



*An Employee-Owned Company*

March 3, 2021

Mr. Enrique Ramirez  
Alta Design Development  
4445 Eastgate Mall, Suite 400  
San Diego, CA 92121

Reference: Results of the Biological Resources Constraints for the Villa Montana Residences Project  
(RECON Number 9807)

Dear Mr. Ramirez:

This letter provides information related to potential biological constraints for the proposed Villa Montana Residences Project (project), which would include construction of two single-family residences.

The project is located at 13995 Mira Montana Drive, in the Del Mar Heights neighborhood of the city of San Diego, west of Interstate 5 and north of Del Mar Heights Road (Figures 1 through 3). The project proposes to construct two individual private residences on a previously undeveloped parcel. A general biological survey was conducted of the approximately 0.30-acre project area (project area). The project area is composed of an undeveloped lot within a residential neighborhood and consists of disturbed and native vegetation (Figure 4).

One sensitive vegetation community, disturbed southern mixed chaparral, was identified within the project area. Only one sensitive plant species, wart-stemmed ceanothus (*Ceanothus verrucosus*), was observed within the project area, and no other sensitive plant species are expected to occur. No sensitive wildlife species were detected within the project area, and none are expected to occur.

The project would impact 0.09 acre of one sensitive upland vegetation community, disturbed southern mixed chaparral, a City of San Diego (City) Tier IIIA common upland community. The project would also impact 0.20 acre of disturbed land and 0.01 acre of ornamental vegetation within the project area. Disturbed land and ornamental vegetation are not considered sensitive by the City (2018). As impacts to sensitive vegetation communities total less than 0.10 acre, they are not considered significant and no mitigation is required.

This letter 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).


## **SURVEY METHODS**

A general biological survey was conducted on December 23, 2020, by RECON Environmental, Inc. (RECON) biologist Alex Fromer. The survey was conducted between 10:30 a.m. and 12:00 p.m. The air temperature ranged from 60 to 71 degrees Fahrenheit, wind speed ranged from 1 to 2 miles per hour, and cloud cover was above 90 percent.

Vegetation communities and land cover types within the project site were mapped following the City's Guidelines for Conducting Biological Surveys (City of San Diego 2002). Wildlife and plant species detected 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. Plant species observed within the project area were identified in the field.

