



**Biological Resource Report for the
Mission Valley Home Depot/
Scottish Rite Redevelopment Project
San Diego, California**

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RECON Number 9467
September 12, 2019
Revised May 26, 2020
Revised August 17, 2020

A handwritten signature in black ink, appearing to read "Alex Fromer".

Alex Fromer, Biologist

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Acronyms and Abbreviations

| | |
|---------|---|
| ASMD | Area Specific Management Directive |
| CDFW | California Department of Fish and Wildlife |
| City | City of San Diego |
| CNPS | California Native Plant Society |
| ESL | Environmentally Sensitive Lands |
| MBTA | Migratory Bird Treaty Act |
| MHPA | Multi-Habitat Planning Area |
| MSCP | Multiple Species Conservation Program |
| project | Mission Valley Home Depot/Scottish Rite Redevelopment Project |
| USFWS | U.S. Fish and Wildlife Service |
| USGS | U.S. Geological Survey |

1.0 Summary

The Mission Valley Home Depot/Scottish Rite Redevelopment Center Project (project) is located in the city of San Diego south of Interstate 8 and west of Interstate 805. The project proposes to relocate the Scottish Rite Center to the west side of the property and then demolish the existing Scottish Rite Center in order to build a new Home Depot facility.

A general biological survey was conducted of the approximately 14-acre project boundary (project boundary). The project boundary is composed of the existing Scottish Rite building, parking lots, and manufactured slopes consisting of disturbed and native vegetation. A portion of the City of San Diego Multi-Habitat Planning Area (MHPA) is immediately adjacent to the project boundary. Focused coastal California gnatcatcher (*Polioptila californica californica*) surveys were conducted within suitable habitat located within the project boundary and a 500-foot buffer within the adjacent MHPA. For the purposes of this report, the survey area (survey area) includes the entire project boundary in addition to the habitat within the adjacent MHPA that was surveyed during focused coastal California gnatcatcher surveys.

One sensitive vegetation community, Diegan coastal sage scrub, was identified within the project boundary. No sensitive wildlife species were identified within the survey area and no sensitive or narrow endemic plant species were observed within the project boundary. Although not detected, there is a moderate potential for red diamond rattlesnake (*Crotalus ruber*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) to occur within the Diegan coastal sage scrub habitat on-site. Focused surveys for coastal California gnatcatcher were negative.

The proposed project would have impacts to one sensitive upland vegetation community, Diegan coastal sage scrub, a City of San Diego Tier II uncommon upland community. However, since impacts to this habitat is less than 0.1 acre the impact is not considered significant and no mitigation is required. The project will also impact 3.3 acres of disturbed land and 7.0 acres of developed land within the project boundary. Disturbed and developed lands are not considered sensitive by the City of San Diego.

No mitigation for impacts to sensitive biological resources is required. Indirect impacts to the adjacent MHPA would be avoided through project compliance with the City of San Diego's Multiple Species Conservation Plan Subarea Plan – Land Use Adjacency Guidelines and Area Specific Management Directives.

2.0 Introduction

RECON Environmental, Inc. conducted a general biological survey of the approximately 14-acre Mission Valley Home Depot/Scottish Rite Redevelopment project (project boundary). The project boundary is located in the city of San Diego, south of Interstate 8, west of Interstate 805, south of Camino Del Rio South, and located adjacent to an urban canyon within the Mission Valley Community planning area (Figure 1). The project boundary is found in the Pueblo Lands of San Diego Land Grant of the U.S. Geological Survey (USGS) 7.5-minute topographic map, La Jolla quadrangle (Figure 2; USGS 1994) and City of San Diego (City) 800' scale map, Number 266-1689 (Figure 3). The project boundary is composed of the existing Scottish Rite Center, parking lots, and north- and west-facing slopes consisting of disturbed and native vegetation (Figure 4). A portion of the City Multi-Habitat Planning Area (MHPA) is immediately adjacent to the project boundary (Figure 5).

The proposed new Scottish Rite Center will be close to the same size as the existing facility at approximately 49,000 square feet. It will incorporate reconfigured and optimized meeting spaces (lodge rooms) for members and office space on the new second floor. The Scottish Rite operates a Children's Language Center as part of their philanthropic efforts. The new facility will have exam rooms to better serve individual treatment and provide appropriate functions (i.e., separate restrooms, entry, and administration) to increase operational effectiveness.

The new Home Depot facility will consist of approximately 106,299 square feet of enclosed building space and 16,120 square feet of garden center with surface parking and structured parking.

This report provides all the necessary biological data and background information required for environmental analysis according to guidelines set forth in the City's Multiple Species Conservation Program (MSCP) Subarea Plan (1997) and the City Biology Guidelines (2018).

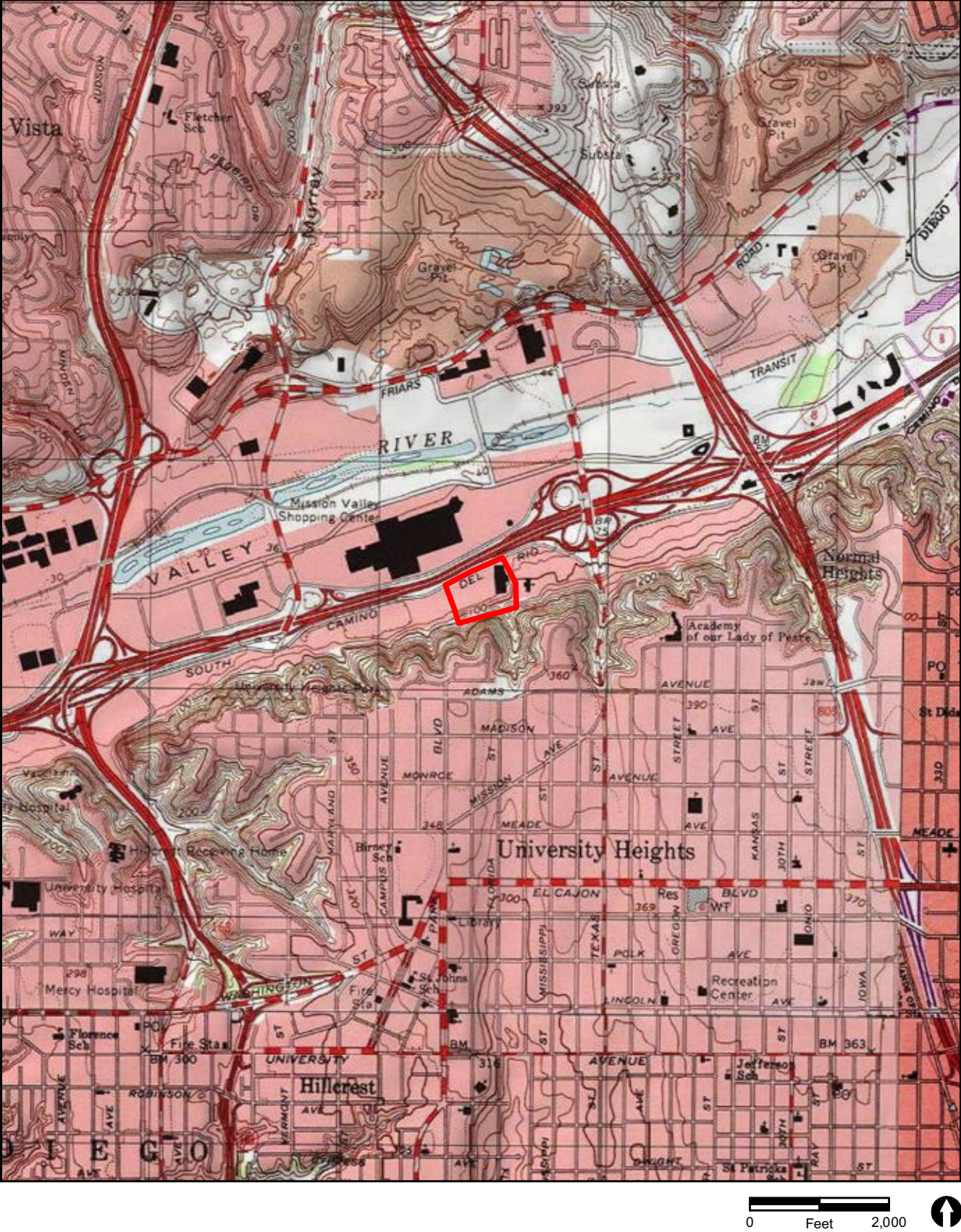
3.0 Methods and Survey Limitations

A general biological survey was conducted on June 14, 2019, by RECON Environmental, Inc. (RECON) biologist Alex Fromer. The survey was conducted between 9:00 a.m. and 12:30 p.m. The air temperature ranged from 63 to 72 degrees Fahrenheit, and wind speed ranged from 1 to 3 miles per hour. Cloud cover at the beginning of the survey was above 90 percent and dropped to below 10 percent by the end of the survey. Vegetation communities were mapped on a 1-inch-equals-60-feet aerial photograph of the project boundary.

Wildlife and plant species observed during the survey were noted. Wildlife species were observed directly or detected from calls, tracks, scat, nests, or other sign. Because the survey was performed during the day, nocturnal animals were identified by sign. All plant species observed within the project boundary were also noted, and plants that could not be identified in the field were identified later using taxonomic keys.



