



An Employee-Owned Company

July 1, 2020

Ms. Tiffany Finstad
Director of Project Management
Pardee Homes
13400 Sabre Springs Parkway, Suite 200
San Diego, CA 92128

Reference: Del Mar Highlands Estates Amendment (Project Number 655778) – Supplemental Biology Analysis (RECON Number 2968-1)

Dear Ms. Finstad:

This biology letter report provides an analysis of biological resources that would be affected by the addition of the following project features to the Del Mar Highlands Estates Amendment: a concrete brow ditch with riprap dissipater in the northeast corner of the project site; and changes to water and fire services within “Lot U” along the north end of the project site. The Del Mar Highlands Estates project site is located to the east of Interstate 5 and south of San Dieguito Road just east of Old El Camino Real (Figures 1 and 2).

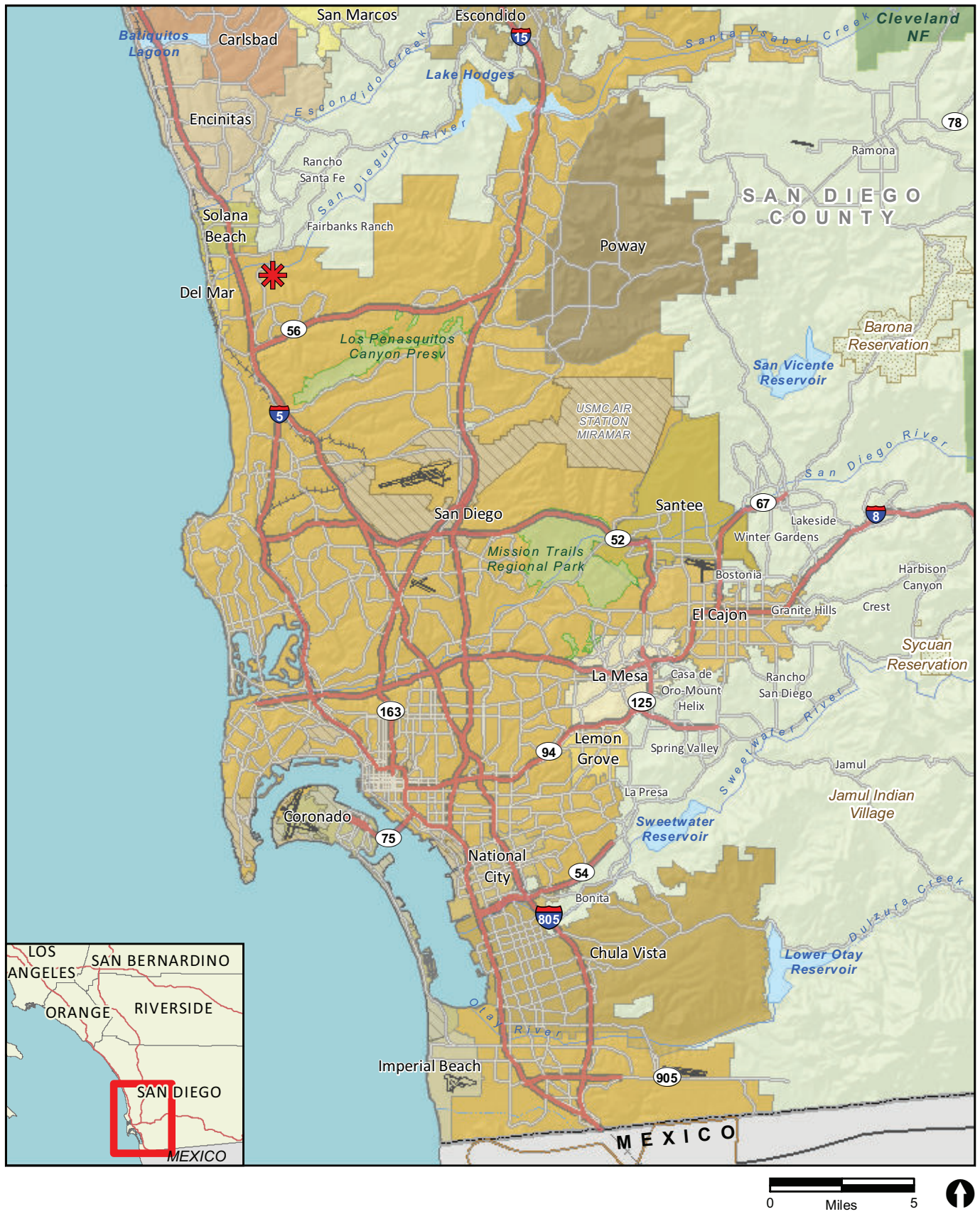
The survey area for the two added features covered in this report is located in the north and northeastern portions of the overall Del Mar Highlands Estates project site. The project site consists of an existing developed area and a graded pad that is maintained to reduce the potential fire hazard until that portion of the development is constructed (Figure 3). Adjacent to the project site is Lot “U”, an open space lot that was dedicated as part of the previous project approval. The survey area is partially in Lot “U”, but not within the Multiple Habitat Planning Area (MHPA). The southeastern portion of Lot “U” occurs within the MHPA.