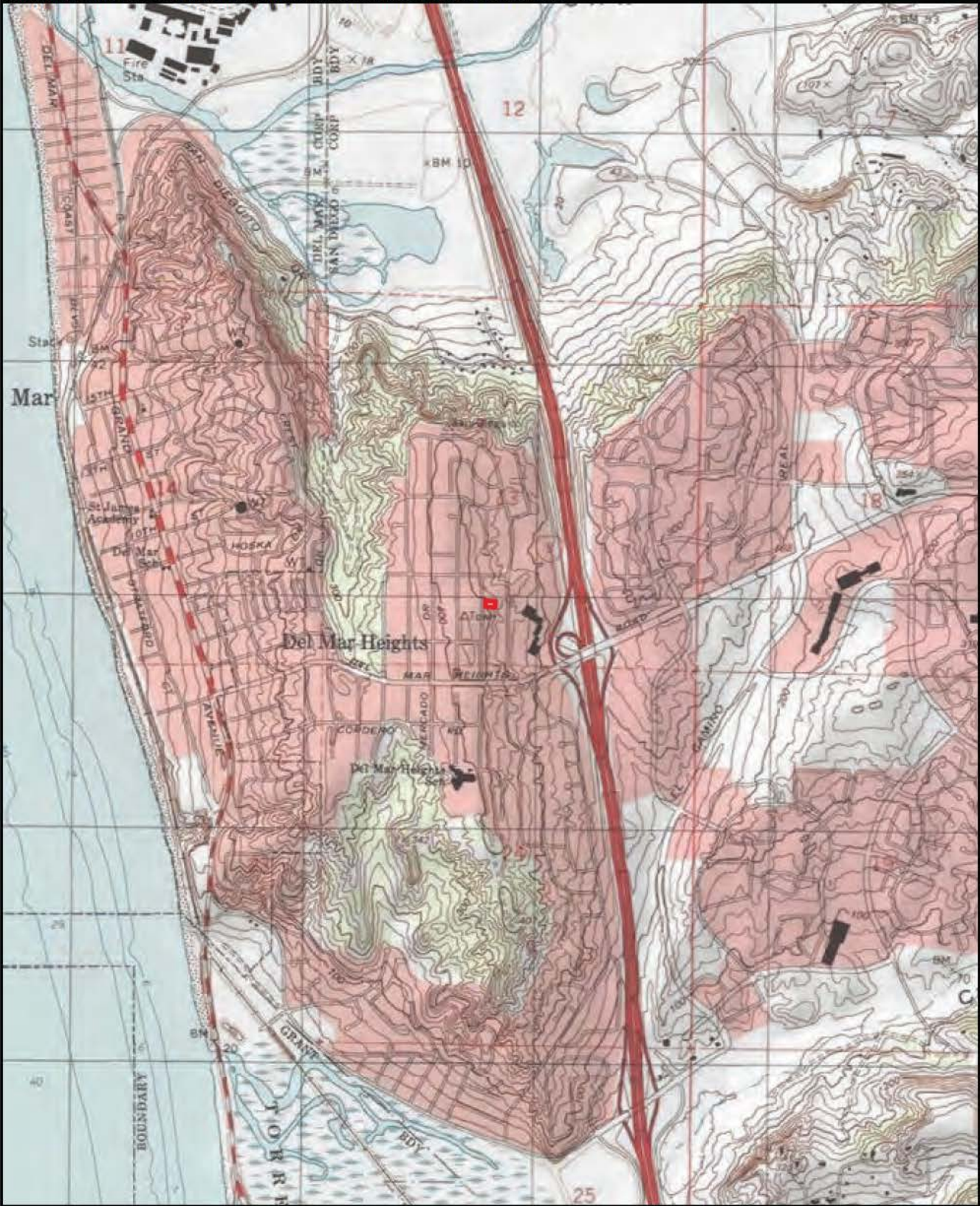




 Project Location

**FIGURE 1**  
Regional Location






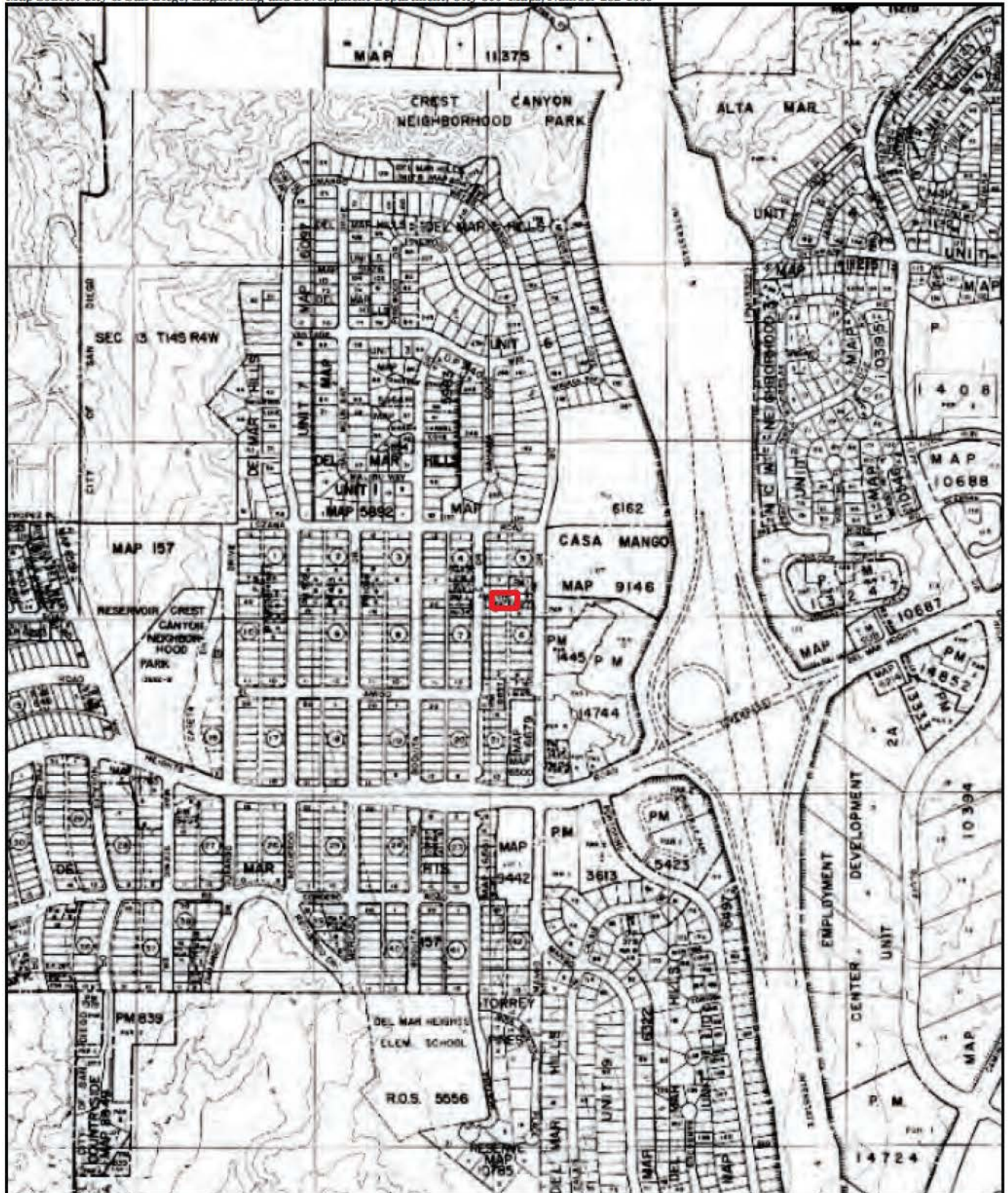
 Project Boundary

FIGURE 2  
Project Location on USGS Map





Project Boundary

FIGURE 3

Project Location on City 800' Map





 Project Boundary

FIGURE 4  
Project Location on Aerial Photograph



Floral nomenclature for common plants follows the Jepson Online Herbarium (Jepson Flora Project 2020), for ornamental plants Brenzel (2001), and for sensitive plants California Native Plant Society (CNPS; 2020). Vegetation community classifications follow Oberbauer et. al (2008), which is based on and updates Holland (1986). Zoological nomenclature for birds is in accordance with the American Ornithological Society Checklist (Chesser et al. 2019) and Unitt (2004); for mammals with Bradley et al. (2014); and for reptiles with Crother (2017). Determination of the potential occurrence for listed, sensitive, or noteworthy species is based upon known ranges and habitat preferences for the species (Jennings and Hayes 1994; Unitt 2004; CNPS 2020; Reiser 2001), and species occurrence records from the California Natural Diversity Database (California Department of Fish and Wildlife [CDFW] 2020a).