FIGURE 1
Regional Location



 Project Boundary

FIGURE 2

Project Location on USGS Map



Project Boundary

FIGURE 3

Project Location on City 800' Map

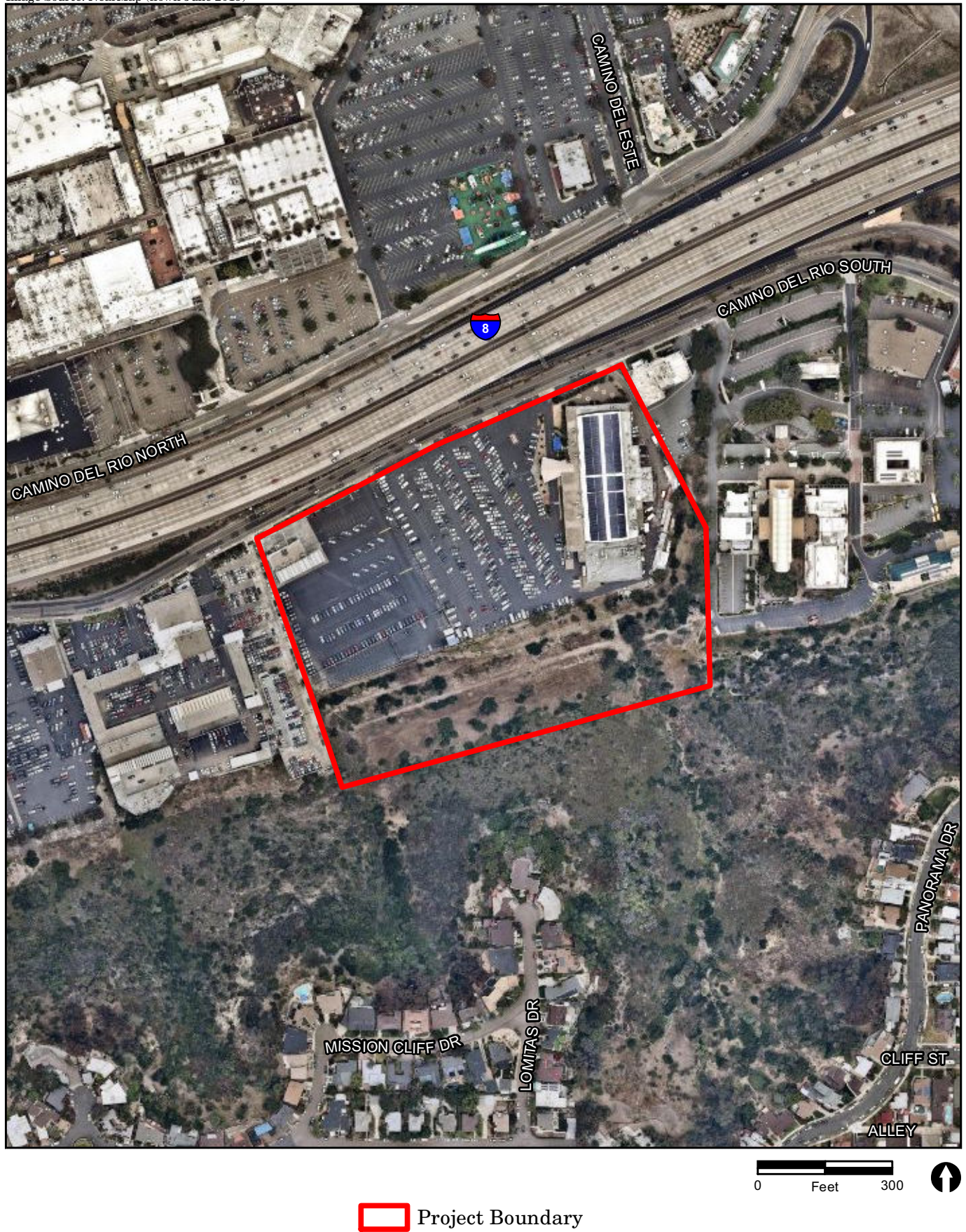
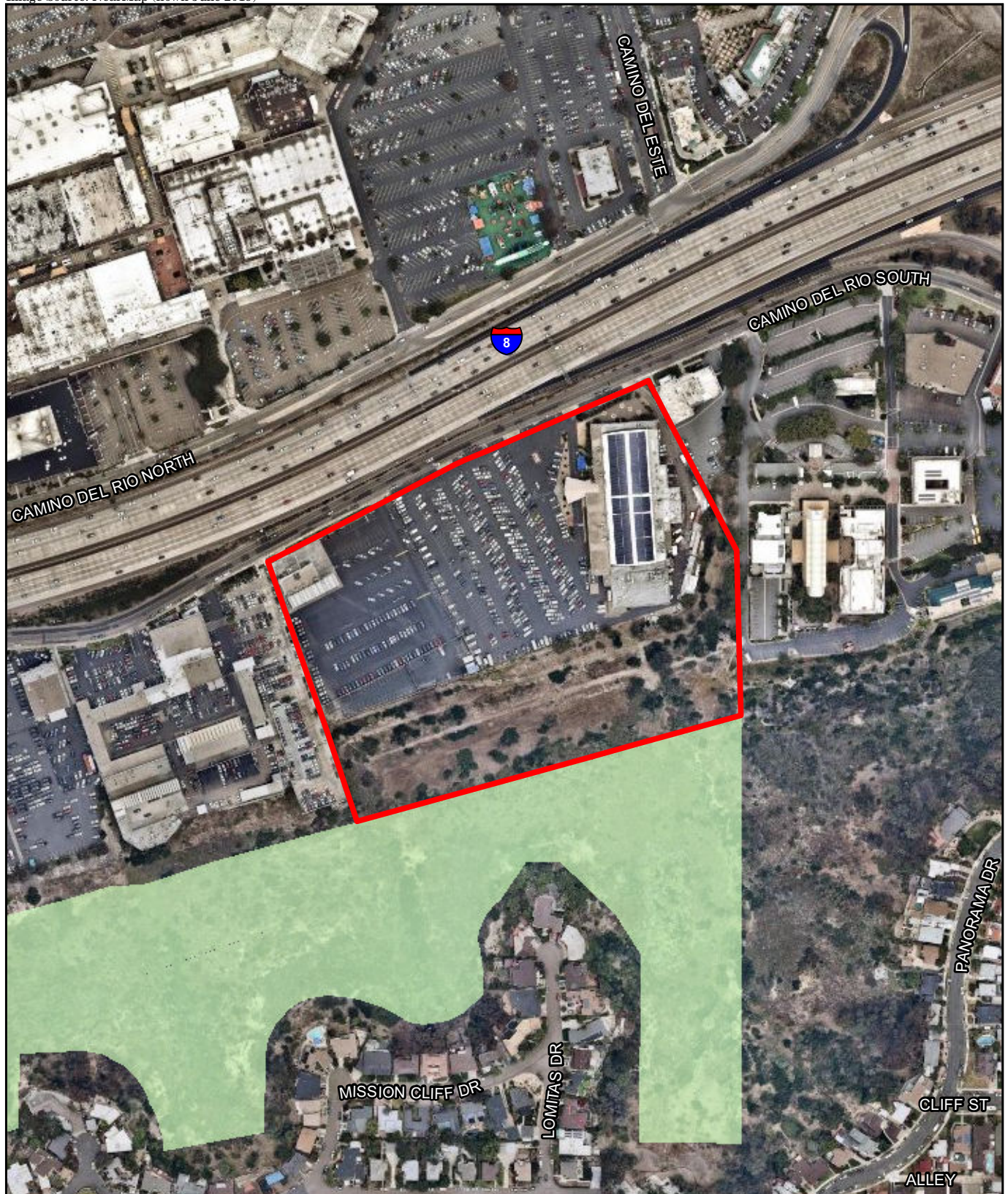



FIGURE 4
Project Location on Aerial Photograph



 Project Boundary

City of San Diego

 Multi-habitat Planning Area

0 Feet 300



FIGURE 5

Project in Relation to MSCP Preserve Area

In addition to general biological surveys, focused surveys for California gnatcatcher (*Polioptila californica californica*) were conducted within suitable habitat located within the project boundary and a 500-foot buffer within the adjacent MHPA. These surveys were conducted according to the U.S. Fish and Wildlife (USFWS) survey protocol for this species (USFWS 1997) in July 2019 (RECON 2019). RECON biologist Anna Leavitt walked all accessible portions of suitable habitat and periodically used taped gnatcatcher vocalizations in an attempt to elicit initial calls. Any private lands within the survey area, where access had not been granted, were surveyed via binoculars. Taped vocalizations were not used in the vicinity of predators. No coastal California gnatcatcher was observed or detected within or adjacent to the survey area. Any additional wildlife species observed within the survey area during these surveys were also recorded.

Floral nomenclature for common plants follows the Jepson Online Herbarium (University of California 2019), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2019). Vegetation community classifications follow Oberbauer et. al (2008), which is based on and updates the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). Zoological nomenclature for birds is in accordance with the American Ornithological Society Checklist (Chesser et al. 2018) and Unitt (2004); for mammals with Baker et al. (2003); and for reptiles with Crother (2008). 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 2019; Reiser 2001), and species occurrence records from the California Natural Diversity Database (State of California 2019a).