1.0 Survey Methods

A site visit was conducted on June 24, 2020, to document the existing condition of the biological resources in the survey area. The survey was conducted on foot between 1:00 p.m. and 3:00 p.m. under overcast skies with light winds (0-5 miles per hour) and temperatures in the low 70 degrees Fahrenheit. Vegetation communities, plant species, and wildlife species observed during the site visit were documented within the survey area.

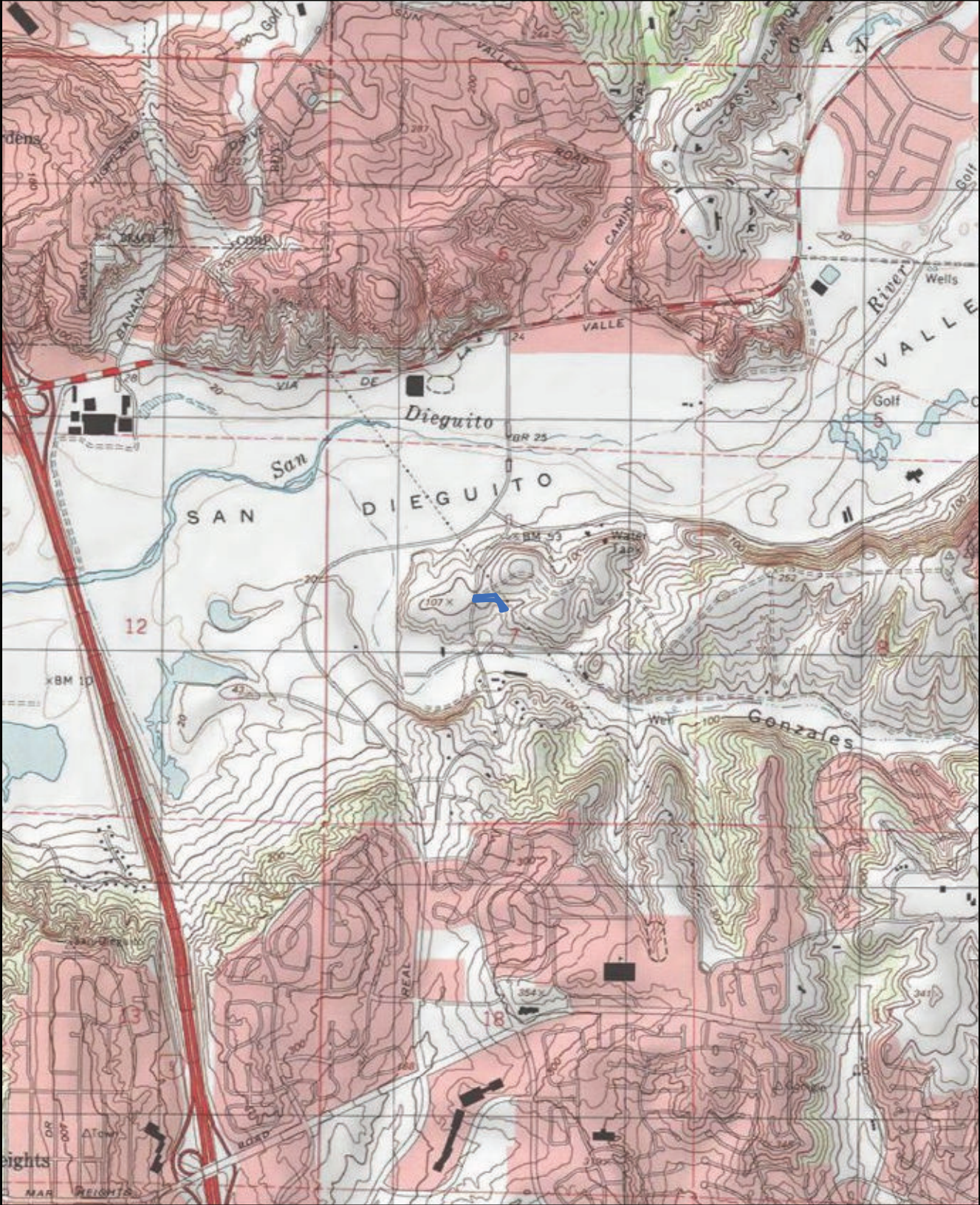
2.0 Survey Results

The vegetation communities that occur within the 0.66-acre survey area were mapped using recent aerial photography and geographical information system (GIS) software (Figure 4). Plant and wildlife species observed are listed and discussed below.