## SURVEY RESULTS/EXISTING CONDITIONS

### *Topography and Soils*

Elevations within the project area range from 364 feet above mean sea level to 400 feet above mean sea level. Two soil types, Carlsbad gravelly loamy sand and loamy alluvial land-Huerhuero complex, as mapped by the U.S. Department of Agriculture (1973), occur within the project area. The majority of the project area, where the proposed residences are to be located, is generally flat. The eastern portion of the project area contains an eroded east-facing slope that descends approximately 25 feet down to a residential complex. The project area is located within a residential development and is bounded to the north and south by existing private residences. The west edge of the project area abuts Mira Montana Drive.

### *Vegetation Communities*

The vegetation communities observed within the project area include disturbed southern mixed chaparral, disturbed land, and ornamental vegetation (Figure 5; Table 1).


Table 1 Vegetation Communities (acres)		
Vegetation Communities	City of San Diego Tier	Existing within Project Area
Disturbed southern mixed chaparral	IIIA	0.09
Disturbed land	IV	0.20
Ornamental vegetation	N/A	0.01
<b>TOTAL</b>	<b>-</b>	<b>0.30</b>

Under the City Biology Guidelines, upland vegetation communities are divided into four tiers: 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).

Disturbed southern mixed chaparral occurs in the eastern portion of the project area as the generally flat terrain begins to slope downward to the east, with some portions being highly eroded. This vegetation community is dominated by lemonade berry (*Rhus integrifolia*), chamise (*Adenostoma fasciculatum*), and mission manzanita (*Xylococcus bicolor*) with black sage (*Salvia mellifera*) and several ornamental succulent species interspersed throughout. A single wart-stemmed ceanothus individual was found on site. While this species is often associated southern maritime chaparral, no other indicators of southern maritime chaparral were detected. Therefore, based on the overall plant composition, this patch of vegetation is mapped as disturbed southern mixed chaparral. The understory is comprised of non-native grasses and freeway iceplant (*Corpobrotus edulis*). The vegetation is fairly dense throughout its extent at approximately 75 percent vegetation cover and occupies 0.09 acre within the project area.








 Project Boundary

**Sensitive Plants**



Wart-stemmed Ceanothus  
*Ceanothus verrucosus*

**Vegetation Community**

-  Disturbed Habitat
-  Disturbed Mixed Chaparral
-  Ornamental

0 Feet 30



**FIGURE 5**  
Existing Biological Resources

Disturbed land, a Tier IV habitat under the City Biology Guidelines, occupies 0.20 acre of the project area. This habitat is found within the western portion of the project area and is generally open and flat. This area is heavily dominated by weedy, non-native species such as freeway iceplant and non-native grass species, with occasional ornamental species such as acacia (*Acacia* sp.) and gum (*Eucalyptus* sp.).

As small portion of the western edge of the project area backs a residential development and has been encroached upon by ornamental species. This portion is comprised almost entirely by various ornamental succulents, shrubs, and trees. Ornamental vegetation, a Tier IV habitat under the City Biology Guidelines, comprises 0.01 acre of the project area.

### ***Plant Species***

A total of 19 plant species was observed within the project area, with 11 species (58 percent) considered native and the remaining 8 species (42 percent) considered non-native and/or naturalized into the area. The low plant diversity on site is typical of small, disturbed, isolated, areas of undeveloped land. The plant species observed during the survey are listed in Attachment 1.

### ***Wildlife Species***

A total of 16 animal species were detected within the survey area, including one reptile, 14 birds, and one mammal. Wildlife observed on-site are largely species adapted to urbanized and developed areas. Species commonly detected include northern mockingbird (*Mimus polyglottos polyglottos*), wrentit (*Chamaea fasciata henshawi*), European starling (*Sturnus vulgaris*), and California towhee (*Melospiza crissalis*). A complete list of species observed during the surveys is presented in Attachment 2.

## **SENSITIVE BIOLOGICAL RESOURCES**

For purposes of this report, species will be considered sensitive if they are (1) covered species under the City's MSCP Subarea Plan (City of San Diego 1997) or Vernal Pool Habitat Conservation Plan (City of San Diego 2019); (2) listed by state or federal agencies as threatened or endangered or are proposed for listing (CDFW 2020b, 2020c, 2020d, 2020e); (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 (2020); or (4) designated by the City as a narrow endemic species (City of San Diego 2018). Sensitive vegetation communities include those identified as Tier 1 through III of the City Biology Guidelines (City of San Diego 2018).

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 Multi-Habitat Planning Area (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 (CEQA) 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.).



### ***Sensitive Vegetation Communities***

Disturbed southern mixed chaparral (Tier IIIA) is considered a sensitive habitat under the City's MSCP (City of San Diego 1997). A total of 0.09 acre is present within the project area (see Figure 5 and see Table 1).

### ***Sensitive Plants***

One sensitive plant species, wart-stemmed ceanothus, was observed within the project area. Only one individual of this species was observed within project area. It is located near the center of the project area near the western edge of the disturbed southern mixed chaparral vegetation community. Wart-stemmed ceanothus is an MSCP covered species and has a CNPS rare plant ranking of 2B.2. The MSCP conditions for coverage of wart-stemmed ceanothus require area-specific management directives for protected populations of this species, to include specific measures to increase populations, and to reduce the risk of catastrophic fire.

Sensitive plant species known to occur in the vicinity of the project area based on a California Natural Diversity Database review as well as all City-designated narrow endemic species are presented and their potential for occurrence on-site are evaluated in Attachment 3. Several Torrey pines (*Pinus torreyana*) was observed just within the eastern edge of the project area within the ornamental vegetation. However, these trees have been planted as an ornamental species and are, therefore, not considered sensitive. No other sensitive species have moderate or high potential to occur.

### ***Sensitive Wildlife Species***

No sensitive wildlife species were detected on-site. All sensitive wildlife species known to occur in the project vicinity (within two miles of the project area) or that have potential to occur based on species range are evaluated in Attachment 4.

