Michael Baker
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Technical Memorandum:
TERRESTRIAL BIOLOGICAL RESOURCES

Marea Village Mixed Use Development Project

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Technical Memorandum

TO:	City of Encinitas	**DATE:**	July 2021
FROM:	Michael Baker International Ryan Winkleman Senior Biologist Natural Resources and Regulatory Permitting	**SUBJECT:**	Biological Resources Assessment for the Marea Village Mixed Use Development Project

PURPOSE

The Encinitas Beach Land Venture, LLC (Applicant) is proposing the Marea Village Mixed Use Development Project (project) in the City of Encinitas (City). The project requires California Environmental Quality Act (CEQA) review and approval of a density bonus tentative map, design review permit, and coastal development permit by the City. The purpose of this technical memorandum is to evaluate potential impacts to biological resources resulting from the construction and operation of the project.

PROJECT LOCATION

The project is located at 1900 and 1950 North Coast Highway 101 in the City and the coastal portion of San Diego County (County). The proposed project is comprised of two sites; County of San Diego Assessor Parcel Numbers (APNs) 216-041-20 and 216-041-21 (Site 1), and 216-041-06 (Site 2) totaling approximately 3.8 acres.

The project site is located within the community of Leucadia, one of five designated communities in the City(refer to Figure 1, Regional Vicinity). The City is bordered to the south by Solana Beach and to the west by the Pacific Ocean. The City of Carlsbad borders Encinitas to the north at the Batiquitos Lagoon State Marine Conservation Area and then extends farther to the east and north, across Batiquitos Lagoon.

The project site is depicted in Section 33 of Township 12 south, Range 4 west, and Section 4 of Township 13 south, Range 4 west on the United States Geological Survey's (USGS) Encinitas, California 7.5-minute quadrangles (refer to Figure 2, Project Vicinity).

The existing Seabluffe residential community of 255-gated townhomes is located directly adjacent to the south and west. Moorgate Road and approximately 18 parking stalls run along the southern boundary of the site. The Pacific Ocean lies further west, approximately 0.14-mile from the site. The Alila Marea Beach Resort is located adjacent to the north of the project site (refer to Figure 3, Project Site). The intersection of La Costa Avenue and North Coast Highway 101 lies approximately 215 feet to the northeast. North Coast Highway 101, a four-lane divided highway with two lanes and a dedicated bike lane in both directions, forms the eastern boundary of the project site. The North County Transit District (NCTD) railroad runs north-south and parallels Highway 101 on the east, approximately 135 feet to the east of the project site at its nearest point.

Regional access to the project site is via Interstate 5 (I-5) to westbound La Costa Avenue, then to southbound North Coast Highway 101. Access to the project site is via North Coast Highway 101 which forms the eastern boundary of the property. Moorgate Road runs along the southern boundary of the site.

PROJECT DESCRIPTION

The proposed project would demolish the existing buildings on the property and construct 94 apartments, 30 hotel rooms, and 18,262 square feet of retail uses. The project would also include a subterranean parking garage, a walking paseo, pedestrian plaza, and an outdoor seating area.

Vehicular access to the site would be provided via a right turn in from the southbound lane of North Coast Highway 101 and a new left turn lane from the northbound North Coast Highway 101. Pedestrian access to the site would be provided at multiple points of ingress from the public right of way along the southbound side of North Coast Highway 101. It is anticipated there would also be pedestrian access to the site from the property to the north of the project which is connected to the Alila Marea Beach Resort.

Site 1 is designated as Visitor Serving Commercial (VSC) by the City of Encinitas General Plan (General Plan) and zoned as Commercial Residential Mixed 1 (N-CRM-1) with a Coastal Zone overlay. Site 2 is designated as General Commercial (GC) by the General Plan and zoned as Limited Visitor-Serving Commercial (N-LVSC) with a Coastal Zone and Residential-30 (R-30) Zone overlay. As part of the City of Encinitas Housing Element Update, Site 1 of the project site was allocated a minimum of 33 residential units if the site is developed at a mixed-use ratio.

Project construction would occur over approximately 15 months. Construction of the project would include the following phases: demolition, grading, building construction, paving, and architectural coating.

Methodology

Michael Baker conducted a literature review, database and record searches, and a field survey to characterize existing site conditions and assess the potential for special-status[1] plant and wildlife species to occur on or within the immediate vicinity of the project site that could pose a constraint to future development. Specifically, this report provides a detailed assessment of the suitability of the on-site habitat to support special-status plant and wildlife species that were identified by the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) RareFind 5 (CDFW 2020a), the CNDDB Biogeographic Information and Observation System (BIOS; CDFW 2020b), the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (Online Inventory; CNPS 2020), and other databases as potentially occurring in the vicinity of the project site. Additionally, the relationship of the project site to the San Diego County Multiple Habitat Conservation Program (MHCP), the Draft Encinitas Subarea Plan (SAP), the City of Encinitas Housing Element Update (HEU) Environmental Assessment, the Encinitas General Plan (GP), North Coast Highway 101 Specific Plan (Specific Plan), and the City's Tree Ordinance and Urban Forest Management Program (UFMP) are discussed in this report.

Michael Baker performed a thorough literature review and records search prior to conducting field surveys. A general habitat assessment or field survey was conducted in order to document existing site

[1] As used in this report, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank species by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

conditions and determine the potential for special-status plant and wildlife species to occur within the project site and areas generally within 100 feet (survey area).