✱ Project Location

FIGURE 1
Regional Location




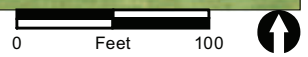
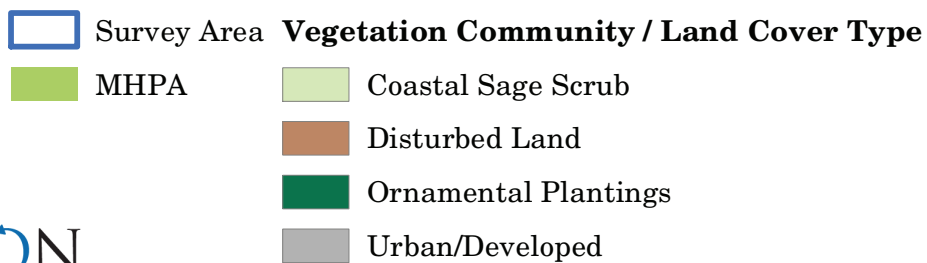
 Survey Area

FIGURE 2
Survey Area Location on USGS Map



FIGURE 3

Survey Area Location on Aerial Photograph



2.1 Vegetation Communities and Land Cover Types

Two vegetation communities (coastal sage scrub and disturbed land) and two land cover types (ornamental plantings and urban/developed land) occur in the survey area (Table 1).

Table 1 Vegetation Communities/Land Cover Types within the Survey Area		
Upland Habitat Type	City of San Diego Tier	Acres
Coastal Sage Scrub	II	0.28
Disturbed Land	IV	0.23
Ornamental Plantings	IV	0.07
Urban/Developed Land	IV	0.08
TOTAL		0.66

Coastal Sage Scrub (Tier II). This vegetation community on the site is dominated by California sagebrush (*Artemisia californica*). Co-dominant species observed included California buckwheat (*Eriogonum fasciculatum*), black sage (*Salvia mellifera*), toyon (*Heteromeles arbutifolia*), and laurel sumac (*Malosma laurina*). It occurs in the northeastern portion of the survey area outside of the graded pad.

Disturbed Land (Tier IV). Disturbed land occurs on the area of the project site that was previously graded. The vegetation on this graded area is maintained periodically to reduce the fire hazard until the project is built. Although recently mowed, plant species remains could be identified and included star thistle (*Centaurea melitensis*), crown daisy (*Glebionis coronaria*), prickly lettuce (*Lactuca serriola*), common sow thistle (*Sonchus oleraceus*), and rattail six weeks grass (*Festuca myuros*). A portion of the survey area occurs within the disturbed land of the graded pad.

Ornamental Plantings (Tier IV). A small slope in the northwest portion of the survey area that is outside of the graded pad is vegetated with ornamental species. These non-native ornamental plants are part of the landscaped area of the existing developed portion of the project site and includes rosemary (*Rosmarinus officinalis*), lantana (*Lantana montevidensis*), blue plumbago (*Plumbago auriculata*), and pine (*Pinus* sp.).

Urban/Developed Land (Tier IV). The western part of the survey area is within the existing developed area of the project site. It occurs to the south of the ornamental plantings and consists of an existing recreation area that is part of the apartment complex.

2.2 Plants Species Observed

A total of 28 plant species were observed in the survey area (Attachment 1). Of this total, 15 species are native and 13 species are non-native plants.

2.3 Wildlife Species Observed

A total of 12 wildlife species were observed in the survey area (Attachment 2). This total is comprised of one reptile species and eleven bird species.

3.0 Sensitive Biological Resources

One sensitive plant community, coastal sage scrub, occurs in the survey area. No sensitive plant species were observed in the survey area and none are expected to occur due to the dense structure of the existing habitat that precludes an understory growth (Attachment 3). In addition, sensitive shrub species would have been observed if present as the survey area is relatively small.

No sensitive wildlife species were observed in the survey area. The high-quality coastal sage scrub habitat both within and adjacent to the survey area has the potential to support sensitive wildlife species. These potential sensitive wildlife species are listed in Attachment 4. The coastal California gnatcatcher (*Poliophtila californica californica*) has a high potential to occur in the coastal sage scrub habitat. Belding's orange-throated whiptail (*Aspidoscelis hyperythra*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), and Bell's sage sparrow (*Artemisiospiza belli belli*) have a moderate potential to occur in the coastal sage scrub habitat.