## **REGULATORY COMPLIANCE**

The project is expected to comply with all the following state, federal, and local regulations, as discussed below.

### ***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).

To comply with the California Fish and Game Code, avoidance measures would be required to prevent impacts to nesting birds. If vegetation removal would occur during the avian breeding season (February 15 to August 15) a pre-construction survey within 10 days of the start of work to determine the presence or absence of nesting birds. If nesting birds are detected, appropriate avoidance measures must be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. Potential measures include, but are not limited to, follow up surveys, construction monitoring, avoidance areas, and noise barriers.

### ***Federal Regulations***

The federal 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.

To comply with the MBTA, the avoidance measures described above in the State Regulations section would be required to prevent impacts to nesting birds.

### ***City of San Diego Regulations***

One of the primary objectives of the City's MSCP Subarea Plan is to identify and maintain a preserve system, which allows for animals and plants to exist at both the local and regional levels. The MSCP has identified large blocks of native habitat having the ability to support a diversity of plant and animal life known as "core biological resource areas." "Linkages" between these core areas provide for wildlife movement. These lands have been determined to provide the necessary habitat quality, quantity, and connectivity to sustain the unique biodiversity of the San Diego region. Input from responsible agencies and other interested participants resulted in creation of the City's MHPA. The MHPA is the area within which the permanent MSCP preserve would be assembled and managed for its biological resources.

The City Biology Guidelines (2018) aid in implementation and interpretation of the Environmentally Sensitive Lands Regulations (ESL), San Diego Land Development Code, Chapter 14, Division 1, Section 143.0101. Section III of the Guidelines (Biological Impact Analysis and Mitigation Procedures) also serve as standards for the determination of impacts and mitigation under CEQA. The ESL defines sensitive biological resources as those lands included within the MHPA as identified in the City's MSCP Subarea Plan (City of San Diego 1997), and other lands outside of the MHPA that contain wetlands; vegetation communities classifiable as Tier I, II, IIIA or IIIB; habitat for rare, endangered or threatened species; or narrow endemic species.

The project is located entirely outside the MHPA, with the nearest MHPA segment located approximately 0.26 mile west of the project area. Given this distance, the MHPA Land Use Adjacency Guidelines (City of San Diego 1997) are not anticipated to apply. In addition, Section 1.5.8 of the MSCP does not include any specific management policies or directives for the project area.

Section 1.5.2 of the MSCP includes General Management Directives that apply throughout the City and relate to (1) mitigation, (2) restoration, (3) trails, public access, and recreation, (4) trash/litter and materials storage; (5) adjacency management issues, (6) invasive species control and removal, and (7) flood control.

Any project mitigation, if required, would be provided in compliance with the City Biology Guidelines (City of San Diego 2108). No restoration is anticipated to be required or conducted. As the project is an urban infill development, no new public trails or access would be included, and there would be no increase in trash or invasive species within nearby undeveloped areas. As noted above, the project area is not adjacent to the MHPA, so adjacency guidelines would not apply. The project would not result in any flood control issues. Therefore, the project would comply with the MSCP General Management Directives.

### **PROJECT IMPACTS**

Project grading, construction, and landscaping will impact the entire 0.30-acre project area, including 0.09 acre of disturbed southern mixed chaparral, which is considered a Tier IIIA sensitive habitat. The remainder of the impacts will result in the loss of disturbed land and ornamental vegetation, which are not considered sensitive by the City. Impacts to vegetation communities from the project are listed in Table 2 and shown on Figure 6.





- Project Boundary
- Permanent Impact

#### Sensitive Plants



Wart-stemmed Ceanothus  
*Ceanothus verrucosus*

#### Vegetation Community

- Disturbed Habitat
- Disturbed Mixed Chaparral
- Ornamental

0 Feet 30





<b>Table 2</b> <b>Impacts to Vegetation Communities</b> <b>(acres)</b>			
<b>Vegetation Communities</b>	<b>City of San Diego Tier</b>	<b>Existing within Project Area</b>	<b>Project Impacts</b>
Disturbed southern mixed chaparral	IIIA	0.09	0.09
Disturbed land	IV	0.20	0.20
Ornamental vegetation	N/A	0.01	0.01
<b>TOTAL</b>	<b>-</b>	<b>0.30</b>	<b>0.30</b>

The significance thresholds designated in the City Biology Guidelines (City of San Diego 2018) state that total impacts to upland Tier I-IIIB habitats under 0.10 acre are considered less than significant. Therefore, impacts to 0.09 acre of disturbed southern mixed chaparral are not considered significant and will not require mitigation. Impacts to disturbed land and ornamental vegetation are not considered significant and do not require mitigation.

The project would result in impacts to one individual wart-stemmed ceanothus. The impact to a single wart-stemmed ceanothus is not expected to jeopardize the overall population. As the project area is an urban infill development and lacks connectivity to surrounding habitat areas, no additional measures would be required to comply with the conditions of coverage for this species. Impacts to wart-stemmed ceanothus would be considered less than significant and no mitigation would be required.

No sensitive wildlife 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 wildlife.

#### **MITIGATION REQUIREMENTS**

Mitigation is required for project impacts that are considered significant under CEQA (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. As discussed above, impacts to disturbed southern mixed chaparral and wart-stemmed ceanothus would be considered less than significant and would not require mitigation. In addition, no restoration is anticipated to be required or conducted, as the project is an urban infill development. No impacts would occur to sensitive wildlife, so no mitigation is required.

#### **CONCLUSIONS**

Impacts to sensitive biological resources would be less than significant and/or would be prevented for through application of the compliance measures outlined in this report. Therefore, no additional mitigation for this project would be required.