4.0 Survey Results/Existing Conditions

4.1 Topography and Soils

Elevations within the project boundary range from 46 feet above mean sea level to 194 feet above mean sea level. Two soil types, terrace escarpments and Reiff fine sandy loam, as mapped by the U.S. Department of Agriculture (1973), occur within the project boundary. The majority of the site, where the existing developments are located, is generally flat.

Terrace escarpments are steep formations on the nearly even fronts of terraces and alluvial fans. These landscapes occur between flood plains and the steep sides of drainages that are being entrenched into the level uplands. The soil on terrace escarpments is typically loamy or gravelly and four to ten inches thick over soft marine parent material. This soil type is found within the southern portion of the project boundary within the existing manufactured terraced slopes.

Reiff fine sandy loam consists of well-drained, very deep fine sandy loams that formed in alluvium derived from granitic rock. Only a small area of the southeastern portion of the project boundary contains this soil type.

4.2 Vegetation Communities and Land Cover Types

The vegetation communities and land cover types observed within the survey area include Diegan coastal sage scrub, disturbed land, and developed land (Figure 6; Table 1).

| Table 1 Vegetation Communities and Land Cover Types (acres) | | |
|---|----------|-------------------------------------|
| Vegetation Communities and Land Cover Types | ESL Tier | Existing within Project Boundary |
| Diegan coastal sage scrub | II | 1.0 |
| Disturbed land | IV | 4.1 |
| Developed land | N/A | 8.9 |
| TOTAL | - | 14.0 |
| ESL = Environmentally Sensitive Lands | | |

A total of 64 plant species was observed within the project boundary, with 30 species (47 percent) considered native and the remaining 34 species (53 percent) considered non-native and/or naturalized into the area. The plant species observed during the survey are listed in Attachment 1.

Under the City Biology Guidelines, the environmentally sensitive lands (ESL) regulations define sensitive biological resources into four tiers of sensitivity. Upland vegetation communities that are classified as Tier I (rare uplands), Tier II (uncommon uplands), or Tier III (common uplands) are considered sensitive by the City. Tier IV (other uplands) vegetation communities are not considered sensitive (City of San Diego 2018).

Diegan coastal sage scrub, a Tier II habitat under the City's Biology Guidelines, predominantly occurs in the southern portion of the project boundary on a north-facing slope (Photograph 1). This vegetation community is dominated by black sage (*Salvia mellifera*) with lemonadeberry (*Rhus integrifolia*) interspersed throughout. The vegetation is fairly dense throughout its extent within the project boundary.

Disturbed land, a Tier IV habitat under the City's Biology Guidelines, occupies 4.1 acres of the project boundary. This habitat is found within the manufactured slopes to the south and east of the project boundary. These areas are heavily dominated by weedy, non-native species such as mustard (*Hirschfeldia incana*) and tocalote (*Centaurea melitensis*), with some occasional ornamental trees such as Peruvian pepper (*Schinus molle*) and gum (*Eucalyptus* sp.) (Photograph 2). The disturbed habitat found within the manufactured slope to the east of the existing Scottish Rite Center contains a higher concentration of ornamental vegetation and is dominated by large pine trees (*Pinus* sp.) and Peruvian pepper trees (Photograph 3). There are a few large lemonadeberry individuals scattered throughout this habitat as well; however, they are isolated, surrounded by non-native shrubs with a non-native weedy understory, and do not constitute more than 5 percent cover of the area mapped as Disturbed land.

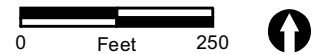
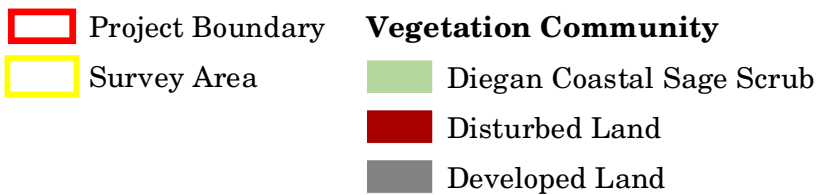


FIGURE 6
Existing Biological Resources



PHOTOGRAPH 1
Diegan Coastal Sage Scrub within the Project Boundary and
Adjacent MHPA, Looking South. Photo Date: June 14, 2019



PHOTOGRAPH 2
Disturbed Land in the Foreground with Diegan Coastal Sage Scrub in
the Background, Looking South. Photo Date: June 14, 2019



PHOTOGRAPH 3

Disturbed Land in the Foreground with Ornamental Vegetation in the Background, Looking East. Photo Date: June 14, 2019

This area, even with the presence of a few native shrubs, is distinctly different in composition from the areas mapped as Tier II Diegan coastal sage scrub. Based on this, their presence was not considered to be enough to categorize the area as a disturbed version of Diegan coastal sage scrub.

Developed land is not considered an ESL by the City. Developed land within the project area consists of the Scottish Rite Center, a car dealership facility, and parking lots. These areas also contain some ornamental landscape plants, but do not contain any native habitat.

4.3 Wildlife

A total of 18 animal species were detected within the survey area, including three invertebrates, one reptile, 13 birds, and one mammal. The common animal species observed on site are summarized below. Species observed on-site include those adapted to urbanized and developed areas. Common species detected include northern mockingbird (*Mimus polyglottos polyglottos*), wrentit (*Chamaea fasciata henshawi*), house finch (*Haemorhous* [= *Carpodacus*] *mexicanus frontalis*), lesser goldfinch (*Spinus* [= *Carduelis*] *psaltria hesperophilus*), and California towhee (*Melospiza* [= *Pipilo*] *crissalis*). Focused surveys for the coastal California gnatcatcher were negative. See Section 5.4 for more detail. A complete list of species observed during the surveys is presented in Attachment 2.

4.4 Multiple Species Conservation Program

4.4.1 Multiple Species Conservation Program Subarea Plan – Land Use Adjacency Guidelines

The following City Land Use Adjacency Guidelines (City of San Diego 1997) will be incorporated as project conditions of approval, which will preclude indirect impacts to the adjacent MHPA as a result of the project.

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

- Run-off from the project hardscape and manufactured slopes will drain away from the MHPA line and into catch basins before being released into the existing storm drain system.
- B. **Toxics** – *Land uses, such as recreation and agriculture, which use chemicals or generate by-products such as manure that are potentially toxic or impactive to wildlife, sensitive species, habitat, or water quality, need to incorporate measures to reduce impacts caused by the application and/or drainage of such materials into the MHPA. Such measures should include drainage/detention basins, swales, or holding areas with non-invasive grasses or wetland-type native vegetation to filter out the toxic materials. Regular maintenance should be provided. Where applicable, this requirement should be incorporated into leases on publicly owned property as leases come up for renewal.*
- All project run-off will drain away from the MHPA and will be treated in catch basins to ensure that no toxins are entering the existing storm drain system or the MHPA. Project construction limits are denoted on the plans and will be outside of the MHPA line.
- C. **Lighting** – *Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.*
- The project will incorporate pole-mounted lights with shoebox-style fixtures in the parking lot. Where adjacent to the MHPA, these fixtures will be equipped with a feature such as “House Side Shield” to prevent light from bleeding out behind the fixture, thus diverting light away from the MHPA.
- D. **Barriers** – *New development adjacent to the MHPA may be required to provide barriers (e.g., non-invasive vegetation, rocks/boulders, fences, walls, and/or signage) along the MHPA boundaries to direct public access to appropriate locations and reduce domestic animal predation.*
- An existing retaining wall, in addition to the proposed retaining wall, will follow the existing hardscape boundary from the northeastern corner to southwest corner. In addition, the steep slope leading from the proposed and existing retaining wall will provide a natural barrier to public access. No trails will be developed and the commercial nature of the project should not result in any impacts related to domestic pet predation.

- E. ***Invasives*** – *No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.*
- The plant palette for this project as detailed on the project landscape plans will not include any invasive species or prohibited plant species listed in the City Landscape Standards Manual (City of San Diego 2009). Therefore, no invasive or prohibited plant species would be introduced into the MHPA.
- F. ***Brush Management*** – *New residential development located adjacent to and topographically above the MHPA (e.g., along canyon edges) must be set back from slope edges to incorporate Zone 1 brush management areas on the development pad and outside of the MHPA. Zones 2 and 3 will be combined into one zone (Zone 2) and may be located in the MHPA upon granting of an easement to the City (or other acceptable agency) except where narrow wildlife corridors require it to be located outside of the MHPA. Zone 2 will be increased by 30 feet, except in areas with a low fire hazard severity rating where no Zone 2 would be required. Brush management zones will not be greater in size that is currently required by the City's regulations. The amount of woody vegetation clearing shall not exceed 50 percent of the vegetation existing when the initial clearing is done. Vegetation clearing shall be done consistent with City standards and shall avoid/minimize impacts to covered species to the maximum extent possible. For all new development, regardless of the ownership, the brush management in the Zone 2 area will be the responsibility of a homeowners association or other private party.*
- Brush management will be completed in compliance with the Landscape Regulations Section 142.0412 as part of the City of Municipal Code.
- G. ***Noise*** – *Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.*
- The project is located adjacent to the MHPA and contains moderately potential nesting habitat for listed avian species, namely, coastal California gnatcatcher. This species was not detected during focused surveys conducted in 2019 (RECON 2019). In addition, gnatcatcher was not detected during the current general surveys and the habitat on-site is only moderately suitable for gnatcatcher. Gnatcatchers are not historically known from the canyon slopes south of Interstate 8, between Interstate 5 and Interstate 15 (State of California 2020). There are several observations approximately 1 mile to the north of the site, although most of these are more than 15 years old and at least one site

has since been developed. One observation of a pair was made on a restoration site approximately 1 mile northeast on a restoration site across both Interstate 8 and Interstate 805. Given the lack of historic presence, the potential for this species to be breeding in the adjacent MHPA during construction is considered to be low.