Literature Review

Literature review and records search was conducted for special-status biological resources potentially occurring on or within the vicinity of the survey area. Previous special-status plant and wildlife species occurrence records within the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles were determined through a query of the CNDDB (CDFW 2020a), BIOS (CDFW 2020b), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC; USFWS 2020a), CNPS Online Inventory (CNPS 2020), and the Calflora Database (Calflora 2020). The current conservation status of species was verified through the Special Animals List provided by the CDFW (CDFW 2020c). In addition, Michael Baker reviewed all publicly available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the survey area to gain an understanding of existing site conditions, confirm previous species observations, and note the extent of any disturbances that have occurred within the survey area that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status species, as well as the following resources:

- *City of Encinitas General Plan* (City of Encinitas 1995);
- *City of Encinitas Urban Forest Management Program* (City of Encinitas 2017);
- *Draft Encinitas Subarea Plan* (City of Encinitas 2001);
- *Draft Environmental Assessment/Program Environmental Impact Report for* At Home in Encinitas*, the City of Encinitas Housing Element Update* (RECON 2016);
- Google Earth Pro Historical Aerial Imagery from 1994 to 2018 (Google, Inc. 2020);
- *North* [San Diego] *County Multiple Habitat Conservation Program* (San Diego Association of Governments 2003);
- Species accounts provided by *Birds of the World* (The Cornell Lab of Ornithology 2020);
- United States Department of Agriculture, Natural Resource Conservation Service's (USDA) *Custom Soil Resource Report for San Diego County Area, California,* (USDA 2020); and
- USFWS Critical Habitat Mapper and Environmental Conservation Online System (USFWS 2020b).

Habitat Assessment

Michael Baker biologists Jeremy Rosenthal and Ashley Spencer conducted a habitat assessment/field survey on September 18, 2020 to confirm existing site conditions within the survey area. There were no limitations to site access and Michael Baker extensively surveyed all natural areas, which have a higher potential to support special-status plant and wildlife species. Vegetation communities occurring within the project site were mapped on an aerial photograph and classified in accordance with the vegetation descriptions provided in *A Manual of California Vegetation* (MCV; Sawyer et al. 2009) and cross referenced with the *Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions* (Oberbauer 1996). In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features were noted. Michael Baker used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify

the acreage of each vegetation community. Refer to Table 1 below for a summary of the survey date, time, surveyors, and weather conditions.

Table 1: Survey Date, Time, Surveyors, and Weather Conditions

Date	Time (start / finish)	Surveyors	Weather Conditions	
			Temperature (°F) (start / finish)	Average Wind Speed (mph)
September 18, 2020	0745 / 1045	Jeremy Rosenthal Ashley Spencer	62 sunny / 82 sunny	1

All plant and wildlife species observed, as well as dominant plant species within each vegetation community, were recorded. Plant species observed during the habitat assessment were identified by visual characteristics and morphology in the field to the extent possible while unusual and less familiar plant species were photographed and identified later using taxonomic guides. Plant nomenclature used in this report follows the *Jepson Flora Project* (2018) and scientific names are provided immediately following common names of plant species (first reference only). Wildlife detections were made through aural and visual detection, as well as observation of sign including scat, trails, tracks, burrows, and nests. Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds. Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only). To the extent possible, nomenclature of birds follows the most recent annual supplement of the American Ornithological Union's *Checklist of North American Birds* (Chesser et al. 2019), nomenclature of amphibians and reptiles follows *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in Our Understanding* (Crother 2017), and nomenclature for mammals follows the *Revised Checklist of North American Mammals North of Mexico* (Bradley et al. 2014).

Existing Site Conditions

The project site is currently occupied by an operating restaurant, a small commercial center, and a vacant structure formerly operated as a restaurant, along with various supporting surface parking areas and a small area of previously undeveloped land.

The existing Seabluffe residential community of 255-gated townhomes is located directly adjacent to the south and west. Moorgate Road runs along the southern boundary of the site. The Pacific Ocean lies further west, approximately 0.14 mile from the site. The Alila Marea Beach Resort is located adjacent to the north of the project site. North Coast Highway 101, a four-lane divided highway with two lanes and a dedicated bike lane in both directions, forms the eastern boundary of the project site. The North County Transit District (NCTD) railroad runs north-south and parallels Highway 101 on the east, approximately 135 feet to the east of the project site at its nearest point.

The topography of the project site varies. Developed areas in the southern portion of the site are generally flat; however, approximately 14 percent of the overall site has a slope greater than 25 percent, with some on-site slopes exceeding 40 percent. The site is located at an elevation of approximately 55 to 95 feet above mean sea level. According to the USDA Custom Soil Resource Report for San Diego County Area, California, the project site is underlain by the following soil units: Marina loamy coarse sand, 2 to 9 percent slopes (MIC), and Marina loamy coarse sand, 9 to 30 percent slopes (MIE) (USDA 2020).

The southwestern portion of the site consists of heavily disturbed open space with ruderal vegetation. Ornamental trees have been planted along the access road into the site, as well as along the site's western edge at the border of the former restaurant and the adjacent neighborhood. Additional trees are growing in the median and along the eastern edge of North Coast Highway 101. The southwestern portion of the

site currently consists of an open bare field. Please refer to Attachment B for representative photographs of the survey area taken during the field surveys.

Project Survey Area

Vegetation Communities and Land Cover Types

No natural vegetation communities occur in the survey area, but there are several man-made land uses present. These areas on the survey area consist of disturbed areas, developed areas, and ornamental vegetation . Vegetation classification was based on MCV (Sawyer et al., 2009) and cross-checked with Oberbauer (1996). The vegetation communities and land uses present on-site are depicted on Figure 4, Vegetation Communities and Other Land Uses, and described in further detail below. Additionally, refer to Attachment C for a complete list of plant species observed within the survey area during the field surveys. Table 2 provides the acreages of each vegetation community/land use on-site, with each discussed in detail below.

Table 2. Vegetation Communities/Land Uses within the Project Survey Area

Vegetation Community/ Land Use	Survey Area Acreage	Construction Work Limit Acreage	Property Boundary Acreage
Disturbed	1.82	1.43	1.74
Developed	5.99	2.07	1.34
Ornamental	2.24	0.79	0.71
TOTAL ACREAGE*	**10.05**	**4.29**	**3.79**

* Total acreage may not be equal to the sum or to values stated elsewhere in the report due to rounding.

Disturbed

A total of 1.82 acres of disturbed areas are primarily located on the southwestern and eastern portions of the survey area. An additional isolated area of disturbed land is located on the northern portion of the site. Disturbed areas consist of unpaved areas dominated by non-native vegetation including brome grasses (*Bromus* sp.), short-podded mustard (*Hirschfeldia incana*), puncture vine (*Tribulus terrestris*), Jersey cudweed (*Pseudognaphalium luteoalbum*), and Russian thistle (*Salsola tragus*). Disturbed areas also include areas of bare ground and areas that are subject to moderate human disturbance (adjacent to transportation corridors, subject to vegetation management, etc.).