If you have any questions or require further information, please contact me at (619) 308-9333 extension 193 or [afromer@reconenvironmental.com](mailto:afromer@reconenvironmental.com).

Sincerely,



Alex Fromer  
Biologist

APF:jg

Attachments

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## **ATTACHMENTS**



# **ATTACHMENT 1**

Plant Species Observed

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
<b>GYMNOSPERMS</b>			
<b>PINACEAE</b>	<b>PINE FAMILY</b>		
<i>Pinus</i> sp.	pine	DSMC	I
<b>ANGIOSPERMS: MONOCOTS</b>			
<b>AGAVACEAE</b>	<b>AGAVE FAMILY</b>		
<i>Yucca schidigera</i>	Mojave yucca	DSMC	N
<b>POACEAE (GRAMINEAE)</b>	<b>GRASS FAMILY</b>		
<i>Avena</i> sp.	oats	DSMC, ORN, DIST	I
<i>Bromus diandrus</i>	ripgut grass	DSMC, ORN, DIST	I
<i>Cynodon dactylon</i>	Bermuda grass	DIST	I
<b>ANGIOSPERMS: DICOTS</b>			
<b>AIZOACEAE</b>	<b>FIG-MARIGOLD FAMILY</b>		
<i>Carpobrotus edulis</i>	freeway iceplant	DSMC, ORN, DIST	I
<b>ANACARDIACEAE</b>	<b>SUMAC OR CASHEW FAMILY</b>		
<i>Rhus integrifolia</i>	lemonade berry	DSMC	N
<i>Schinus molle</i>	Peruvian pepper tree	DSMC	I
<b>ASTERACEAE</b>	<b>SUNFLOWER FAMILY</b>		
<i>Baccharis salicifolia</i> ssp. <i>salicifolia</i>	mule fat, seep-willow	DSMC, DIST	N
<i>Baccharis sarothroides</i>	broom baccharis	DSMC, DIST	N
<i>Isocoma menziesii</i>	coastal goldenbush	DSMC, DIST	N
<b>ERICACEAE</b>	<b>HEATH FAMILY</b>		
<i>Xylococcus bicolor</i>	mission manzanita	DSMC	N
<b>FABACEAE (LEGUMINOSAE)</b>	<b>LEGUME FAMILY</b>		
<i>Acacia</i> sp.	acacia	DSMC	I
<i>Acmispon glaber</i> [= <i>Lotus scoparius</i> ]	deerweed, California broom	DSMC, DIST	N
<b>LAMIACEAE</b>	<b>MINT FAMILY</b>		
<i>Salvia mellifera</i>	black sage	DSMC	N
<b>MYRTACEAE</b>	<b>MYRTLE FAMILY</b>		
<i>Eucalyptus</i> sp.	gum tree	DIST	I
<b>POLYGONACEAE</b>	<b>BUCKWHEAT FAMILY</b>		
<i>Eriogonum fasciculatum</i>	California buckwheat	DSMC	N



Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
<b>ROSACEAE</b>	<b>ROSE FAMILY</b>		
<i>Adenostoma fasciculatum</i>	chamise, greasewood	DSMC	N
<b>RHAMNACEAE</b>	<b>BUCKTHORN FAMILY</b>		
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	DSMC	N
<p><i>Notes:</i> Scientific and common names were primarily derived from Jepson eFlora (Jepson Flora Project 2020). In instances where common names were not provided in this resource, common names were obtained from Rebman and Simpson (2014). Additional common names were obtained from the USDA maintained database (USDA 2020) or the Sunset Western Garden Book (Brenzel 2001) for ornamental/horticultural plants.</p>			
<p><b>HABITATS</b>  DSMC= Disturbed Southern Mixed Chaparral  ORN = Ornamental Vegetation  DIST = Disturbed Land</p>		<p><b>ORIGIN</b>  N = Native to locality  I = Introduced species from outside locality</p>	

## **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
<b>REPTILES</b> (Nomenclature from Crother 2017)				
<i>Uta stansburiana elegans</i>	western side-blotched lizard	DSMC		O
<b>BIRDS</b> (Nomenclature from Chesser et al. 2020 and CDFW 2020d)				
<b>COLUMBIDAE</b>	<b>PIGEONS &amp; DOVES</b>			
<i>Zenaidura macroura</i>	mourning dove	DIST	C / Y	O
<b>TROCHILIDAE</b>	<b>HUMMINGBIRDS</b>			
<i>Selasphorus rufus</i>	rufous hummingbird	DSMC	C / M	O
<b>TYRANNIDAE</b>	<b>TYRANT FLYCATCHERS</b>			
<i>Sayornis saya</i>	Say's phoebe	DIST	C / W	O
<i>Tyrannus vociferans</i>	Cassin's kingbird	DIST	C / Y	O
<b>VIREONIDAE</b>	<b>VIREOS</b>			
<i>Vireo huttoni huttoni</i>	Hutton's vireo	DSMC	C / Y	O
<b>AEGITHALIDAE</b>	<b>BUSHTIT</b>			
<i>Psaltiriparus minimus</i>	bushtit	DSMC	C / Y	O
<b>MIMIDAE</b>	<b>MOCKINGBIRDS &amp; THRASHERS</b>			
<i>Mimus polyglottos</i>	northern mockingbird	DSMC, DIST	C / Y	O
<b>STURNIDAE</b>	<b>STARLINGS &amp; MYNAS</b>			
<i>Sturnus vulgaris</i>	European starling (I)	DIST	C / Y	O
<b>PARULIDAE</b>	<b>WOOD WARBLERS</b>			
<i>Setophaga [=Dendroica] coronata</i>	yellow-rumped warbler	DSMC	C / W	O
<b>PASSERELLIDAE</b>	<b>NEW WORLD PASSERINES</b>			
<i>Junco hyemalis</i>	dark-eyed junco	DIST	C / Y	O
<i>Melospiza [=Pipilo] crissalis</i>	California towhee	DSMC	C / Y	O
<i>Pipilo maculatus</i>	spotted towhee	DSMC	C / Y	O
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	DSMC, DIST	C / W	O
<b>ESTRILDIDAE</b>	<b>WEAVER-FINCHES</b>			
<i>Lonchura punctulata</i>	scaly-breasted munia [=nutmeg manikin] (I)	DIST	C / Y	O