H. ***Grading/Land Development*** – *Manufactured slopes associated with site development shall be included within the development footprint for projects within or adjacent to the MHPA.*

- All construction limits, including manufactured slopes, are contained within the project footprint and are located outside the MHPA boundary.

4.4.2 Multiple Species Conservation Program Subarea Plan – Area Specific Management Directive's

In addition to the Land Use Adjacency Guidelines the following Area Specific Management Directives (ASMDs) will be implemented for MSCP covered species in order to facilitate further protection for these species. Those species that have designated ASMDs that have the potential to occur within the project area are discussed in more detail in the following paragraphs.

The ASMDs for Belding's orange-throated whiptail must address edge effects. Edge effects may include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species, parasitism by cowbirds, predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997). All of the development footprint would be located outside of the MHPA, but would be located adjacent to the MHPA. However, the area adjacent to the MHPA is limited to the southern side of the project boundary and is located on a steep uphill slope, which will discourage unauthorized human entry into the MHPA. Additionally, existing and proposed retaining walls will act as a physical barrier from the developed portions of the site to the steep slope leading to the MHPA. Therefore, edge effects would be limited.

The ASMDs for southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*) also require fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. Fire protection and management measures would be implemented through compliance with brush management regulations. Per these regulations, no clearing of occupied habitat within the City's MHPA and within the County of San Diego's Biological Resource Core Areas may occur between March 1 and August 15. These fire management and protection measures would avoid indirect impacts to southern California rufous-crowned sparrow.

5.0 Sensitive Biological Resources

5.1 Sensitivity Criteria/Regulatory Setting

For purposes of this report, species will be considered sensitive if they are (1) covered species under the City's MSCP Subarea Plan or the City's Vernal Pool Habitat Conservation Plan; (2) listed by state or federal agencies as threatened or endangered or are proposed for listing (State of California 2019b, 2019c, 2019d, 2019e); (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 Vascular Plants of California (2019); or (4) designated by the City as a narrow endemic species (City 2018). Noteworthy plant species are considered those that are 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 (2019). Sensitive vegetation communities are those identified by the City (2018). The project is expected to comply with all the following state, federal, and local regulations.

State Regulations: Under Section 3503 of the California 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 3503.5 of the California 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 (State of California 1991).

Federal Regulations: Migratory Bird Treaty Act (MBTA) was established to provide protection to the breeding activities of migratory birds throughout the U.S. The MBTA protects migratory birds and their breeding activities from take and harassment. Pursuant to U.S. Department of the Interior Memorandum M-37050, the federal MBTA is no longer interpreted to cover incidental take of migratory birds (U.S. Department of the Interior 2017). Therefore, impacts that are incidental to implementation of an otherwise lawful project would not be considered significant.

City of San Diego Regulations: As stated in the City 2018 Biology Guidelines, a project area is considered to contain sensitive biological resources if:

- The site has been identified as part of the MHPA by the City's MSCP Subarea Plan or Vernal Pool Habitat Conservation Plan.
- The site supports or could support (e.g. in different seasons/rainfall conditions, etc.) Tier I, II, or III-A & -B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The California Environmental Quality Act determination of significant impacts may be based on what was on the site (e.g. if illegal grading or vegetation removal occurred, etc.), as appropriate.

- The site contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency or the Flood Plain / Flood Way zones.
- The site does not support a vegetation community identified in Tables 2a, 2b or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines; however, wildlife species listed as threatened or endangered or other protected species may use the site (e.g., California least terns on dredge spoil, wildlife using agricultural land as a wildlife corridor, etc.).

MHPA lands are those that have been included within the City's MSCP Subarea Plan for habitat conservation. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. MHPA lands are considered by the City to be a sensitive biological resource. The project boundary is immediately adjacent to the MHPA (see Figure 5).

5.2 Sensitive Vegetation Communities

Coastal sage scrub (Tier II) is considered a sensitive habitat under the City's MSCP (City of San Diego 1997). A total of 1.0 acre is present within the project boundary (Figure 6 and see Table 1).

5.3 Sensitive Plants

No sensitive or narrow endemic plant species were observed within the project boundary and none are expected to occur. Sensitive plant species known to occur within the vicinity of the project boundary based on a California Natural Diversity Database review are presented and their potential for their occurrence on the site evaluated in Attachment 3.

5.4 Sensitive Wildlife Species

No sensitive wildlife species were observed on-site during the general survey or during focused coastal California gnatcatcher surveys. All sensitive wildlife species known to occur in the project vicinity (within two miles of the project boundary) that are federally listed threatened or endangered, or that have potential to occur based on species range are evaluated in Attachment 4.

Three sensitive wildlife species have a moderate potential to occur/nest on-site: red diamond rattlesnake (*Crotalus ruber*), a California Department of Fish and Wildlife (CDFW) species of special concern; Belding's orange-throated whiptail (*Aspidoscelis hyperythra beldingi*), a CDFW species of special concern and a MSCP covered species; southern California rufous-crowned sparrow, a CDFW watch list species and a MSCP covered species.

The results of the focused survey for the coastal California gnatcatcher was negative (RECON 2019). The habitat on-site is only moderately suitable for gnatcatcher. Gnatcatchers are not historically known from the canyon slopes south of Interstate 8, between Interstate 5 and Interstate 15 (State of California 2020). There are several observations approximately 1 mile to the north of the site, although most of these are more than 15 years old and at least one site has since been developed. One observation of a pair was made on a restoration site approximately 1 mile northeast on a restoration site across both Interstate 8 and Interstate 805. Given the lack of historic presence, the potential for this species to be breeding in the adjacent MHPA is considered to be low.

5.5 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 survey area does not currently function as a significant wildlife movement corridor. It is located immediately south of Camino Del Rio South and bounded by residential development and roads, which ultimately restrict its use by wildlife. Although the southern portion of the site may function for local wildlife movement, the site is not a significant MSCP regional corridor and does not provide a throughway for wildlife species into major areas of off-site habitats. While there may be some wildlife movement within the native habitats within the site, the survey area, as a whole, does not provide a major movement corridor for wildlife species.

6.0 Project Impacts

6.1 Sensitive Habitats

Project grading, construction, and landscaping will impact 10.4 acres including 0.06 acre of coastal sage scrub along the southern boundary of the project boundary, which is considered an ESL Tier II sensitive habitat. The remainder of the impacts will be to disturbed and developed lands, which are not considered sensitive by the City. The impacts to vegetation communities/land cover types from the proposed project are listed in Table 2 and shown on Figure 7.

| Table 2 Impacts to Vegetation Communities and Land Cover Types (acres) | | | |
|---|----------|----------------------------------|-----------------|
| Vegetation Communities and Land Cover Types | ESL Tier | Existing within Project Boundary | Project Impacts |
| Coastal sage scrub | II | 1.0 | 0.06 |
| Disturbed land | IV | 4.1 | 3.3 |
| Developed land | N/A | 8.9 | 7.0 |
| TOTAL | - | 14.0 | 10.4 |
| ESL = Environmentally Sensitive Lands | | | |

The significance thresholds designated in the City Biology Guidelines (City of San Diego 2018) state that all impacts to upland Tier I-IIIB habitats under 0.1 acre are considered less than significant. Impacts to 0.06 acre of coastal sage scrub will not be considered significant and will not require mitigation. Impacts to disturbed land are not considered significant and do not require mitigation.