Developed

A total of 5.99 acres of developed areas are located on the northern and southeastern portions of the survey area. These are generally, but not exclusively, structures and associated asphalt-paved parking areas, and transportation corridors (paved driveways) within the project site. Minimal ornamental vegetation is present within this land cover type.

Ornamental

A total of 2.24 acres of ornamental areas are primarily located on the northern portion of the project site. Ornamental areas are those that are generally landscaped areas vegetated with non-native plant species. Ornamental areas provide minimal habitat for wildlife species. Of particular note, the trees growing throughout this community are also dominated by non-natives, including pines (*Pinus* sp.), eucalyptus (*Eucalyptus* sp.), and queen palms (*Syagrus romanzoffianum*) within the property boundary, with plantings along North Coast Highway 101 dominated by eucalyptus on its east side and pines and strawberry trees (*Arbutus unedo*) in the median.

Wildlife

Disturbed areas and ornamental plant communities provide marginal foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a general discussion of common wildlife species that were detected by Michael Baker during the field surveys or that are expected to occur based on existing site conditions. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions in which the field surveys were conducted. Refer to Attachment C for a complete list of wildlife species observed within the survey area during the field surveys.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the survey area during the field surveys.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable breeding habitat for amphibians were observed within the survey area during the field surveys.

Reptiles

Two (2) reptile species were observed in the survey area during the field surveys, Great Basin fence lizard (*Sceloporus occidentalis longipes*) and western side-blotched lizard (*Uta stansburiana elegans*). The survey area consists primarily of disturbed areas, ornamental vegetation, and developed areas and is expected to provide marginal habitat for a limited number of reptilian species that are acclimated to edge or urban environments such as southern alligator lizard (*Elgaria multicarinata*).

Birds

Seventeen (17) bird species were detected during the field surveys, some of which included American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), Cassin's kingbird (*Tyrannus vociferans*), northern mockingbird (*Mimus polyglottos*), black phoebe (*Sayornis nigra*), and mourning dove (*Zenaida macroura*).

Nesting birds are protected pursuant to the Federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC).[2] To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to any ground disturbance or vegetation removal activities to avoid direct or indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts (e.g., nest abandonment, loss of reproductive effort) to nesting birds, it is considered "take" and is potentially punishable by fines and/or imprisonment. The survey area provides nesting habitat for year-round and seasonal avian residents that could occur in the area. This includes species that nest in shrubs or trees (e.g., house finch, mourning dove) and species that nest on the open ground (e.g., killdeer (*Charadrius vociferus*)). No nests or birds displaying overt nesting behavior were observed.

[2] Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the CFGC or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA, as amended (16 U.S.C. § 703 *et seq.*).

Mammals

Mammals were not observed during the field survey, but scat from desert cottontail (*Sylvilagus audubonii*) and coyote were identified on the survey area. The survey area and surrounding habitat provides suitable habitat for a limited number of mammalian species adapted to living in edge or urban environments. Bats occur throughout most of southern California and bats spilling over from Batiquitos Lagoon may use the survey area as foraging habitat. Common bat species that may forage within the survey area include Mexican free-tailed bat (*Tadarida brasiliensis*) and big brown bat (*Eptesicus fuscus*). Michael Baker biologists examined the trees within the survey area that may be disturbed by project activities. Mr. Rosenthal in particular has experience assessing bat roosts and assisting with bat surveys, and no evidence was observed of bats roosting within the trees in the survey area. There are some trees that could potentially serve as roosting habitat, but no guano or sign of use was observed anywhere under or in the immediate vicinity of these areas, indicating there are currently no active roosts within the trees located in the survey area.

Migratory Corridors and Linkages

Habitat linkages provide links between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet inadequate for others. Wildlife corridors are key features for dispersal, seasonal migration, breeding, and foraging. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The survey area is located directly west of North Coast Highway 101, to the south of Batiquitos Lagoon within an area that is surrounded by residential and commercial development. The survey area consists of disturbed areas, ornamental vegetation, and intermixed with commercial land uses that have fragmented the connection between the survey area and surrounding naturally occurring vegetation communities and other natural habitats. The on-site and surrounding development has degraded the on-site vegetation communities and has likely precluded the movement of larger mammals through the survey area due to the lack of suitable habitat and foraging opportunities. Further, elevated noise levels and lighting associated with surrounding land uses and vehicle traffic along North Coast Highway 101 decrease the suitability of the survey area to be used as a wildlife movement corridor.

State and Federal Jurisdictional Areas

There are three agencies that regulate activities within inland streams, wetlands, and riparian areas in California: the U.S. Army Corps of Engineers, the Regional Water Quality Control Board (Regional Board), and the CDFW. However, only the Regional Board and the CDFW regulate said activities in the vicinity of the survey area. Of these two State agencies, the Regional Board regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act and the CDFW regulates alterations to streambed and associated vegetation communities under Section 1600 *et seq.* of the CFGC. In addition, for projects located within the Coastal Zone, the California Coastal Commission (CCC) plans and regulates the use of land and water in the Coastal Zone pursuant to the Coastal Act of 1976. Development projects, which are broadly defined by the California Coastal Act, generally require a coastal development permit from either the CCC or the local government. The City of Encinitas has a certified Local Coastal Program. Where a Local Coastal Program has been certified by the CCC, the local jurisdiction has permit issuance authority for Coastal Development Permits.

Based on a review of aerial photographs, USGS quadrangle maps, and observations made during the 2020 field survey jurisdictional drainage features were not identified in the survey area. Therefore, no formal jurisdictional delineation needs to be conducted prior to project implementation to quantify impacts and determine the proper regulatory approvals that would be needed (i.e., Corps Section 404 permit, Regional Board Section 401 Water Quality Certification, CDFW Section 1602 Lake or Streambed Alteration Agreement, and Coastal Development Permit).