3.1 Area Specific Management Directives

Measures to protect the MHPA are outlined in the Multiple Species Conservation Program (MSCP) and include general and specific guidelines for development within and adjacent to the MHPA, and management and monitoring goals for specific areas, habitat, and species. These guidelines are intended to preclude impacts, particularly those related to urban edge effects which include (but are not limited to) trampling, dumping, vehicular traffic, competition with invasive species (i.e., parasitism or predation from invasive animal species and habitat degradation from introduction of non-native plant species), predation by domestic animals, noise, collecting, recreational activities, and other human intrusion (City of San Diego 1997). Appendix A of the MSCP (City of San Diego 1997) also outlines species-specific conditions of coverage for all covered species. These conditions of coverage are outlined below.

Coastal California Gnatcatcher. For coastal California gnatcatchers, the Area Specific Management Directives (ASMDs) must include additional measures to reduce edge effects and minimize disturbance during the nesting period, fire protection measures to reduce the potential for habitat degradation due to unplanned fire, and management measures to maintain or improve habitat quality including vegetation structure. No clearing of occupied habitat within the City of San Diego's MHPAs may occur during this species' breeding season between March 1 and August 15.

- The entire construction footprint of the two added features are outside of the MHPA.

Belding's Orange-throated Whiptail. The area-specific management directives for Belding's orange-throated whiptail must address edge effects.

- The entire construction footprint of the two added features are located outside of the MHPA. These features would not be a source of significant edge effects.

Southern California Rufous-crowned Sparrow. For this species, the management directive includes maintenance of dynamic processes, such as a fire, to perpetuate some open phases of coastal sage scrub with herbaceous components.

- The project would not alter the current dynamic processes, such as fire, fuel management zones are provided between the development footprint and the MHPA which should assist in protecting the adjacent habitat from accidental fires spreading into the MHPA from the proposed project. The fuel management zones reduce the fuel load through the management of vegetation, for example, Zone 1 contains little to no flammable vegetation while Zone 2 is planted at a lower density to reduce flammable vegetation and slow the spread of an accidental fire.

3.2 MHPA Land Use Adjacency Guidelines

The project has the potential for indirect impacts to the adjacent MHPA located in the southeastern portion of the project site. As stated in the MSCP Section 1.4.3 (City of San Diego 1997), land uses adjacent to the MHPA are to be managed to ensure minimal impacts to the MHPA. The MSCP establishes adjacency guidelines to be addressed on a project-by-project basis to minimize direct and indirect impacts and maintain the function of the MHPA. The guidelines listed in Section 1.4.3 of the MSCP (City of San Diego 1997) are

outlined below with corresponding project action. Implementation of the MHPA Land Use Adjacency Guidelines will become conditions of project approval.

Drainage. All new and proposed parking lots and developed areas in and adjacent to the MHPA shall be designed so they do 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.

- The project proposes to construct a 3-foot-wide and 1-foot-deep concrete brow ditch that would be located within the open space lot, but outside of the existing MHPA and would not drain directly into it. Energy dissipation in the form of riprap would be provided at the terminus of the concrete ditch.

Toxins. Land uses, such as recreation and agriculture, that use chemicals or generate by-products such as manure, that are potentially toxic or impactful 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.

- The project would incorporate measures to reduce impacts caused by the application and/or drainage of chemicals or project generated by-products such as pesticides, herbicides, animal waste, and other substances that are potentially toxic or impactful to native habitats/flora/fauna (including water) into the MHPA. All construction-related activity that may have potential for leakage or intrusion shall be monitored by the Qualified Biologist/Owner's Representative or Resident Engineer to ensure there is no impact to the MHPA. The project has been designed to limit post-development storm water runoff discharge rates and velocities to maintain or reduce pre-development erosion and to reduce nutrients, organic compounds, oxygen demanding substances, oil and grease, bacteria and viruses, and pesticides by applying best management practices (BMPs).

Construction BMPs, such as monitoring, flagging, staking, or silt/bio fencing around sensitive areas would be used to ensure toxins from construction and project implementation would not impact the MHPA.

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.

- No additional lighting would be added from the construction of the two added features. Lighting for the development project would be shielded and/or directed away from the MHPA. Understanding that some species rely on darkness for shelter, feeding patterns, migrating, etc., the areas adjacent to any MHPA would be especially sensitive to light exposure in order to retain native characteristics. Placement and use of lighting associated with the project would be designed to be shielded and directed downward to minimize light pollution of adjacent MHPA lands and accommodate the habits of nocturnal species that prefer to move and forage in darkness.

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.

- Due to the site's location adjacent to the MHPA where the Qualified Biologist has identified potential nesting habitat for listed avian species, construction noise that exceeds the maximum levels allowed shall be avoided during the breeding seasons for coastal California gnatcatcher (March 1 to August 15). If construction is proposed during the above breeding season for the species, U.S. Fish and Wildlife Service (USFWS) protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring.
- When applicable (i.e., habitat is occupied or if presence of the covered species is assumed), adequate noise reduction measures (including but not limited to establishment of a buffer, waiting till fledging are independent of the nest, construction or a noise wall, etc.) shall be incorporated.