**Attachment 2**  
**Wildlife Species Observed**

Scientific Name	Common Name	Occupied Habitat	On-Site Abundance/ Seasonality (Birds Only)	Evidence of Occurrence
<b>MAMMALS</b> (Nomenclature from Bradley et al. 2014; American Society of Mammalogists 2020; CDFW 2020d)				
<b>GEOMYIDAE</b>	<b>POCKET GOPHERS</b>			
<i>Thomomys bottae</i>	Botta's pocket gopher	DIST		B

(I) = Introduced species

**HABITATS**

DSMC= Disturbed southern mixed chaparral

DIST = Disturbed land

**ABUNDANCE** (birds only; based on Garrett and Dunn 1981)

C = Common to abundant; almost always encountered in proper habitat, usually in moderate to large numbers

**SEASONALITY** (birds only)

M = Migrant; uses site for brief periods of time, primarily during spring and fall months

W = Winter visitor; does not breed locally

Y = Year-round resident; probable breeder on-site or in vicinity

**EVIDENCE OF OCCURRENCE**

B = Burrow

O = Observed



## **ATTACHMENT 3**

Sensitive Plant Species Observed or with the  
Potential for Occurrence

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
BRYOPHYTES							
SPHAEROCARPACEAE							
<i>Geothallus tuberosus</i> Campbell's liverwort	—/—	1B.1	—	Ephemeral liverwort; mesic coastal sage scrub, vernal pools; elevation below 2,000 feet. California endemic. Known from San Diego and Riverside counties. Recently reported from Camp Pendleton, likely extirpated elsewhere in urbanized San Diego County.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
PINACEAE                      PINE FAMILY							
<i>Pinus torreyana</i> ssp. <i>torreyana</i> Torrey pine (native pop.)	—/—	1B.2	MSCP	Evergreen tree; closed-cone coniferous forest, chaparral; sandstone; elevation 250–525 feet. San Diego County endemic. There are approximately 7,000 native trees, most in Torrey Pines State Reserve, others on private property. This species is widely planted as an ornamental in the region.	Yes	Observed	Several individuals exist within ornamental habitat along the eastern edge of the project area. Planted stands/individuals are typically not considered sensitive.