Special-Status Biological Resources

The CNDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities in the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles. The field surveys were conducted to assess the conditions of the habitat(s) within the boundaries of the survey area to determine if the existing vegetation communities, at the time of the field surveys, have the potential to provide suitable habitat(s) for special-status plant and wildlife species. Additionally, the potential for special-status species to occur within the survey area was determined based on the reported locations in the CNDDB and CNPS Online Inventory and the following:

- **Present**: the species was observed or detected within the survey area during the field surveys.
- **High**: Occurrence records (within 20 years) indicate that the species has been known to occur on or within 1 mile of the survey area and the site is within the normal expected range of this species. Intact, suitable habitat preferred by this species occurs within the survey area and/or there is viable landscape connectivity to a local known extant population(s) or sighting(s).
- **Moderate**: Occurrence records (within 20 years) indicate that the species has been known to occur within 1 mile of the survey area and the site is within the normal expected range of this species. There is suitable habitat within the survey area but the site is ecologically isolated from any local known extant populations or sightings.
- **Low**: Occurrence records (within 20 years) indicate that the species has been known to occur within 5 miles of the survey area, but the site is outside of the normal expected range of the species and/or there is poor quality or marginal habitat within the survey area.
- **Not Expected**: There are no occurrence records of the species occurring within 5 miles of the survey area, there is no suitable habitat within the survey area, and/or the survey area is outside of the normal expected range for the species.

The literature search identified eighty (80) special-status plant species and fifty-one (51) special-status wildlife species as occurring within the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles. No special-status vegetation communities were identified. Special-status plant and wildlife species were evaluated for their potential to occur within the survey area based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the vicinity of the survey area are presented in *Table D-1: Potentially Occurring Special-Status Biological Resources*, provided in Attachment D.

Special-Status Plants

Eighty (80) special-status plant species have been recorded in the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles by the CNDDB, IPaC, and CNPS Online Inventory (refer to Attachment D). No special-status plant species were observed during the field surveys. Based on the results of the field surveys and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that the survey area has a low potential to support decumbent

goldenbush (*Isocoma menziesii* var. *decumbens*; California Rare Plant Rank [CRPR] 1B.2); however, the survey was conducted during this species' peak blooming period and was not observed. Therefore, this species is considered to be absent from the survey area All remaining special-status plant species identified by the CNDDB and CNPS databases are not expected to occur within the survey area.

Special-Status Wildlife

Fifty-one (51) special-status wildlife species have been recorded in the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles by the CNDDB and IPaC (refer to Attachment D). Special-status wildlife species were not observed within the survey area during the field surveys. Based on the results of the field surveys and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the survey area has a high foraging and moderate nesting potential to support Cooper's hawk (*Accipiter cooperii*; a CDFW Watch List species), a low potential (foraging and nesting) to support California horned lark (a CDFW Watch List species), a low potential to support yellow warbler (*Setophaga petechia*; a CDFW Species of Special Concern), and a low potential (nesting) to support California least tern (*Sternula antillarum browni*; a State and federally endangered species). All remaining special-status wildlife species identified by the CNDDB and IPaC are not expected to occur within the survey area.

The California least tern nests in the nearby Batiquitos Lagoon, with the closest known nest site located approximately 0.22 mile from the northern edge of the project site on the sandbar southeast of the North Coast Highway 101 bridge. The newly-constructed Alila Marea Beach Resort immediately north of the project site generally blocks the project site from visual impacts on the tern colony, while general ambient activity (particularly traffic along North Coast Highway 101) would mask construction noise. However, in rare circumstances least terns have been known to occupy graded construction sites in proximity to foraging habitat during delays in construction activity. Although not expected to occur on-site under normal circumstances, due to proximity to foraging habitat and the general nesting colony at Batiquitos Lagoon, any prolonged delay in construction between the months of April and September and after the project site has been graded could potentially result in terns investigating the site as a nesting or roosting location.

Special-Status Vegetation Communities

Ten (10) special-status vegetation communities were reported in the USGS *San Marcos, San Luis Rey, Rancho Santa Fe, and Encinitas, California* 7.5-minute quadrangles in the CNDDB, including Maritime Succulent Scrub, San Diego Mesa Claypan Vernal Pool, San Diego Mesa Hardpan Vernal Pool, Southern Coastal Salt Marsh, Southern Cottonwood Willow Riparian Forest, Southern Maritime Chaparral, Southern Riparian Forest, Southern Riparian Scrub, Southern Sycamore Alder Riparian Woodland, and Southern Willow Scrub. No special-status vegetation communities were observed within the survey area during the field surveys.

Environmentally Sensitive Habitat Area (ESHA)

The City of Encinitas lies within the Coastal Zone established under the California Coastal Act. The designated areas within the Coastal Zone are considered to have many special natural and scenic qualities that require protection. The City has a GP that serves as a certified LCP under the CCC, amended on May 15, 1995, and thereby can issue Coastal Development Permits for projects under its jurisdiction. Policies under the GP/LCP determine whether an area is considered environmentally sensitive in order to identify and maintain habitat areas in their natural state as necessary for the preservation of species. The California Coastal Act provides a definition of "Environmentally Sensitive Habitat Area" (ESHA) as:

> *"Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments"* (Section 30107.5).

Additionally, Goal 10 of the City's GP states:

> *"The City will preserve the integrity, function, productivity, and long term viability of environmentally sensitive habitats throughout the City, including kelp-beds, ocean recreational areas, coastal water, beaches, lagoons and their up-lands, riparian areas, coastal strand areas, coastal sage scrub and coastal mixed chaparral habitats."* (Coastal Act/30230/30231/30240)

Overall, three parameters should be used to determine ESHA. First, a geographic area can be designated ESHA due to the presence of individual species of plants or animals or due to the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Third, the area must be easily disturbed or degraded by human activities based on its pristine condition.[3]

The survey area is located within the Coastal Zone in an area that is surrounded by residential and commercial development. The survey area is located directly west of North Coast Highway 101, south of Batiquitos Lagoon, which consists of an undeveloped/disturbed area on the southwest and central portions of the survey area, an unoccupied commercial building and associated parking lot on the northern portion of the survey area, and commercial buildings and associated parking lots located on the southern portion of the survey area.

Based on the September 2020 field survey, the survey area is heavily disturbed, fragmented, and constrained by the adjacent and surrounding development. The vegetation communities present within the survey area have been disturbed and fragmented due to surrounding anthropogenic activities and the existing land uses, reducing the potential for the survey area to provide suitable habitat for special-status biological resources. The existing condition of the survey area is not pristine in character, physically complex, or biologically diverse. Additionally, the survey area does not include the habitat types that the City considers to be ESHA.