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.

For existing project and approved projects, the brush management zones, standards and locations, and clearing techniques will not change from those required under existing regulations.

- Required brush management zones shall conform to the City of San Diego standards and locations.

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

- Only native plants shall be installed in areas adjacent to the MHPA.

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

- The proposed two added features would not encroach into the MHPA.

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

- The development portion of the project would include retaining walls that would be a barrier between residential use areas from adjacent MHPA open space areas and to prevent any public

access into the MHPA. Signs should be posted along the retaining walls to inform residents of the restricted adjacent MHPA open space preserve areas.

4.0 Project Impacts


The two project features analyzed in this report consist of improvements to the fire and water services in the western portion of the survey area and the construction of a 3-foot-wide-by-1-foot-deep concrete brow ditch with a riprap energy dissipater at its terminus (Figure 5). Impacts to biological resources from these added features are presented in Table 2.

Table 2 Impacts to Vegetation Communities and Land Cover Types Within the Survey Area (acres)			
Vegetation Communities/ Land Cover Types	Existing	Permanent Impact	Total Impacts
Coastal Sage Scrub (Tier II)	0.28	0.04	0.04
Disturbed Land (Tier IV)	0.23	0.03	0.03
Ornamental Plantings (Tier IV)	0.07	0.01	0.01
Urban/Developed Land (Tier IV)	0.08	0.04	0.04
TOTAL	0.66	0.12	0.12

Direct impacts to coastal sage scrub, a sensitive habitat type, from the construction of the eastern portion of the concrete brow ditch total 0.04 acre. This acreage is below the significance threshold of 0.1 acre of total upland impacts to Tiers I – IIIA and is, therefore, not considered significant. Impacts to disturbed land, ornamental plantings, and urban/developed land, all ranked as Tier IV, are not considered significant.

No direct impacts to sensitive plant or wildlife species are anticipated. There is the potential for indirect impacts to sensitive wildlife species. As the project site is adjacent to the MHPA, the construction of the concrete brow ditch has the potential to inadvertently indirectly impact sensitive native habitats that may be occupied by sensitive bird species. Indirect impacts are anticipated to occur to sensitive nesting birds (i.e., coastal California gnatcatcher, southern California rufous-crowned sparrow, Bell's sage sparrow), if present, due to grading, drainage, use of toxins, increase access of the area by humans and their pets, excessive noise and lighting generated by project construction, and implementation. Potential indirect impacts to these three sensitive bird species, if present, could occur from construction and implementation of the project adjacent to the MHPA. Any indirect impacts to these three sensitive bird species within the MHPA can be avoided by compliance with the MHPA Land Use Adjacency Guidelines covered in Section 7.5 above. Therefore, no significant indirect impacts are anticipated to occur.



 Survey Area


 MHPA


Limit of Work

 Concrete Drainage Ditch


 Fire and Water Service Lines

Vegetation Community / Land Cover Type

 Coastal Sage Scrub

 Disturbed Land

 Ornamental Plantings

 Urban/Developed

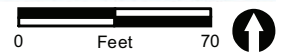


FIGURE 5

Impacts to Biological Resources

5.0 Mitigation

Mitigation for general impacts to biological resources would be incorporated via standard measures including general mitigation measures, biological protections during construction (includes monitoring, preconstruction meetings, and development of a Biological Condition Monitoring Exhibit, etc.) as described below.

Mitigation During Construction – The following City standard mitigation measures would be included in the environmental document:

