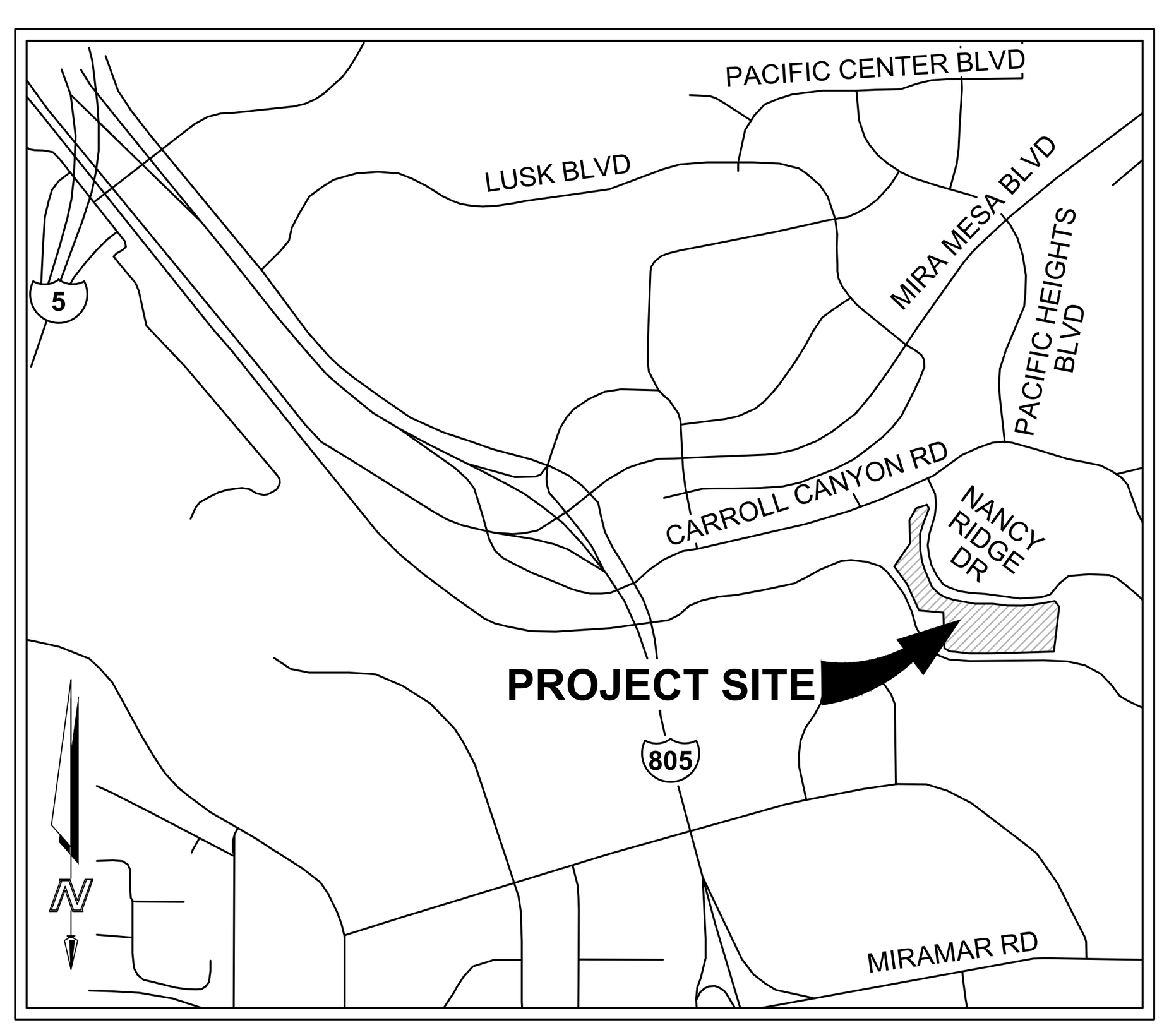
POST OFFICE BOX 1085
LA JOLLA, CALIFORNIA 92038
858 456-2990

NOTE:
VEGETATION COMMUNITY MAPPING IS PREPARED USING OVERLAYS OF CURRENT AERIAL PHOTOGRAPHS AND IS VERIFIED ON THE GROUND TO THE GREATEST DEGREE POSSIBLE IN THE ABSENCE OF A SYSTEMATIC LAND SURVEY. ALL VEGETATION AREAS, BOUNDARIES, AND FUEL MODIFICATION ZONE LIMITS ARE ESTIMATES SUBJECT TO FINAL DELINEATION BY A LICENSED PROFESSIONAL LAND SURVEYOR.



VICINITY MAP
SCALE: NOT TO SCALE

BIOLOGICAL RESOURCES MAP — NANCY RIDGE BUSINESS PARK