The survey area provides limited resources for special-status biological resources and does not provide high value habitat. ESHA are considered valuable based on their "special nature," such as their pristine conditions, ability to support a high diversity of species, or if they support a specific species at the edge of its range. The survey area does not exhibit these qualities, and instead is in a degraded state with a limited variety of native species. While the survey area does contain minimal habitat for special-status species, the existing condition would not currently support the requirements needed for an ESHA.

Critical Habitat

Under the definition used by the Federal Endangered Species Act (FESA), "Critical Habitat" refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated as Critical Habitat if they contain one or more of the physical or biological features that are essential to that species' conservation and if the other areas that are occupied are inadequate to ensure the species' recovery. If a project may result in take or adverse modification to a species' designated Critical Habitat and the project has a Federal nexus, the project proponent may be

[3] John Dixon memo to Ventura Coastal staff regarding ESHA in the Santa Monica Mountains, dated March 25, 2003.

required to provide suitable mitigation. Projects with a Federal nexus may include projects that occur on Federal lands, require Federal permits (e.g., CWA Section 404 permit), or receive any Federal oversight or funding. If there is a Federal nexus, then the Federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA. The survey area is not located within Federally designated Critical Habitat (refer to Figure 5, Critical Habitat). Therefore, consultation with the USFWS under Section 7 of the FESA would not be required for the loss or adverse modification of Critical Habitat.

Local, Regional, and State Plans

The North San Diego County Multiple Habitat Conservation Plan

The North County San Diego MHCP was approved in 2003 under the State of California's Natural Community Conservation Planning (NCCP) program. It encompasses a total area of 112,000 acres within the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. The goal of the MHCP is to conserve approximately 19,000 acres of habitat where approximately 8,800 acres, or 46 percent, are currently in public ownership and contribute toward the habitat preserve system. The MHCP contains guidelines and plans by which natural habitats should be conserved, or where applicable, can be developed. Additionally, the MHCP is intended to act as an overlying permitting tool for projects in the seven cities, all of which are required to have their own subarea plans. Carlsbad, Encinitas, Escondido, Oceanside, and San Marcos submitted draft plans while the MHCP was under public review; as of this writing only Carlsbad's plan has been finalized.

Draft Encinitas Subarea Plan

The City is not part of any NCCP program and did not adopt the regional San Diego County MHCP. The Draft Encinitas SAP was prepared in affiliation with the MHCP in 2001 and has not been adopted. Because the SAP was drafted in concert with the MHCP, the SAP is fully consistent with the requirements of the MHCP and the NCCP Act of 1991; however, because the SAP has not been adopted, applicable provisions of the MHCP are implemented, to the extent practical, when conducting environmental review for development projects in Encinitas. Therefore, analysis of the proposed project should be consistent with the guidelines and plans of the MHCP. The MHCP established several areas where conservation of habitat or species is required. To demonstrate compliance with the MHCP, the project must be outside of these conservation areas or would be required to meet certain mitigation requirements. The project is located outside of any areas that are proposed for habitat conservation or species conservation, including the "unincorporated gnatcatcher core area," an area partially inside and partially outside of the seven-city planning area that will be conserved by the MHCP.

Encinitas North 101 Corridor Specific Plan

The project is located within the Encinitas North 101 Corridor Specific Plan (N101SP). Chapter 9.0, General Plan and Local Coastal Program Compliance, of the N101SP establishes goals and policies related to biological resources in the Specific Plan area. The relevant goals and policies for the project include:

- **Goal 3:** The City will make every effort possible to preserve significant mature trees, vegetation and wildlife habitat within the planning area. (Coastal Act 30240)
    - **Policy 3.1:** Mature trees of community significance cannot be removed without City authorization.
    - **Policy 3.2:** Mature trees shall not be removed or disturbed to provide public right-of-way improvements if such improvements can be deferred, redesigned, or eliminated. This policy is not

meant to conflict with the establishment of riding/hiking trails and other natural resource paths for the public good, or with the preservation of views.

- **Policy 3.3:** The City will examine ways to aesthetically trim street trees and vegetation within the public right-of-way including the possibility of using contract services or City personnel. (Coastal Act/30240/30251)
- **Policy 3.4:** A program shall be developed to trim roots and replace sidewalks and other public facilities which may be damaged by roots. (Coastal Act/30251/30254)
- **Policy 3.5:** A street tree planting program shall be developed and implemented.
- **Policy 3.6:** Future development shall maintain significant mature trees to the extent possible and incorporate them into the design of development projects.

Tree Ordinance and Urban Forest Management Program

Based on the results of an onsite tree survey conducted by the applicant, which was field verified by Michael Baker biologists during the site visit , there are 43 trees (7 different species) within the project boundary. Of these 7 species, only Joshua tree (*Yucca brevifolia*) is native, but because these are out of range and planted on-site less than 0.25 mile from the ocean for ornamental landscaping reasons, they would not be eligible for protection under the California Endangered Species Act and would be considered decorative. The remaining 6 on-site tree species are all non-native. The City's Tree Ordinance and Urban Forest Management Policy requires compliance with the City's UFMP during construction and development. Protected trees include City Trees, Heritage Trees, and trees that are predesignated to be preserved. City Trees are those within the City's public rights-of-way, parks, or other public places and is maintained by the City. Heritage Trees means a tree of community significance located in the City on public or private property designated by the City in accordance with the following criteria: that is one of the oldest and largest of its species; is of unique form or species; has historic significance due to an association with an historic building, site, street, person or event; or is a defining landmark or significant outstanding feature of a neighborhood. The designation of a Heritage Tree on private property requires the written consent of the private property owner in a form deemed sufficient by the City Attorney. No Heritage Trees or mature trees of community significance have been identified on the proposed project site. In accordance with General Plan Policy 3.6, the proposed project would be required to maintain significant mature trees to the extent possible and incorporate them into the design of development projects.