Biological Resource Protection During Construction

I. Prior to Construction

- A. **Biologist Verification** – The owner/permittee shall provide a letter to the City's Mitigation Monitoring Coordination (MMC) section stating that a Project Biologist (Qualified Biologist) as defined in the City's Biological Guidelines (2018), has been retained to implement the project's biological monitoring program. The letter shall include the names and contact information of all persons involved in the biological monitoring of the project.
- B. **Preconstruction Meeting** – The Qualified Biologist shall attend the preconstruction meeting, discuss the project's biological monitoring program, and arrange to perform any follow up mitigation measures and reporting including site-specific monitoring, restoration or revegetation, and additional fauna/flora surveys/salvage.
- C. **Biological Documents** – The Qualified Biologist shall submit all required documentation to MMC verifying that any special mitigation reports including but not limited to, maps, plans, surveys, survey timelines, or buffers are completed or scheduled per the City's Biology Guidelines, MSCP, ESL Ordinance, project permit conditions; CEQA; endangered species acts (ESAs); and/or other local, state or federal requirements.
- D. **Biological Construction Mitigation/Monitoring Exhibit (BCME)** – The Qualified Biologist shall present a BCME, which includes the biological documents in "C" above. In addition, include: restoration/revegetation plans, plant salvage/relocation requirements (e.g., coastal cactus wren plant salvage, burrowing owl exclusions, etc.), avian or other wildlife surveys/survey schedules (including U.S. Fish and Wildlife Service protocol), timing of surveys, wetland buffers, other impact avoidance areas, and any subsequent requirements determined by the Qualified Biologist and the City Assistant Deputy Director (ADD)/MMC. The BCME shall include a site plan, written and graphic depiction of the project's biological mitigation/monitoring program, and a schedule. The BCME shall be approved by MMC and referenced in the construction documents.
- E. **Avian Protection Requirements** – To avoid any direct impacts to coastal California gnatcatcher, southern rufous-crowned sparrow, Bell's sage sparrow, and any species identified as listed, candidate, sensitive, or special status in the MSCP, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the breeding season for these species (February 1 to September 15). If removal of habitat in the proposed area of disturbance must occur during the breeding season, the Qualified Biologist shall conduct a preconstruction survey to determine the presence or absence of nesting for these three sensitive bird species on the proposed area of disturbance. The preconstruction survey shall be conducted within 10 calendar days prior to the start of construction activities (including removal of vegetation). The applicant shall submit the results of the preconstruction survey to the City's Development Services Department for review and approval prior to initiating any construction activities. If nesting coastal California gnatcatchers, southern rufous-crowned sparrow, Bell's sage sparrow sensitive, or MSCP-covered birds are

detected, a letter report or mitigation plan in conformance with the City's Biology Guidelines and applicable state and federal law (i.e., appropriate follow up surveys, monitoring schedules, construction and noise barriers/buffers, etc.) shall be prepared and include proposed measures to be implemented to ensure that take of birds or eggs or disturbance of breeding activities is avoided. The report or mitigation plan shall be submitted to the City for review and approval and implemented to the satisfaction of the City. The City's MMC Section or Resident Engineer, and Biologist shall verify and approve that all measures identified in the report or mitigation plan are in place prior to and/or during construction.

- F. **Resource Delineation** – Prior to construction activities, the Qualified Biologist shall supervise the placement of orange construction fencing or equivalent along the limits of disturbance adjacent to sensitive biological habitats and verify compliance with any other project conditions as shown on the BCME. This phase shall include flagging plant specimens and delimiting buffers to protect sensitive biological resources (e.g., habitats/flora and fauna species, including nesting Cooper's hawk, rufous-crowned sparrow, and coastal California gnatcatcher) during construction. Appropriate steps/care should be taken to minimize attraction of nest predators to the site.
- G. **Education** – Prior to commencement of construction activities, the Qualified Biologist shall meet with the owner/permittee or designee and the construction crew and conduct an on-site educational session regarding the need to avoid impacts outside of the approved construction area and to protect sensitive flora and fauna (e.g., explain the avian and wetland buffers, flag system for removal of invasive species or retention of sensitive plants, and clarify acceptable access routes/methods and staging areas, etc.).

II. During Construction

- A. **Monitoring** – All construction (including access/staging areas) shall be restricted to areas previously identified, proposed for development/staging, or previously disturbed as shown on "Exhibit A" and/or the BCME. The Qualified Biologist shall monitor construction activities as needed to ensure that construction activities do not encroach into biologically sensitive areas, or cause other similar damage, and that the work plan has been amended to accommodate any sensitive species located during the preconstruction surveys. In addition, the Qualified Biologist shall document field activity via the Consultant Site Visit Record (CSV). The CSV shall be e-mailed to the MMC on the first day of monitoring, the first week of each month, the last day of monitoring, and immediately in the case of any undocumented condition or discovery.
- B. **Subsequent Resource Identification** – The Qualified Biologist shall note/act to prevent any new disturbances to habitat, flora, and/or fauna on-site (e.g., flag plant specimens for avoidance during access, etc.). If active nests for southern rufous-crowned sparrow, Bell's age sparrow, coastal California gnatcatcher, or other previously unknown sensitive resources are detected, all project activities that directly impact the resource shall be delayed until species specific local, state or federal regulations have been determined and applied by the Qualified Biologist.

III. Post Construction Measures

- A. In the event that impacts exceed previously allowed amounts, additional impacts shall be mitigated in accordance with City Biology Guidelines, ESL and MSCP, CEQA, and other applicable local, state and federal law. The Qualified Biologist shall submit a final BCME/report to the satisfaction of the City ADD/MMC within 30 days of construction completion.

Ms. Tiffany Finstad
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If you have any questions, please contact me at gscheid@reconenvironmental.com, (619) 308-9333 ext. 171.