6.2 Sensitive Plant Species

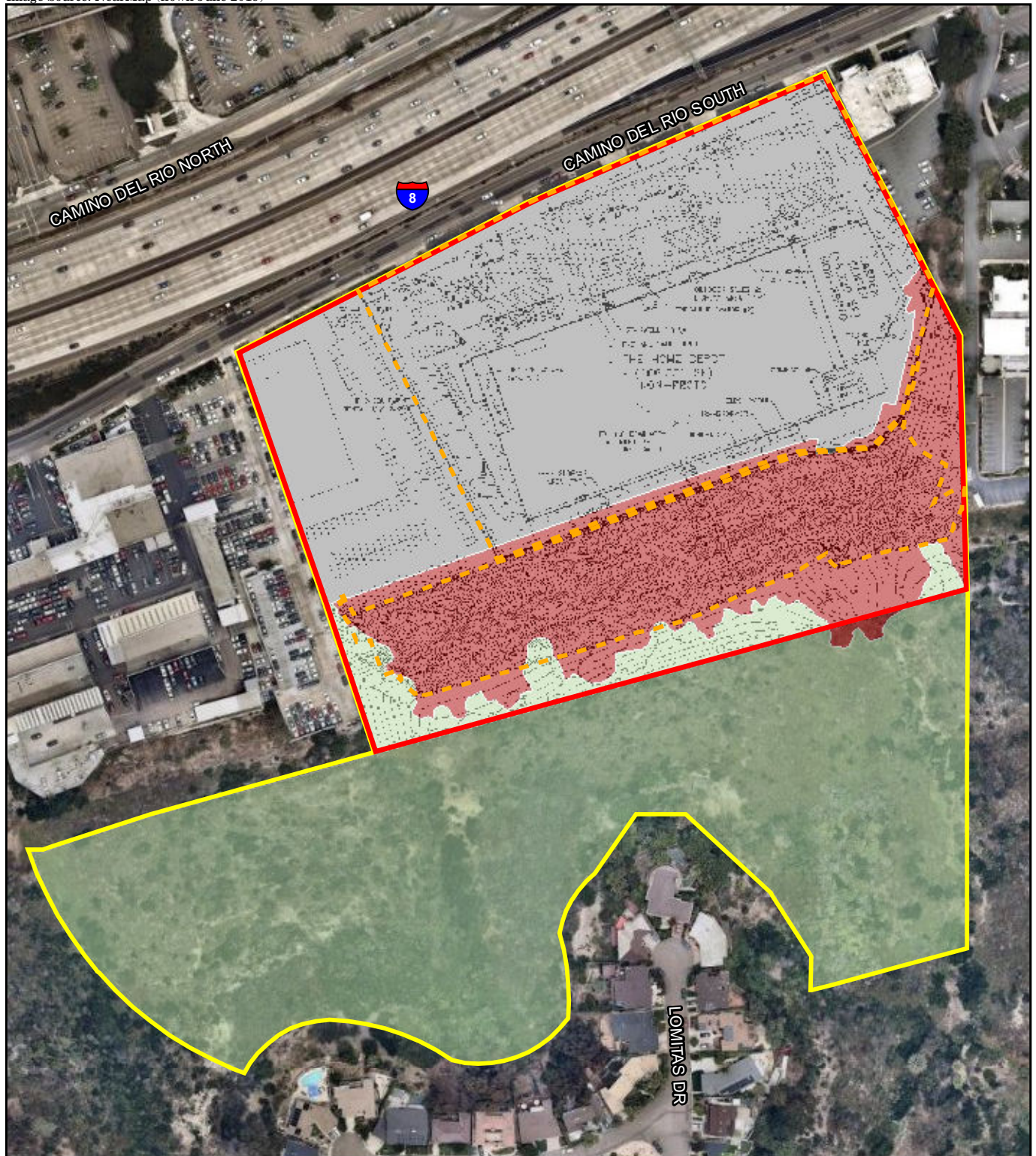
No sensitive plant or narrow endemic plant species were observed on-site and none are expected to occur within the project impact area. Therefore, no impacts are anticipated to occur to sensitive plants.

6.3 Sensitive Wildlife Species

Three sensitive wildlife species have moderate potential to occur in the coastal sage scrub on-site. The loss of vegetation associated with the proposed project is minimal and these impacts are not expected to reduce the wildlife populations below self-sustaining levels and are considered less than significant. Furthermore, compliance with the MSCP Subarea Plan Land Use Adjacency Guidelines (see Section 4.4.1) and ASMDs (see Section 4.4.2) would ensure there would be no subsequent impacts to MSCP covered species within the adjacent MHPA.

6.4 Indirect Impacts

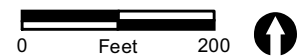
The project boundary is located adjacent to the MHPA and thus will be required to comply with MHPA Land Use Adjacency Guidelines as a condition of project approval in order to avoid potential indirect impacts to MHPA lands and adjacent sensitive habitats and species. Compliance with the City's Land Use Adjacency Guidelines as described above will preclude indirect project impacts to the MHPA.



- Project Boundary
- Limits of Disturbance
- Survey Area

Vegetation Community

- Diegan Coastal Sage Scrub
- Disturbed Land
- Developed Land



7.0 Mitigation

Mitigation is required for project impacts that are considered significant under the California Environmental Quality Act (City of San Diego 2011). All impacts to sensitive biological resources shall be avoided to the maximum extent feasible, and minimized prior to proposing mitigation whenever possible. Mitigation is intended to reduce the impacts to below a level of significance.

As discussed above, all biological resource impacts would be less than significant and mitigation is not required. The City's Land Use Adjacency Guidelines and ASMDs will be incorporated into the design of the project, as conditions of approval, to avoid all direct and indirect impacts.

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ATTACHMENTS

ATTACHMENT 1

Plant Species Observed

**Attachment 1
Plant Species Observed**

| Scientific Name | Common Name | Habitat | Origin |
|--|-------------------------------|-----------|--------|
| ANGIOSPERMS: MONOCOTS | | | |
| ASPARAGACEAE | ASPARAGUS FAMILY | | |
| <i>Asparagus asparagoides</i> | Asparagus-fern | DIST | I |
| CYPERACEAE | SEDGE FAMILY | | |
| <i>Sisyrinchium bellum</i> | blue-eyed grass | CSS | N |
| PINACEAE | PINE FAMILY | | |
| <i>Pinus sp.</i> | Pine sp. | DIST | I |
| POACEAE (GRAMINEAE) | GRASS FAMILY | | |
| <i>Avena barbata</i> | wild oat | DIST | I |
| <i>Brachypodium distachyon</i> | false brome | DIST | I |
| <i>Bromus diandrus</i> | ripgut grass | CSS | I |
| <i>Bromus madritensis</i> L. | red brome | CSS | I |
| <i>Festuca perennis</i> | rye grass | DIST | I |
| <i>Gastridium phleoides</i> | nit grass | DIST | I |
| <i>Pennisetum setaceum</i> (Forssk.) Chiov. | crimson fountain grass | CSS | I |
| <i>Stipa lepida</i> | foothill needlegrass | CSS | N |
| ANGIOSPERMS: DICOTS | | | |
| ADOXACEAE | ADOXA FAMILY | | |
| <i>Sambucus nigra</i> L. ssp. <i>caerulea</i> (Raf.) Bolli [= <i>Sambucus mexicana</i>] | blue elderberry | CSS | N |
| <i>Carpobrotus edulis</i> (L.) N.E. Br. | freeway iceplant | DIST | I |
| ANACARDIACEAE | SUMAC OR CASHEW FAMILY | | |
| <i>Malosma laurina</i> Nutt. ex Abrams | laurel sumac | CSS | N |
| <i>Rhus integrifolia</i> (Nutt.) Benth. & Hook. f. ex Rothr. | lemonade berry | CSS | N |
| <i>Schinus molle</i> L. | Peruvian pepper tree | DIST, CSS | I |
| <i>Toxicodendron diversilobum</i> | poison-oak | CSS | N |
| APIACEAE (UMBELLIFERAE) | CARROT FAMILY | | |
| <i>Daucus pusillus</i> | wild carrot | CSS | N |
| <i>Foeniculum vulgare</i> Mill. | fennel | DIST | I |
| ASTERACEAE | SUNFLOWER FAMILY | | |
| <i>Baccharis sarothroides</i> A. Gray | broom baccharis | CSS | N |
| <i>Carduus pycnocephalus</i> | Italian thistle | DIST | I |
| <i>Centaurea melitensis</i> L. | toalote, Maltese star-thistle | CSS | I |

Attachment 1
Plant Species Observed

| Scientific Name | Common Name | Habitat | Origin |
|---|------------------------------------|-----------|--------|
| <i>Deinandra</i> [=Hemizonia] <i>fasciculata</i> (DC.) Greene | fascicled tarweed, golden tarplant | CSS | N |
| <i>Dimorphotheca sinuata</i> | cape marigold | DIST | I |
| <i>Encelia californica</i> Nutt. | California encelia | CSS | N |
| <i>Erigeron canadensis</i> | horseweed | CSS, DIST | N |
| <i>Eriophyllum confertiflorum</i> | golden yarrow | CSS | N |
| <i>Erigeron foliosus</i> | leaf daisy | CSS | N |
| <i>Glebionis coronaria</i> | crown daisy | DIST | I |
| <i>Grindelia camporum</i> | gum plant | CSS | N |
| <i>Hazardia squarrosa</i> | sawtooth goldenbush | CSS | N |
| <i>Helminthotheca echioides</i> (Picris e.) | bristly ox-tongue | DIST | I |
| <i>Isocoma menziesii</i> | San Diego goldenbush | CSS | N |
| <i>Lactuca serriola</i> | prickly lettuce | DIST | I |
| <i>Pseudognaphalium luteoalbum</i> | common cudweed | CSS, DIST | I |
| <i>Sonchus asper</i> | prickly sow thistle | DIST, CSS | I |
| <i>Stephanomeria</i> sp. | wreath-plant sp. | CSS | N |
| BORAGINACEAE | BORAGE FAMILY | | |
| <i>Heliotropium curassavicum</i> | salt heliotrope | CSS | N |
| BRASSICACEAE (CRUCIFERAE) | MUSTARD FAMILY | | |
| <i>Hirschfeldia incana</i> (L.) Lagr.-Fossat | short-pod mustard | DIST, CSS | I |
| <i>Raphanus sativus</i> | wild radish | DIST | I |
| <i>Sisymbrium</i> sp. | mustard sp. | DIST | I |
| CAPRIFOLIACEAE | HONEYSUCKLE FAMILY | | |
| <i>Lonicera subspicata</i> | southern honeysuckle | CSS | N |
| CHENOPODIACEAE | GOOSEFOOT FAMILY | | |
| <i>Chenopodium murale</i> | nettle-leaf goosefoot | DIST | I |
| CLEOMACEAE | CLEOME FAMILY | | |
| <i>Peritoma arborea</i> | bladderpod | CSS | N |
| EUPHORBIACEAE | SPURGE FAMILY | | |
| <i>Euphorbia peplus</i> | petty spurge | DIST | I |
| <i>Ricinus communis</i> | castor bean | DIST | I |
| FABACEAE (LEGUMINOSAE) | LEGUME FAMILY | | |
| <i>Acemispion glaber</i> (Vogel) Brouillet [=Lotus scoparius] | deerweed, California broom | CSS | N |
| <i>Lupinus succulentus</i> | arroyo lupine | CSS | N |