According to the Arborist Report, there are 47 trees within the project boundary that have at a minimum of an 8-inch diameter tree trunk (12 inches combined trunk diameter for multi-stemmed trees). While the palm trees were found to be in fair to good condition, these trees are not considered as a high value, rare, or possess Heritage Tree status. The other trees on-site are in poor to very poor condition and are not high value, rare, or possess Heritage Tree status. Refer to Appendix C-2 for information on the location and condition of the individual trees on-site.

All existing City trees identified on the project site and some ornamental trees within the center median of the Highway 101 ROW are proposed to be removed as part of project implementation except for four existing median trees that would be retained. As such, the project must comply with the requirements set forth in the City's UFMP. As none of the trees on-site are protected, a tree removal permit is not required. However, removal of City Trees within the ROW would require an accompanying certified arborist report. Based on the mapping provided by the City of Encinitas Tree Tracker, the trees within the project boundary are not considered to be protected trees, although the North Coast Highway 101 ROW appears to contain a number of City Trees (City of Encinitas 2021).

An arborist report and a tree replacement plan for project activities requiring removal of trees within the City ROW is required to be prepared by the applicant in compliance with the City's Tree Ordinance and submitted to the City for approval and issuance of a required tree removal permit. In accordance with the City's Tree Ordinance, any City Trees that are removed by the project would require a minimum 1:1 replacement tree of a type, size, and location to be determined by the City-approved arborist. As shown in Figure 5A, Conceptual Landscape Plan, the project would plant approximately 124 trees which exceeds the minimum 1:1 replacement ratio.

Nesting Birds

The survey area and surrounding vegetation communities provide suitable foraging and nesting habitat for a variety of year-round and seasonal avian residents as well as migrating songbirds that could occur in the area. As required by the adopted EA for projects covered under the 2019 Housing Element Update per City Council Resolution 2019-19, prior to the issuance of a permit for grading or vegetation removal, future development of housing sites consistent with the new zone program, wherein the City has determined the presence of mature trees and/or native vegetation suitable for nesting birds in the future, shall require a preconstruction survey to determine the presence of active bird nests if vegetation clearing is proposed during the typical bird breeding season (January 15– September 15). The nesting bird survey shall be performed by a qualified biologist within one week prior to the start of vegetation clearing or construction activities. No direct impacts shall occur to any nesting birds or their eggs, chicks, or nests. If an active nest is located, nest avoidance measures would be required in accordance with the MBTA and CFGC. As such, the proposed project would be required to comply with these requirements as a condition of project approval.

Because the project would be required to conduct a preconstruction survey to determine the presence of active bird nests and avoid direct impacts to active nest during construction, potential impacts to general nesting birds would be less than significant.

Separate from this requirement, California least terns are resident in southern California from typically the first week of April to the second week of September. Although rare, this species has been known to occupy cleared lots, including construction sites, in close proximity to foraging habitat. Because this project site is located within 0.25 mile of a known nesting site in Batiquitos Lagoon, although terns would not be expected under current existing conditions there is the potential that terns may investigate the project site as a nesting or roosting location once the site has been graded if there is inadequate human activity on the site. Therefore, it is recommended that the project implement mitigation measure **BIO-1**.

BIO-1: Preconstruction Survey and Monitoring for California Least Tern

If the project begins construction during the least tern season (roughly April 1 to September 15), a qualified biologist with expertise monitoring least terns shall conduct a preconstruction presence/absence survey for least terns on the project site and shall monitor the project site at least twice weekly between April 1 and September 15 to verify that least terns are not flying to or over the site during the day or roosting on the site at night. If it is determined that least terns are repeatedly flying over the site during construction hours or landing on the site outside of construction hours, an additional survey may be required and additional avoidance measures (e.g. changing construction hours, staging equipment throughout the site) may be implemented to deter terns from landing on the site and ensure the project's impacts on least terns remain less than significant. If California least terns occupy and nest on the site, construction within at least 500 feet or a suitable distance as determined by the qualified least tern biologist will need to be delayed until any tern nests have gone to completion and the young have fledged and are no longer dependent on the project site for roosting.

With implementation of mitigation measure **BIO-1**, impacts to nesting least terns would be less than significant.

Conclusions and Recommendations

Vegetation and land uses within the survey area consist of disturbed areas, ornamental vegetation, and developed areas. No special-status plant species were observed during the field surveys. Based on the results of the habitat assessment and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that the survey area has a low potential to support decumbent goldenbush (CRPR 1B.2); however, the survey was conducted during this species' peak blooming period and was not observed. Therefore, this species is considered to be absent from the survey area. All remaining special-status plant species identified by the CNDDB and CNPS databases are not expected to occur within the survey area.

The City's Tree Ordinance and Urban Forest Management Policy requires compliance with the City's UFMP during construction and development. Protected trees include City Trees, Heritage Trees, and trees that are predesignated to be preserved. City Trees are those within the City's public rights-of-way, parks, or other public places and is maintained by the City. A tree removal permit from the City is required if a project prunes or removes a protected tree. Removal of City Trees within the ROW would also require an accompanying certified arborist report. As described in Impact 3.3-5, the project does not contain Heritage Trees or other protected trees on-site.

The survey area and vicinity provide suitable foraging and nesting habitat for a variety of year-round and seasonal avian residents that could occur in the area. If project-related activities are to be initiated during the nesting season (January 1 to September 15), a pre-construction nesting bird clearance survey shall be conducted by a qualified biologist within one week prior to the start of any vegetation removal or ground disturbing activities.

Special-status wildlife species were not observed during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the survey area has a high foraging and moderate nesting potential to support Cooper's hawk, a low (nesting and foraging) potential to support California horned lark, a low (nesting and foraging) potential to support yellow warbler, and a low potential (nesting) to support California least tern. Cooper's hawk, California horned lark, and yellow warbler do not require focused surveys, and a nesting bird clearance survey would be adequate to determine presence. On rare occasions least terns may occupy graded construction sites near foraging habitat. If the project cannot avoid grading the site between April 1 and September 15, a qualified biologist shall conduct a presence/absence survey prior to the start of grading, and shall monitor the site at least twice weekly for sign of any least terns flying over or landing on the site either during or after daily construction hours in accordance with mitigation measures **BIO-1**. If any of these species, or any other species protected by the CFGC or MBTA, is actively nesting on the project site, implementation of nest avoidance measures would be required and would ensure compliance with state and federal laws protecting nesting birds as well as compliance with CEQA. All remaining special-status wildlife species identified by the CNDDB and IPaC databases are not expected to occur within the survey area.