Sincerely,



Gerry Scheid
Senior Biologist

GAS:sh

Attachments

6.0 References Cited

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ATTACHMENTS

ATTACHMENT 1

Plant Species Observed

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
GYMNOSPERMS			
PINACEAE	PINE FAMILY		
<i>Pinus</i> sp.	pine	OP	I
ANGIOSPERMS: MONOCOTS			
POACEAE (GRAMINEAE)	GRASS FAMILY		
<i>Cortaderia selloana</i>	pampas grass	CSS	I
<i>Festuca</i> [= <i>Vulpia</i>] <i>myuros</i>	rattail sixweeks grass	DL	I
ADOXACEAE	ADOXA FAMILY		
<i>Sambucus nigra</i> ssp. <i>caerulea</i> [= <i>Sambucus mexicana</i>]	blue elderberry	CSS	N
ANACARDIACEAE	SUMAC OR CASHEW FAMILY		
<i>Malosma laurina</i>	laurel sumac	CSS	N
<i>Schinus molle</i>	Peruvian pepper tree	CSS	I
ASTERACEAE	SUNFLOWER FAMILY		
<i>Artemisia californica</i>	California sagebrush	CSS	N
<i>Baccharis pilularis</i>	chaparral broom, coyote brush	CSS	N
<i>Centaurea melitensis</i>	toçalote, Maltese star-thistle	DL	I
<i>Deinandra</i> [= <i>Hemizonia</i>] <i>fasciculata</i>	fascicled tarweed	DL	N
<i>Encelia californica</i>	California encelia	CSS	N
<i>Glebionis coronaria</i> [= <i>Chrysanthemum coronarium</i>]	garland, crown daisy	DL	I
<i>Helminthotheca</i> [= <i>Picris</i>] <i>echioides</i>	bristly ox-tongue	DL	I
<i>Isocoma menziesii</i>	coastal goldenbush	DL	N
<i>Lactuca serriola</i>	prickly lettuce	DL	I
<i>Sonchus oleraceus</i>	common sow thistle	DL	I
CLEOMACEAE	SPIDERFLOWER FAMILY		
<i>Peritoma</i> [= <i>Isomeris</i>] <i>arborea</i>	bladderpod	CSS	N
FABACEAE (LEGUMINOSAE)	LEGUME FAMILY		
<i>Acmispon glaber</i> var. <i>glaber</i> [= <i>Lotus scoparius</i> var. <i>scoparius</i>]	coastal deerweed	DL	N
LAMIACEAE	MINT FAMILY		
<i>Salvia apiana</i>	white sage	CSS	N
<i>Salvia mellifera</i>	black sage	CSS	N
<i>Rosmarinus officinalis</i>	Rosemary	OP	I

Attachment 1 Plant Species Observed			
Scientific Name	Common Name	Habitat	Origin
MYRSINACEAE	MYRSINE FAMILY		
<i>Lysimachia [=Anagallis] arvensis</i>	scarlet pimpernel	DL	I
PHRYMACEAE [=SCROPHULARIACEAE]	HOPSEED FAMILY		
<i>Diplacus [=Mimulus] aurantiacus</i>	bush monkey-flower	CSS	N
PLUMBAGINACEAE	LEADWORT FAMILY		
<i>Plumbago auriculata</i>	Blue plumbago	OP	I
POLYGONACEAE	BUCKWHEAT FAMILY		
<i>Eriogonum fasciculatum</i>	California buckwheat	CSS	N
ROSACEAE	ROSE FAMILY		
<i>Adenostoma fasciculatum</i>	chamise, greasewood	CSS	N
<i>Heteromeles arbutifolia</i>	toyon, Christmas berry	CSS, OP	N
VERBENACEAE	VERVAIN FAMILY		
<i>Lantana montevidensis</i>	trailing lantana	OP	I
HABITATS	ORIGIN		
CSS = Coastal sage scrub	N = Native to locality		
DL = Disturbed Land	I = Introduced species from outside locality		
OP = Ornamental Planting			