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
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 February–June; elevation less than 1,000 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. There is only one record of this species within 2 miles of the project area dating to 1894 (CDFW 2020d and e).
<i>Suaeda esteroa</i> estuary seablite	—/—	1B.2	—	Perennial herb; coastal salt marshes and swamps; blooms May–January; elevation less than 20 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
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 April–October; elevation less than 1,400 feet. Many occurrences extirpated in San Diego County.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable soils. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
<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	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area but only as one CNDDB record from 1979 (CDFW 2020d and e).
<i>Centromadia</i> [=Hemizonia] <i>parryi</i> ssp. <i>australis</i> southern tarplant	–/–	1B.1	–	Annual herb; margins of marshes and swamps, valley and foothill grasslands, vernal pools; blooms May–November; elevation less than 1,600 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i> Orcutt's pincushion	–/–	1B.1	–	Annual herb; coastal bluff scrub, sandy, coastal dunes; blooms January–August; elevation less than 350 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
<i>Corethrogyne</i> [= <i>Lessingia</i> ] <i>filaginifolia</i> var. <i>linifolia</i> Del Mar Mesa sand aster	—/—	1B.1	MSCP	Perennial herb; coastal bluff scrub, openings in southern maritime chaparral and coastal sage scrub; sandy soil; blooms May–September; elevation less than 500 feet. San Diego County endemic.	No	Not expected to occur	This perennial would have been observed if present and is not expected to occur within the project area due to lack of suitable maritime chaparral habitat and suitable soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Deinandra</i> [= <i>Hemizonia</i> ] <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	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).
<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	Not expected to occur	This perennial would have been observed if present. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' Scientific Name Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's goldfields	—/—	1B.1	—	Annual herb; coastal salt marsh, vernal pools, playas; blooms February–June; elevation less than 4,000 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Leptosyne</i> [= <i>Coreopsis</i> ] <i>maritima</i> sea-dahlia	—/—	2B.2	—	Perennial herb; coastal bluff scrub, coastal sage scrub; blooms March–May; elevation less than 500 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Senecio aphanactis</i> chaparral ragwort; rayless ragwort; groundsel	—/—	2B.2	—	Annual herb; chaparral, cismontane woodland, coastal sage scrub; blooms January–May; elevation less than 2,700 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
BRASSICACEAE                      MUSTARD FAMILY							
<i>Erysimum ammophilum</i> sand-loving wallflower [=coast wallflower]	—/—	1B.2	MSCP	Perennial herb; maritime chaparral, coastal dunes, coastal sage scrub; sandy openings; blooms February–June; elevation 0–200 feet. California endemic. Known from San Diego, Santa Barbara, San Mateo, Monterey, and Santa Cruz counties as well as Santa Rosa Island.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
CACTACEAE                      CACTUS FAMILY							
<i>Cylindropuntia californica</i> var. <i>californica</i> [=Opuntia <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	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and 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	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
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–May; elevation less than 1,000 feet. San Diego County endemic. Known from fewer than five occurrences in the Del Mar and La Jolla areas.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Dudleya variegata</i> variegated dudleya	–/–	1B.2	NE, MSCP	Perennial herb; openings in chaparral, coastal sage scrub, grasslands, vernal pools; blooms April–June; elevation less than 1,900 feet.	No	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).
ERICACEAE HEATH FAMILY							
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar manzanita	–/FE	1B.1	MSCP	Perennial evergreen shrub; southern maritime chaparral; sandy soil; blooms December–June; elevation less than 1,200 feet.	No	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' Scientific Name Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> summer holly	—/—	1B.2	—	Perennial evergreen shrub; chaparral; blooms April–June; elevation 100–2,600 feet.	No	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<b>EUPHORBIACEAE</b> <b>SPURGE FAMILY</b>							
<i>Euphorbia misera</i> cliff spurge	—/—	2B.2	—	Shrub; coastal sage scrub, maritime succulent scrub, coastal bluff scrub; blooms December–October; elevation less than 2,000 feet.	No	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<b>FABACEAE</b> <b>LEGUME FAMILY</b>							
<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	Not expected to occur	This species is not expected to occur within the project area due lack of suitable habitat and soils. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
FAGACEAE OAK FAMILY							
<i>Quercus dumosa</i> Nuttall's scrub oak	—/—	1B.1	—	Perennial evergreen shrub; closed-cone coniferous forest, coastal chaparral, coastal sage scrub; sandy and clay loam soils; blooms February–April; elevation less than 1,300 feet.	No	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has been recorded within 2 miles of the project area (CDFW 2020d and 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	Not expected to occur	This species is not expected to occur within the project area due lack of suitable soils. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).
MONTIACEAE MONTIA FAMILY							
<i>Cistanthe</i> [=Calandrinia] <i>maritima</i> seaside cistanthe	—/—	4.2	—	Annual herb; coastal bluff scrub, coastal sage scrub, valley and foothill grassland; blooms February–August; elevation less than 1,000 feet.	No	Not expected to occur	This species is not expected to occur within the project area due lack of suitable habitat. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
POLYGONACEAE BUCKWHEAT FAMILY							
<i>Chorizanthe orcuttiana</i> Orcutt's spineflower	CE/FE	1B.1	–	Annual herb; maritime chaparral, closed-cone coniferous forest, coastal sage scrub; sandy openings; blooms March–May; elevation less than 400 feet. San Diego County endemic. Known from fewer than 20 occurrences.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat. This species has been recorded within 2 miles of the project area (CDFW 2020d and e).
<i>Nemacaulis denudata</i> var. <i>denudata</i> coast woolly-heads	–/–	1B.2	–	Annual herb; coastal dunes; blooms April–September; elevation less than 330 feet.	No	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat. This species has been recorded within 2 miles y of the project area (CDFW 2020d and e).
RHAMNACEAE BUCKTHORN FAMILY							
<i>Ceanothus verrucosus</i> wart-stemmed ceanothus	–/–	2B.2	MSCP	Perennial evergreen shrub; chaparral; blooms December–April; elevation less than 1,300 feet.	Yes	Observed	This species was observed within the project area.

**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

Species' <i>Scientific Name</i> Common Name	Sensitivity Code & Status			Habitat/Preference/ Requirements/Blooming Period	Verified On-Site Yes/No (direct/indirect evidence)	Potential to Occur On-Site	Basis for Determination of Occurrence Potential
	State/ Federal Status	CNPS Rank	City of San Diego				
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	Not expected to occur	This species would have been apparent during biological surveys and is not expected to occur within the project area. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).
THEMIDACEAE BRODIAEA FAMILY							
<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	Not expected to occur	This species is not expected to occur within the project area due to lack of suitable habitat and soils. This species has not been recorded within 2 miles of the project area (CDFW 2020d and e).



**Attachment 3**  
**Sensitive Plant Species**  
**Observed or with the Potential for Occurrence**

**FEDERAL CANDIDATES AND LISTED PLANTS**

FE = Federally listed endangered  
 FT = Federally listed 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.  
 .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).

**CITY OF SAN DIEGO**

NE = Narrow endemic  
 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
<b>INVERTEBRATES</b> (Nomenclature from Eriksen and Belk 1999; San Diego Natural History Museum 2002)					
<b>DANAINAE</b>	<b>MILKWEED BUTTERFLIES</b>				
Monarch <i>Danaus plexippus</i>	FC	Wide variety of habitats, including urban areas. Host plant is milkweed ( <i>Asclepias sp.</i> )	No	Low	This species has a low potential to occur within the project area due to the lack of suitable roosting habitat. While a few small ornamental trees exist within the project area, this species is unlikely to use them as roosting areas as they are relatively small and provide little cover. This species is known to roost at Torrey Pines State Preserve approximately 2 miles south of the project area (CDFW 2020b and c).
<b>AMPHIBIANS</b> (Nomenclature from Crother et al. 2017)					
<b>PELOBATIDAE</b>	<b>SPADEFoot TOADS</b>				
Western spadefoot <i>Spea hammondi</i>	CSC	Vernal pools, floodplains, and alkali flats within areas of open vegetation.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat including a usable water source. This species has been recorded within 2 miles of the project area (CDFW 2020b and c).