| Attachment 1 Plant Species Observed | | | |
|---|--|---------|--------|
| Scientific Name | Common Name | Habitat | Origin |
| GERANIACEAE | GERANIUM FAMILY | | |
| <i>Erodium cicutarium</i> (L.) L'Hér. ex Aiton | redstem filaree | DIST | I |
| MYRTACEAE | MYRTLE FAMILY | | |
| <i>Eucalyptus</i> sp. | gum tree | DIST | I |
| LAMIACEAE | MINT FAMILY | | |
| <i>Marrubium vulgare</i> | hore-hound | DIST | I |
| <i>Salvia mellifera</i> | black sage | CSS | N |
| MYRSINACEAE | MYRSINE FAMILY | | |
| <i>Anagallis arvensis</i> L. | scarlet pimpernel, poor-man's weatherglass | DIST | I |
| OLEACEAE | OLIVE FAMILY | | |
| <i>Olea europaea</i> | olive | DIST | I |
| PAPAVERACEAE | POPPY FAMILY | | |
| <i>Eschscholzia californica</i> | California poppy | CSS | N |
| PHRYMACAEA | LOPSEED FAMILY | | |
| <i>Mimulus aurantiacus</i> | bush monkeyflower | CSS | N |
| POLYGONACEAE | BUCKWHEAT FAMILY | | |
| <i>Eriogonum fasciculatum</i> Benth. var. <i>fasciculatum</i> | coast California buckwheat | CSS | N |
| RHAMNACEAE | BUCKTHORN FAMILY | | |
| <i>Rhamnus crocea</i> | spiny redberry | CSS | N |
| ROSACEAE | ROSE FAMILY | | |
| <i>Pyracantha</i> | thornbush | DIST | I |
| <i>Heteromeles arbutifolia</i> | toyon | CSS | N |
| SOLANACEAE | NIGHTSHADE FAMILY | | |
| <i>Nicotiana glauca</i> | tree tobacco | DIST | I |
| <i>Solanum americanum</i> | white nightshade | CSS | N |
| VALERIANACEA | VALERIAN FAMILY | | |
| <i>Verbena lasiostachys</i> | western vervain | CSS | N |

Attachment 1
Plant Species Observed

Notes: Scientific and common names were primarily derived from the Jepson Online Interchange (University of California 2019). In instances where common names were not provided in this resource, common names were obtained from Rebman and Simpson (2006). Additional common names were obtained from the USDA maintained database (USDA 2013) or the Sunset Western Garden Book (Brenzel 2001) for ornamental/horticultural plants. Common names denoted with * are from County of San Diego 2010.

ORIGIN

N = Native to locality

I = Introduced species from outside locality

HABITATS

CSS = Diegan coastal sage scrub

DIST = Disturbed land

ATTACHMENT 2

Wildlife Species Observed

**Attachment 2
Wildlife Species Observed**

| Scientific Name | Common Name | Occupied Habitat | On-site Abundance/ Seasonality (Birds Only) | Evidence of Occurrence |
|--|--|------------------|---|------------------------|
| INVERTEBRATES (Nomenclature from San Diego Natural History Museum 2002) | | | | |
| PIERIDAE | WHITES & SULPHURS | | | |
| <i>Pieris rapae</i> | cabbage white (I) | CSS | C | O |
| NYMPHALIDAE | BRUSH-FOOTED BUTTERFLIES | | | |
| <i>Nymphalis antiopa</i> | mourning cloak | CSS | C | O |
| LYCAENIDAE | BLUES, COPPERS, & HAIRSTREAKS | | | |
| <i>Leptotes marina</i> | marine blue | CSS | C | O |
| REPTILES (Nomenclature from Crother 2008) | | | | |
| PHRYNOSOMATIDAE | SPINY LIZARDS | | | |
| <i>Uta stansburiana</i> | common side-blotched lizard | CSS, DIST | C | O |
| BIRDS (Nomenclature from Chesser et al. 2018 and Unitt 2004) | | | | |
| ACCIPITRIDAE | HAWKS, KITES, & EAGLES | | | |
| <i>Buteo jamaicensis</i> | red-tailed hawk | CSS, DIST | C / Y | F |
| AEGITHALIDAE | BUSHTIT | | | |
| <i>Psaltiriparus minimus melanurus</i> | bushtit | CSS | C / Y | O, V |
| COLUMBIDAE | PIGEONS & DOVES | | | |
| <i>Zenaida macroura marginella</i> | mourning dove | DIST | C / Y | O, V |
| HIRUNDINIDAE | SWALLOWS | | | |
| <i>Stelgidopteryx serripennis</i> | northern rough-winged swallow | CSS | C / S | O, V |
| TROCHILIDAE | HUMMINGBIRDS | | | |
| <i>Calypte anna</i> | Anna's hummingbird | CSS | C / Y | O, V |
| TYRANNIDAE | TYRANT FLYCATCHERS | | | |
| <i>Sayornis nigricans semiatra</i> | black phoebe | CSS, DIST | C / Y | O, V |
| EMBERIZIDAE | EMBERIZIDS | | | |
| <i>Melospiza [=Pipilo] crissalis</i> | California towhee | CSS | C / Y | O, V |
| FRINGILLIDAE | FINCHES | | | |
| <i>Haemorhous [=Carpodacus] mexicanus frontalis</i> | house finch | CSS, DIST | C / Y | O, V |
| <i>Spinus [=Carduelis] psaltria hesperophilus</i> | lesser goldfinch | CSS, DIST | C / Y | O, V |

**Attachment 2
Wildlife Species Observed**

| Scientific Name | Common Name | Occupied Habitat | On-site Abundance/ Seasonality (Birds Only) | Evidence of Occurrence |
|---|---|------------------|---|------------------------|
| ICTERIDAE | BLACKBIRDS & NEW WORLD ORIOLES | | | |
| <i>Icterus cucullatus nelsoni</i> | hooded oriole | CSS, DIST | C / S | O |
| MIMIDAE | MOCKINGBIRDS & THRASHERS | | | |
| <i>Mimus polyglottos polyglottos</i> | northern mockingbird | CSS, DIST | C / Y | O, V |
| <i>Toxostoma redivivum redivivum</i> | California thrasher | CSS, DIST | C / Y | O, V |
| TIMALIIDAE | BABBLERS | | | |
| <i>Chamaea fasciata henshawi</i> | wrentit | CSS | C / Y | V |
| MAMMALS (Nomenclature from Baker et al. 2003) | | | | |
| LEPORIDAE | RABBITS & HARES | | | |
| <i>Sylvilagus audubonii</i> | desert cottontail | CSS, DIST | C | S |
| HABITATS CSS = Diegan coastal sage scrub DIST = Disturbed land EVIDENCE OF OCCURRENCE O = Observed S = Scat V = Vocalization F = Flyover | | | | |
| ABUNDANCE (based on Garrett and Dunn 1981) C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers F = Fairly common; usually encountered in proper habitat, generally not in large numbers U = Uncommon; occurs in small numbers or only locally SEASONALITY (birds only) S = Spring/summer resident; probable breeder on-site or in vicinity Y = Year-round resident; probable breeder on-site or in vicinity | | | | |