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
REPTILES (Nomenclature from Crother 2017)				
PHRYNOSOMATIDAE	SPINY LIZARDS			
<i>Uta stansburiana</i>	common side-blotched lizard	CSS		O
BIRDS (Nomenclature from Chesser et al. 2019 and Unitt 2004)				
COLUMBIDAE	PIGEONS & DOVES			
<i>Zenaida macroura marginella</i>	mourning dove	CSS	C / Y	O
TROCHILIDAE	HUMMINGBIRDS			
<i>Calypte anna</i>	Anna's hummingbird	CSS	C / Y	O
TYRANNIDAE	TYRANT FLYCATCHERS			
<i>Sayornis nigricans semiatra</i>	black phoebe	CSS	C / Y	O
CORVIDAE	CROWS, JAYS, & MAGPIES			
<i>Corvus brachyrhynchos hesperis</i>	American crow	CSS	C / Y	O
HIRUNDINIDAE	SWALLOWS			
<i>Riparia riparia</i>	bank swallow	CSS	F / M	O
AEGITHALIDAE	BUSHTIT			
<i>Psaltiriparus minimus melanurus</i>	bushtit	CSS	C / Y	O
SYLVIIDAE	BABBLERS			
<i>Chamaea fasciata henshawi</i>	wrentit	CSS	C / Y	O
MIMIDAE	MOCKINGBIRDS & THRASHERS			
<i>Mimus polyglottos polyglottos</i>	northern mockingbird	CSS	C / Y	O
PASSERELLIDAE	NEW WORLD PASSERINES			
<i>Melospiza melodia</i>	song sparrow	CSS	C / Y	O
<i>Pipilo maculatus</i>	spotted towhee	CSS	C / Y	O
FRINGILLIDAE	FINCHES			
<i>Haemorhous [=Carpodacus] mexicanus frontalis</i>	house finch	CSS	C / Y	O

Attachment 2
Wildlife Species Observed

(I) = Introduced species

HABITATS

CSS = Coastal sage scrub, inland sage scrub

EVIDENCE OF OCCURRENCE

O = Observed

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

F = Fairly common; usually encountered in proper habitat, generally not in large numbers

SEASONALITY (birds only)

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

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

ATTACHMENT 3

Sensitive Plant Species Occurring or
with the Potential to Occur

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

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
LYCOPODS						
SELAGINELLACEAE SPIKE-MOSS FAMILY						
<i>Selaginella cinerascens</i> ashy spike-moss	—/—	4.1	—	Perennial rhizomatous herb; chaparral, coastal scrub; elevation 65–2,100 feet.	No	Low. Species would have been observed if present.
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	Low. Site does not have suitable sandy soils, brush too dense for annual species to occur.
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	Low. Site lacks suitable vernal pool or mesic habitat required for the species.
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	Low. Brush too dense to support this species.

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

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>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	Low. Site lacks sandstone substrate. Species would have been observed if present.
<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	Low. Species would have been observed if present.
<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	Low. Site lacks clay soils and brush too dense to support this species.
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	Low. Species would have been observed if present.
CRASSULACEAE STONECROP FAMILY						
<i>Dudleya brevifolia</i> [=D. <i>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	Low. Site lacks sandstone substrate and brush too dense to support this species.
<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	Low. Brush too dense to support this species.

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

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
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–April; elevation less than 1,200 feet.	No	Low. Species would have been observed if present.
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.	Low. Site lacks suitable habitat (i.e., dunes, sandy soils, mesic conditions) to support this species.
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	Low. Site lacks clay soils and brush too dense to support this species.
<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	Low. Site lacks vernal pool habitat.
<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	Low. Site lacks vernal pool habitat.

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

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
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	Low. Site lacks vernal pool habitat and mesic areas.
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	Low. Species would have been observed if present.
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	Low. Site lacks vernal pool habitat.
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	Low. Site lacks clay soils and brush too dense to support this species.

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.
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
REPTILES (Nomenclature from Crother et al. 2017)					
TEIIDAE WHIPTAIL LIZARDS					
Orange-throated [=Belding's orange-throated] whiptail <i>Aspidoscelis hyperythra</i> [=Phrynosoma hyperythrus beldingi]	SSC, MSCP	Chaparral, coastal sage scrub with coarse sandy soils and scattered brush.	No	Moderate	High-quality coastal sage scrub habitat present.
BIRDS (Nomenclature from Chesser et al. 2019 and Unitt 2004)					
POLIOPTILIDAE GNATCATCHERS					
Coastal California gnatcatcher <i>Poliophtila californica californica</i>	FT, SSC, MSCP	Coastal sage scrub, maritime succulent scrub. Resident.	No	High	High-quality coastal sage scrub habitat present. Species occurrences documented in the vicinity of the project site.
PASSERELLIDAE NEW WORLD PASSERINES					
Southern California rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	WL, MSCP	Coastal sage scrub, chaparral, grassland. Resident.	No	Moderate	High-quality coastal sage scrub habitat present.
Bell's sage sparrow <i>Artemisiospiza</i> [=Amphispiza] <i>belli belli</i>	WL	Chaparral, coastal sage scrub. Localized resident.	No	Moderate	High-quality coastal sage scrub habitat present.
STATUS CODES <u>Listed/Proposed</u> FT = Listed as threatened by the federal government <u>Other</u> SSC = California Department of Fish and Wildlife species of special concern WL = California Department of Fish and Wildlife watch list species MSCP = City and County of San Diego Multiple Species Conservation Program covered species					