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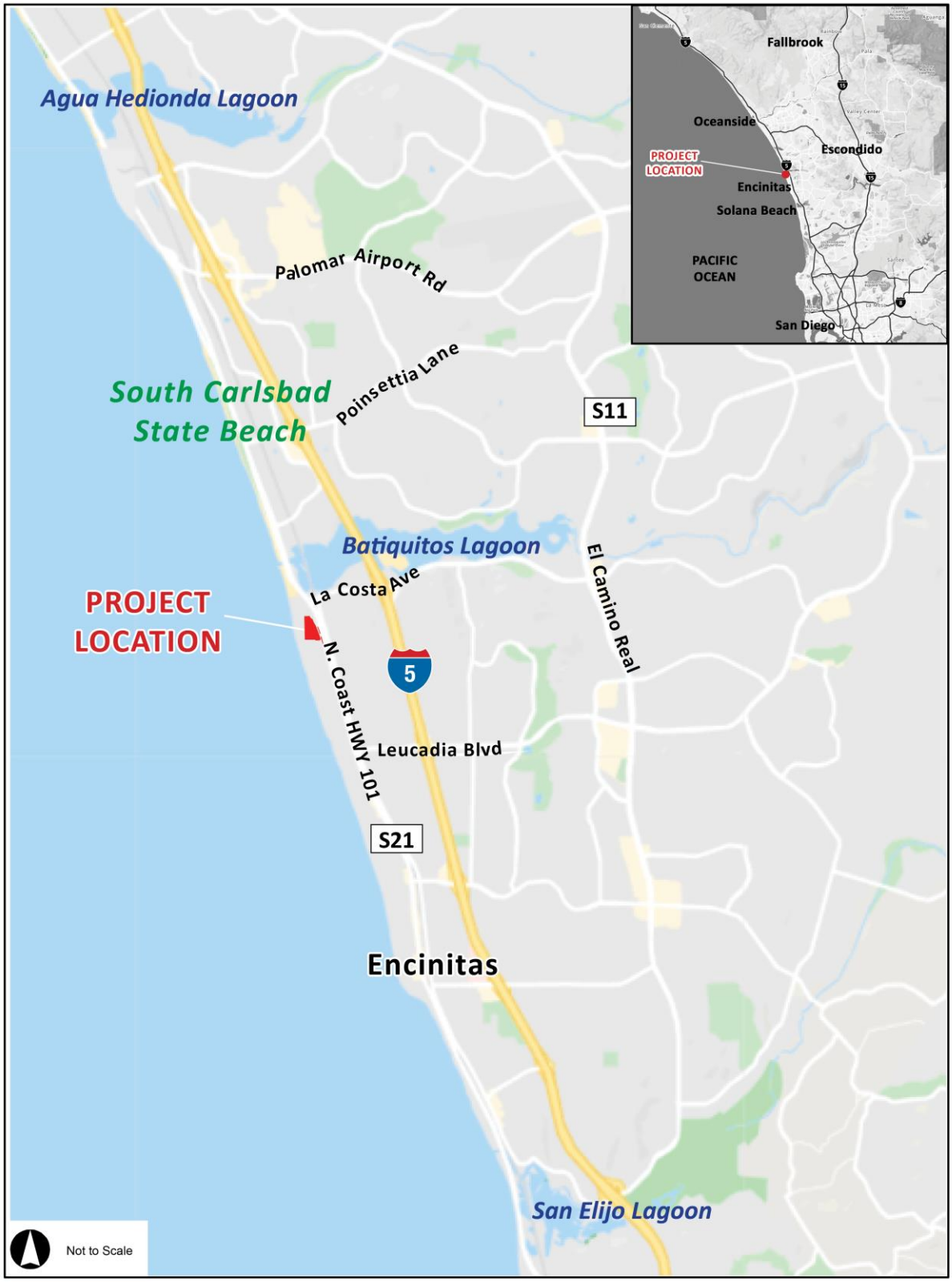
Attachment A:
Project Figures



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File: 180066Exhibits.indd
Source:Google Maps, 2021

MAREA VILLAGE MIXED USE DEVELOPMENT

FIGURE 1. REGIONAL/LOCAL VICINITY MAP

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File: 180066Exhibits.indd
Source: Google Earth, accessed January 2021