ATTACHMENT 3

Sensitive Plant Species Observed or with the Potential to Occur

| Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
|---|-------------------------|--------------|----------------------|--|-----------|---|
| Species' <i>Scientific Name</i> Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| ANGIOSPERMS: DICOTS | | | | | | |
| CHENOPODIACEAE GOOSEFOOT FAMILY | | | | | | |
| <i>Aphanisma blitoides</i> aphanisma | —/— | 1B.2 | NE, MSCP | Annual herb; coastal bluff scrub, coastal sage scrub; sandy soils; blooms March–June; elevation less than 1,000 feet. | No | This species has low potential for occurrence on-site due to lack of coastal bluff scrub, habitat. Although coastal sage scrub is present on-site, the general survey was conducted within the blooming period of this species and would be expected to be detected if present. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Suaeda esteroa</i> estuary seablite | —/— | 1B.2 | — | Perennial herb; coastal salt marshes and swamps; blooms May–October; elevation less than 20 feet. | No | This species was not observed and not expected to occur within the survey area due to the lack of coastal salt marsh and swamp habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| APIACEAE CARROT FAMILY | | | | | | |
| <i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery | CE/FE | 1B.1 | VPS, MSCP | 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. | No | This species was not observed and not expected to occur within the survey area due to the lack of vernal pools and mesic habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
|---|-------------------------|--------------|----------------------|---|-----------|---|
| Species' Scientific Name Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| ASTERACEAE SUNFLOWER FAMILY | | | | | | |
| <i>Ambrosia pumila</i> San Diego ambrosia | –/FE | 1B.1 | NE, MSCP | Perennial herb (rhizomatous); chaparral, coastal sage scrub, valley and foothill grasslands, creek beds, vernal pools, often in disturbed areas; blooms May–September; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County. | No | This perennial species was not observed and would have been apparent at the time of the survey if present. Therefore, it is not expected to occur within the survey area. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Baccharis vanessae</i> Encinitas baccharis [=Encinitas coyote brush] | CE/FT | 1B.1 | NE, MSCP | 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. | No | This species is not expected to occur, as the survey area occurs out of its known range. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Bahiopsis</i> [=Viguiera] <i>laciniata</i> San Diego viguiera [=San Diego County viguiera] | –/– | 4.3 | – | Perennial shrub; chaparral, coastal sage scrub; blooms February–June; elevation less than 2,500 feet. | No | This species was not observed and would have been apparent at the time of the survey if present. Therefore, it is not expected to occur within the survey area. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Deinandra</i> [=Hemizonia] <i>conjugens</i> Otay tarplant | CE/FT | 1B.1 | NE, MSCP | Annual herb; clayey soils of coastal scrub openings, valley and foothill grassland; blooms April–June, elevation less than 1,000 feet. | No | This species is not expected to occur, as the survey area occurs out of its known range. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 | | | | | | |
|--|-------------------------|--------------|----------------------|---|-----------|---|
| Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
| Species' Scientific Name Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| <i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i> beach 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. | No | This species was not observed and would have been apparent at the time of the survey if present. Therefore, it is not expected to occur within the survey area. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Isocoma menziesii</i> var. <i>decumbens</i> decumbent goldenbush | —/— | 1B.2 | — | Perennial shrub; chaparral, coastal sage scrub; sandy soils, often in disturbed areas; blooms April–November; elevation less than 500 feet. | No | This perennial species was not observed and would have been apparent at the time of the survey if present. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Stylocline citroleum</i> oil nest-straw | —/— | 1B.1 | — | Annual herb; chenopod scrub; potentially coastal sage scrub, valley and foothill grasslands; clay soils; blooms March–April; elevation less than 1,300 feet. California endemic. Known from San Diego (presumed extirpated) and Kern counties. | No | This species is not expected to occur due to the absence of clay soils on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| BORAGINACEAE BORAGE FAMILY | | | | | | |
| <i>Harpagonella palmeri</i> Palmer's grapplinghook | —/— | 4.2 | — | Annual herb; chaparral, coastal sage scrub, valley and foothill grasslands; clay soils; blooms March–May; elevation less than 3,200 feet. Inconspicuous and easily overlooked. | No | This species is not expected to occur due to the absence of clay soils on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 | | | | | | |
|--|-------------------------|--------------|----------------------|---|-----------|---|
| Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
| Species' <i>Scientific Name</i> Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| BRASSICACEAE MUSTARD FAMILY | | | | | | |
| <i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's peppergrass | —/— | 4.3 | — | Annual herb; coastal sage scrub, chaparral; blooms January–July; elevation less than 2,900 feet. | No | This species was not observed and would have been apparent at the time of the survey if present. Therefore, it is not expected to occur within the survey area. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| CACTACEAE CACTUS FAMILY | | | | | | |
| <i>Cylindropuntia californica</i> var. <i>californica</i> [= <i>Opuntia</i> <i>parryi</i> var. <i>serpentina</i>] snake cholla | —/— | 1B.1 | NE, MSCP | Perennial stem succulent; chaparral, coastal sage scrub; blooms April–May; elevation 100– 500 feet. | No | This species is not expected to occur, as the survey area occurs out of its known range. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Ferocactus viridescens</i> San Diego barrel cactus | —/— | 2B.1 | MSCP | Perennial stem succulent; chaparral, coastal sage scrub, valley and foothill grasslands, vernal pools; blooms May–June; elevation less than 1,500 feet. | No | This species was not observed and would have been apparent at the time of the survey if present. Therefore, it is not expected to occur within the survey area. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
|---|-------------------------|--------------|----------------------|---|-----------|---|
| Species' Scientific Name Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| CRASSULACEAE STONECROP FAMILY | | | | | | |
| <i>Dudleya brevifolia</i> [= <i>D. blochmaniae</i> ssp. <i>brevifolia</i>] short-leaved dudleya [short-leaved live-forever] | CE/– | 1B.1 | NE, MSCP | Perennial herb; southern maritime chaparral, coastal sage scrub on Torrey sandstone; blooms in April; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas. | No | This species is not expected to occur due to the absence of Torrey sandstone on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Dudleya variegata</i> variegated dudleya | –/– | 1B.2 | NE, MSCP | Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms May–June; elevation less than 1,900 feet. | No | Although coastal sage scrub is present on-site, this species has low potential for occurrence on-site due to lack of clay soils minimal coastal sage scrub found on site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| FABACEAE LEGUME FAMILY | | | | | | |
| <i>Astragalus tener</i> var. <i>titi</i> coastal dunes milkvetch | CE/FE | 1B.1 | NE, MSCP | Annual herb; coastal bluff scrub, coastal dunes, sandy soils, mesic coastal prairie; blooms March–May; elevation less than 200 feet. California endemic. Known from fewer than 10 occurrences in San Diego (presumed extirpated), Los Angeles (presumed extirpated), and Monterey counties. | No | This species was not observed and not expected to occur within the survey area due to the lack of suitable habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 | | | | | | |
|---|-------------------------|--------------|----------------------|---|-----------|---|
| Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
| Species' Scientific Name Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| 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–March; elevation less than 1,300 feet. | No | This perennial species was not observed and would have been apparent at the time of the survey if present. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| LAMIACEAE MINT FAMILY | | | | | | |
| <i>Acanthomintha ilicifolia</i> San Diego thornmint | CE/FT | 1B.1 | NE, MSCP | Annual herb; chaparral, coastal sage scrub, and grasslands; friable or broken clay soils; blooms April–June; elevation less than 3,200 feet. | No | This species is not expected to occur due to the absence of suitable habitats with friable, clay soils on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Pogogyne abramsii</i> San Diego mesa mint | CE/FE | 1B.1 | VPS, MSCP | Annual herb; vernal pools; blooms April–July; elevation 300–700 feet. San Diego County endemic. | No | This species is not expected to occur due to the absence of vernal pools on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Pogogyne nudiuscula</i> Otay mesa mint | CE/FE | 1B.1 | VPS, MSCP | Annual herb; vernal pools; blooms May–July; elevation 300–820 feet. In California, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico. | No | This species is not expected to occur due to the absence of vernal pools on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
|---|-------------------------|--------------|----------------------|--|-----------|---|
| Species' Scientific Name Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| POLEMONIACEAE PHLOX FAMILY | | | | | | |
| <i>Navarretia fossalis</i> spreading navarretia [=prostrate navarretia] | –/FT | 1B.1 | VPS, MSCP | Annual herb; vernal pools, marshes and swamps, chenopod scrub; blooms April–June; elevation 100–4,300 feet. | No | This species is not expected to occur due to the absence of vernal pools on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Ceanothus verrucosus</i> wart-stemmed ceanothus | –/– | 2B.2 | MSCP | Perennial evergreen shrub; chaparral; blooms December– April; elevation less than 1,300 feet. | No | This species was not observed and not expected to occur within the survey area due to the lack of chaparral habitat. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| ANGIOSPERMS: MONOCOTS | | | | | | |
| AGAVACEAE AGAVE FAMILY | | | | | | |
| <i>Agave shawii</i> var. <i>shawii</i> Shaw's agave | –/– | 2B.1 | NE, MSCP | Perennial leaf succulent; coastal bluff scrub, coastal sage scrub, maritime succulent scrub; blooms September–May; elevation less than 400 feet. | No | This species is not expected to occur, as the survey area occurs out of its known range. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

| Attachment 3 Sensitive Plant Species Observed or with the Potential to Occur | | | | | | |
|---|-------------------------|--------------|----------------------|---|-----------|--|
| Species' <i>Scientific Name</i> Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
| POACEAE GRASS FAMILY | | | | | | |
| <i>Orcuttia californica</i> California Orcutt grass | CE/FE | 1B.1 | VPS, MSCP | Annual herb; vernal pools; blooms April–August; elevation 50–2,200 feet. | No | This species is not expected to occur due to the absence of vernal pools on-site. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| THEMIDACEAE BRODIAEA FAMILY | | | | | | |
| <i>Bloomeria</i> [=Muilla] <i>clevelandii</i> San Diego goldenstar | –/– | 1B.1 | MSCP | Perennial herb (bulbiferous); chaparral, coastal sage scrub, valley and foothill grassland, vernal pools; clay soils; blooms May; elevation 170–1,500 feet. | No | This species was not observed and not expected to occur within the survey area due to the lack of clay soils. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| <i>Brodiaea filifolia</i> thread-leaved brodiaea [=thread-leaf brodiaea] | CE/FT | 1B.1 | NE, MSCP | 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 feet. California endemic. Known from San Diego, Riverside, Orange, Los Angeles, and San Bernardino counties. | No | This species was not observed and is not expected to occur within the survey area due to the lack of suitable habitats and clay soils. This species is not known to occur within two miles of the survey area (State of California 2019a–e). |