**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
<b>IGUANIDAE                      IGUANID LIZARDS</b>					
Blainville's [=Coast] horned lizard <i>Phrynosoma blainvillii</i> [= <i>P. coronatum</i> <i>blainvillii</i> ]	CSC, MSCP, *	Chaparral, coastal sage scrub with fine, loose soil. Partially dependent on harvester ants for forage.	No	Low	This species has a low potential to occur within the project area due to a lack suitable habitat and soils. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species. In addition, no harvester ants were observed. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>SCINCIDAE                      SKINKS</b>					
Coronado skink <i>Plestiodon</i> [= <i>Eumeces</i> ] <i>skiltonianus</i> <i>interparietalis</i>	CSC	Grasslands, open woodlands and forest, broken chaparral. Rocky habitats near streams.	No	Low	This species has a low potential to occur within the project area due to a lack suitable habitat. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species within the project area. In addition, no harvester ants were observed within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).

**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
<b>TEIIDAE                      WHIPTAIL LIZARDS</b>					
Belding's orange-throated whiptail <i>Aspidoscelis hyperythra beldingi</i> [= <i>Cnemidophorus hyperythrus beldingi</i> ]	CSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No	Low	This species has a low potential to occur within the project area due to a lack suitable habitat. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species within the project area. In addition, no harvester ants were observed within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>ANNIELLIDAE                      LEGLESS LIZARDS</b>					
San Diegan [=Silvery] legless lizard <i>Anniella stebbensi</i> sp. [=pulchra pulchra]	CSC	Herbaceous layers with loose soil in coastal scrub, chaparral, and open riparian. Prefers dunes and sandy washes near moist soil.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>COLUBRIDAE                      COLUBRID SNAKES</b>					
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 to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).

**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 to occur	This species has a low potential to occur within the project area due to a lack suitable habitat. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>CROTALIDAE                      RATTLESNAKES</b>					
Red diamond rattlesnake <i>Crotalus ruber</i>	CSC	Desert scrub and riparian, coastal sage scrub, open chaparral, grassland, and agricultural fields.	No	Low	This species has a low potential to occur within the project area due to a lack suitable habitat. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).



**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
<b>BIRDS</b> (Nomenclature from Chesser et al. 2019 and CDFW 2020b and d)					
<b>ACCIPITRIDAE                      HAWKS, KITES, &amp; EAGLES</b>					
Cooper's hawk (nesting) <i>Accipiter cooperii</i>	WL, MSCP	Mature forest, open woodlands, wood edges, river groves. Parks and residential areas.	No	Low	This species has a low potential to occur within the project area due to the lack of suitable nesting habitat. While a few small ornamental trees exist within the project area, the lack of connectivity to native habitat and proximity to high-quality foraging areas, this species is unlikely to nest within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
Sharp-shinned hawk (nesting) <i>Accipiter striatus</i>	WL	Open deciduous woodlands, forests, edges, parks, residential areas. Migrant and winter visitor.	No	Low	This species has a low potential to occur within the project area due to the lack of suitable nesting habitat. While a few small ornamental trees exist within the project area, the lack of connectivity to native habitat and proximity to high-quality foraging areas, this species is unlikely to nest within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).

**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
<b>RALLIDAE                      RAILS, GALLINULES, &amp; COOTS</b>					
Light-footed Ridgway's [=clapper] rail <i>Rallus obsoletus</i> [=longirostris] <i>levipes</i>	FE, CE, CFP, MSCP	Salt marshes supporting <i>Spartina foliosa</i> . Localized resident.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>LARIDAE                      GULLS, TERNS, &amp; SKIMMERS</b>					
California least tern (nesting colony) <i>Sternula</i> [=Sterna] <i>antillarum browni</i>	FE, CE, CFP, MSCP	Bays, estuaries, lagoons, shoreline. Resident. Localized breeding.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>POLIOPTILIDAE              GNATCATCHERS</b>					
Coastal California gnatcatcher <i>Poliophtila californica californica</i>	FT, CSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>PASSERELLIDAE              NEW WORLD PASSERINES</b>					
Belding's savannah sparrow <i>Passerculus sandwichensis beldingi</i>	CE, MSCP	Salt marshes, lagoons dominated by <i>Salicornia</i> . Resident.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).

**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
<b>MAMMALS (Nomenclature from Bradley 2014)</b>					
<b>HETEROMYIDAE      POCKET MICE &amp; KANGAROO RATS</b>					
Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	CSC	San Diego County west of mountains in sparse, disturbed coastal sage scrub or grasslands with sandy soils.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
Pacific pocket mouse <i>Perognathus longimembris pacificus</i>	FE, CSC	Open coastal sage scrub; fine, alluvial sands near ocean.	No	Not expected to occur	This species is not expected to occur within the project area due to a lack of suitable habitat. This species has been known to occur within the vicinity project area (CDFW 2020b and c).
<b>MURIDAE      OLD WORLD MICE &amp; RATS</b>					
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	CSC	Coastal sage scrub and chaparral.	No	Low	No woodrat middens were observed within the project area. This species has a low potential to occur within the project area due to a lack suitable habitat. While chaparral exists within the project area, the size, composition, and lack of connectivity to larger areas of suitable habitat create unfavorable conditions for this species within the project area. This species has been known to occur within the vicinity project area (CDFW 2020b and c).



**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
<p><b>STATUS CODES</b></p> <p><u>Listed/Proposed</u></p> <p>CE = Listed as endangered by the state of California</p> <p>FE = Listed as endangered by the federal government</p> <p>FT = Listed as threatened by the state of California</p> <p><u>Other</u></p> <p>CFP = California fully protected species</p> <p>CSC = California Department of Fish and Wildlife species of special concern</p> <p>FC = Federal candidate for listing (taxa for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threat(s) to support proposals to list as endangered or threatened; development and publication of proposed rules for these taxa are anticipated)</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"> <li>• Taxa considered endangered or rare under Section 15380(d) of CEQA guidelines</li> <li>• Taxa that are biologically rare, very restricted in distribution, or declining throughout their range</li> <li>• 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</li> <li>• 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)</li> </ul>					