Attachment 3

Sensitive Plant Species Observed or with the Potential to Occur

| Species' <i>Scientific Name</i> Common Name | State/Federal Status | CNPS Rank | City of San Diego | Habitat/ Preference/Requirements/ Blooming Period | Observed? | Basis for Determination of Occurrence Potential |
|--|-------------------------|--------------|----------------------|--|-----------|---|
| <i>Brodiaea orcuttii</i> Orcutt's brodiaea | —/— | 1B.1 | MSCP | Perennial herb (bulbiferous); closed cone coniferous forest, chaparral, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay soil; blooms May–July; elevation less than 5,600 feet. | No | This species was not observed and is not expected to occur within the survey area due to the lack of suitable habitats and clay soils. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

FEDERAL CANDIDATES AND LISTED PLANTS

FE = Federally listed endangered
 FT = Federally listed threatened
 FC = Federal candidate for listing as endangered or threatened

STATE LISTED PLANTS

CE = State listed endangered

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.
 2B = Species rare, threatened, or endangered in California but more common elsewhere. These species are eligible for state listing.
 4 = A watch list of species of limited distribution. These species need to be monitored for changes in the status of their populations.
 .1 = Species seriously threatened in California (over 80% of occurrences threatened; high degree and immediacy of threat).
 .2 = Species fairly threatened in California (20-80% occurrences threatened; moderate degree and immediacy of threat).
 .3 = Species not very threatened in California (<20% of occurrences threatened; low degree and immediacy of threat or no current threats known).

CITY OF SAN DIEGO

NE = Narrow endemic
 VPS = Vernal Pool Habitat Conservation Plan vernal pool species
 MSCP = Multiple Species Conservation Program covered species

ATTACHMENT 4

Sensitive Wildlife Species Occurring or with the Potential to Occur

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|---|-------------------|--|----------------------|-----------------------------------|--|
| INVERTEBRATES (Nomenclature from Eriksen and Belk 1999; San Diego Natural History Museum 2002) | | | | | |
| BRANCHINECTIDAE FAIRY SHRIMP | | | | | |
| San Diego fairy shrimp <i>Branchinecta sandiegonensis</i> | FE, MSCP, * | Vernal pools. | No | Not expected | This species is not expected to occur within the survey area due to the lack of vernal pool habitat. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| REPTILES (Nomenclature from Crother et al. 2008) | | | | | |
| TEIIDAE WHIPTAIL LIZARDS | | | | | |
| Orange-throated [=Belding's orange-throated] whiptail <i>Aspidoscelis hyperythra</i> | CSC, MSCP | Chaparral, coastal sage scrub with coarse sandy soils and scattered brush. | No | Moderate | This species was not observed within the survey area, but has a moderate potential to occur due to the presence of coastal sage scrub. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| COLUBRIDAE COLUBRID SNAKES | | | | | |
| San Diego ring-necked snake <i>Diadophis punctatus similis</i> | * | Rocky areas in wet locales, such as swamps, damp forests, or riparian woodlands. | No | Not expected | This species is not expected to occur in this area due to the lack of rocky and riparian habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|---|-------------------|--|----------------------|-----------------------------------|--|
| Coast patch-nosed snake <i>Salvadora hexalepis virgultea</i> | CSC | Grasslands, chaparral, sagebrush, desert scrub. Found in sandy and rocky areas. | No | Not expected | This species is not expected to occur in this area due to the lack of sandy or rocky habitat. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| Two-striped gartersnake <i>Thamnophis hammondi</i> | CSC, * | Permanent freshwater streams with rocky bottoms. Mesic areas. | No | Not expected | This species is not expected to occur in the survey area due to the lack of rocky and riparian habitat. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| CROTALIDAE RATTLESNAKES | | | | | |
| Red diamond rattlesnake <i>Crotalus ruber</i> | CSC | Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields. | No | Moderate | This species was not observed within the survey area, but has a moderate potential to occur due to the presence of coastal sage scrub habitat. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|---|-------------------|---|----------------------|-----------------------------------|---|
| BIRDS (Nomenclature from American Ornithologists' Union 2017 and Unitt 2004) | | | | | |
| ARDEIDAE HERONS & BITTERNS | | | | | |
| Least [=Western least]bittern <i>Ixobrychus exilis</i> | CSC | Brackish and freshwater marshes in the coastal lowland. Rare summer resident, rare in winter. | No | Not expected | This species is not expected to occur within the survey area due to the lack of marsh or riparian habitats. This species has been known to occur within a two-mile buffer of the survey area (State of California 2019a–e). |
| ACCIPITRIDAE HAWKS, KITES, & EAGLES | | | | | |
| Cooper's hawk (nesting) <i>Accipiter cooperii</i> | WL, MSCP | Mature forest, open woodlands, wood edges, river groves. Parks and residential areas. Migrant and winter visitor. | No | Not expected | This species is not expected to occur within the survey area due to the lack of woodland or riparian habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| TYRANNIDAE TYRANT FLYCATCHERS | | | | | |
| Southwestern willow flycatcher <i>Empidonax traillii extimus</i> | FE, CE, MSCP | Nesting restricted to willow thickets. Also occupies other woodlands. Rare spring and fall migrant, rare summer resident. Extremely localized breeding. | No | Not expected | This species is not expected to occur within the survey area due to lack of riparian habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

Attachment 4
Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|---|-------------------|---|----------------------|-----------------------------------|--|
| VIREONIDAE VIREOS | | | | | |
| Least Bell's vireo (nesting) <i>Vireo bellii pusillus</i> | FE, CE, MSCP | Willow riparian woodlands. Summer resident. | No | Not expected | This species is not expected to occur within the survey area due to the lack of riparian habitats. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| TROGLODYTIDAE WRENS | | | | | |
| Coastal cactus wren <i>Campylorhynchus brunneicapillus sandiegensis</i> | CSC, MSCP, * | Maritime succulent scrub, coastal sage scrub with <i>Opuntia</i> thickets. Rare localized resident. | No | Not expected | This species is not expected to occur within the survey area due to the lack of cactus species. This species has been known to occur within two miles the survey area (State of California 2019a–e). |
| SYLVIIDAE GNATCATCHERS | | | | | |
| Coastal California gnatcatcher <i>Polioptila californica californica</i> | FT, CSC, MSCP | Coastal sage scrub, maritime succulent scrub. Resident. | No | Not expected | This species was not detected during focused surveys and is not expected to occur. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

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Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|--|-------------------|---|----------------------|-----------------------------------|--|
| EMBERIZIDAE EMBERIZIDS | | | | | |
| Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i> | WL, MSCP | Coastal sage scrub, chaparral, grassland. Resident. | No | Moderate | This species was not observed within the survey area, but has a moderate potential to occur due to the presence of coastal sage scrub. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |
| MAMMALS (Nomenclature from Jones et al. 1997 and Hall 1981) | | | | | |
| MOLOSSIDAE FREE-TAILED BATS | | | | | |
| Pocketed free-tailed bat <i>Nyctinomops femorosaccus</i> | CSC | Normally roost in crevice in rocks, slopes, cliffs. Lower elevations in San Diego and Imperial Counties. Colonial. Leave roosts well after dark. | No | Not expected | This species was not observed and is not expected to occur due to the absence of suitable rock structures and crevices. This species has been known to occur within two miles of the survey area (State of California 2019a–e). |

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Sensitive Wildlife Species Occurring or with the Potential to Occur

| Species' Common Name/ Scientific Name | Listing Status | Habitat Preference/ Requirements | Detected On-Site? | Potential to Occur On-Site? | Basis for Determination of Occurrence Potential |
|--|-------------------|-------------------------------------|----------------------|-----------------------------------|--|
| <p>STATUS CODES</p> <p><u>Listed/Proposed</u></p> <p>FE = Listed as endangered by the federal government</p> <p>FT = Listed as threatened by the federal government</p> <p>CE = Listed as endangered by the state of California</p> <p><u>Other</u></p> <p>CSC = California Department of Fish and Wildlife species of special concern</p> <p>WL = California Department of Fish and Wildlife watch list species</p> <p>MSCP = City and County of San Diego Multiple Species Conservation Program covered species</p> <p>* = Taxa listed with an asterisk fall into one or more of the following categories:</p> <ul style="list-style-type: none"> • Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines • Taxa that are biologically rare, very restricted in distribution, or declining throughout their range • Population(s) in California that may be peripheral to the major portion of a taxon's range but which are threatened with extirpation within California • Taxa closely associated with a habitat that is declining in California at an alarming rate (e.g., wetlands, riparian, old growth forests, desert aquatic systems, native grasslands) | | | | | |