MAREA VILLAGE MIXED USE DEVELOPMENT

FIGURE 2. AERIAL PHOTOGRAPH

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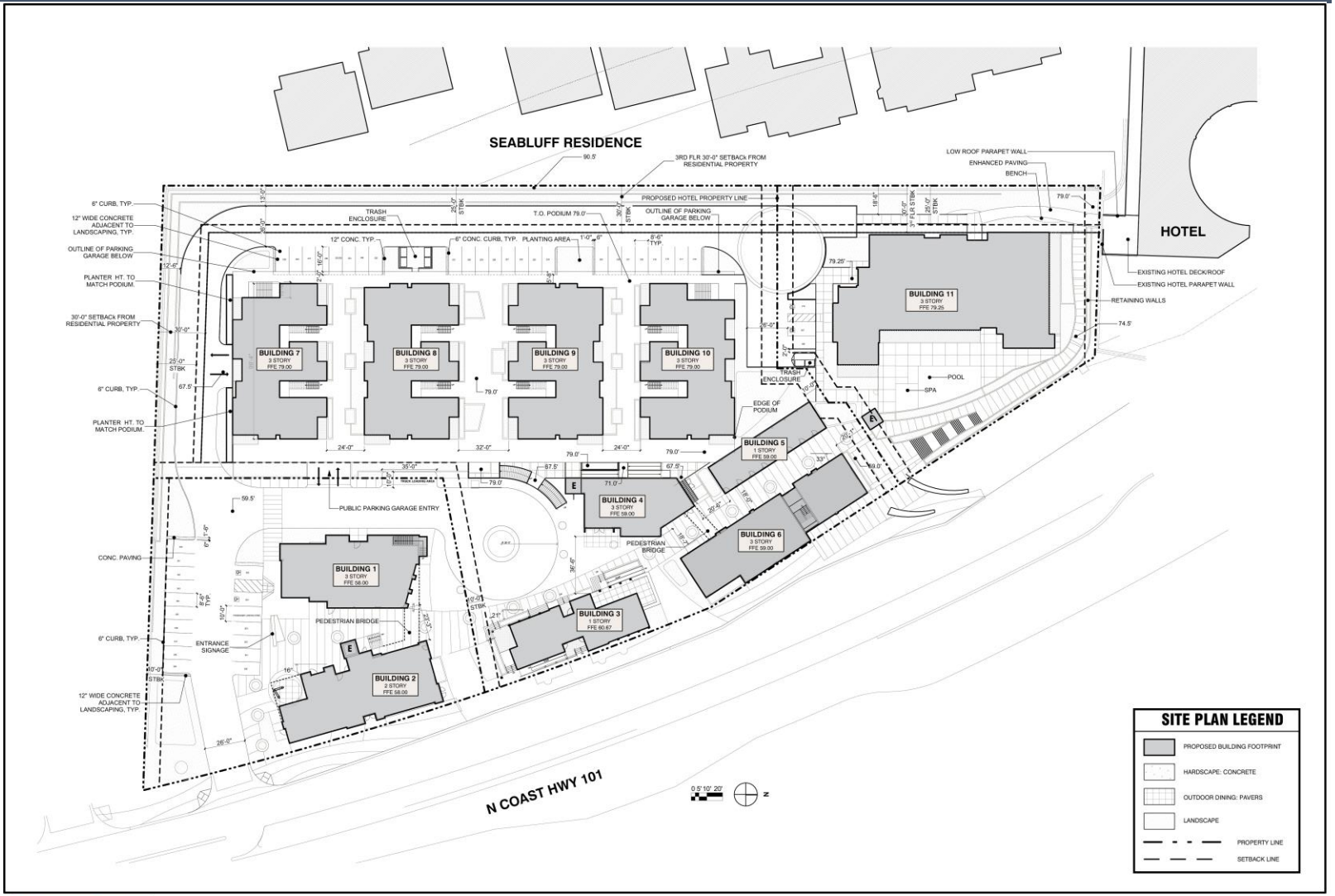

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File: 180066Exhibits.indd
Source: Stephen Dalton Architects, May 2021

MAREA VILLAGE MIXED USE DEVELOPMENT

FIGURE 3. SITE PLAN

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Attachment B:
Site Photographs

Photograph 1: Standing in the northern portion of the survey area, facing south. Portions of the project site consist of asphalt paved areas and structures, increasing the level of disturbance present.

Photograph 2: Standing in the western portion of the survey area, facing northwest. This is representative of the ornamental landscaped areas within the project site.

Photograph 3: Standing in the southeastern portion of the survey area, facing north. Portions of the project site consist of asphalt paved areas and structures, increasing the level of disturbance present.

Photograph 4: Standing in the southwestern portion of the survey area, facing north. This is representative of the disturbed vegetation areas within the project site.

Photograph 5: Standing in the western portion of the survey area, facing east. The structures on the southeastern portion of the project site are visible in the background.

Photograph 6: A photograph of active construction associated with a commercial development to the adjoining north of the project site.

Photograph 7: Photograph of North Coast Highway 101 to the adjoining east of the project site, facing north.

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Attachment C:
Plant and Wildlife Species Observed List

Table C-1: Plant and Wildlife Species Observed List

*Scientific Name**	Common Name	Cal-IPC Rating**	Special-Status Rank
Plants			
*Acacia retinodes**	everblooming acacia		
*Acacia pycnantha**	golden wattle		
Acmispon glaber	deerweed		
*Agave americana**	American century plant		
*Amaranthus albus**	tumbleweed		
*Aptenia cordifolia**	heart-leaved ice-plant		
*Arbutus unedo**	strawberry tree		
*Avena barbata**	slender wild oat	Moderate	
Baccharis pilularis	coyote brush		
Bougainvillea sp.*	bougainvillea		
*Brassica nigra**	black mustard	Moderate	
*Bromus diandrus**	ripgut brome	Moderate	
*Bromus hordeaceus**	soft chess	Limited	
*Bromus madritensis**	red brome		
Camissoniopsis cheiranthifolia	beach evening-primrose		
*Carpobrotus edulis**	ice-plant	High	
*Chenopodium album**	lamb's quarters		
*Cercis siliquastrum**	Judas tree		
Gilia capitata	bluehead gilia		
Cistus incanus	hairy rockrose		
*Crassula ovata**	jade plant		
Croton californicus	California croton		
*Cupaniopsis anacardioides**	carrotwood		
*Cycas revoluta**	sago palm		
Encelia californica	bush sunflower		
Encelia farinosa	brittlebush		
Epilobium brachycarpum	tall annual willowherb		
*Erigeron bonariensis**	flax-leaved horseweed		
Erigeron canadensis	Canada horseweed		
Eriogonum fasciculatum	California buckwheat		
Eschscholzia californica	California poppy		
Eucalyptus sp.*	eucalyptus		
Euphorbia albomarginata	rattlesnake sandmat		
*Euphorbia maculata**	spotted spurge		
*Euphorbia tirucalli**	firestick		
*Festuca myuros**	rattail sixweeks fescue	Moderate	
Ficus sp.*	rubberplant		
Fraxinus sp.	ash		
*Hirschfeldia incana **	short podded mustard	Moderate	
Isocoma menziesii	goldenbush		
*Juniperus chinensis**	Chinese juniper		
Laennecia coulteri	Coulter's horseweed		
*Limonium perezii**	canarian sea lavender		

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	**Common Name**	**Cal-IPC Rating****	**Special-Status Rank**
*Melilotus indicus**	annual yellow sweetclover		
*Pachysandra terminalis**	Japanese pachysandra		
*Pennisetum setaceum**	crimson fountaingrass	Moderate	
*Philodendron bipinnatifidum**	selloum		
*Phoenix roebelenii**	pygmy date palm		
*Pinus sp.**	pine		
*Polygonum aviculare**	prostrate knotweed		
*Polypogon monspeliensis**	rabbitsfoot grass	Limited	
*Portulacaria afra**	elephant bush		
*Pseudognaphalium luteoalbum**	Jersey cudweed		
*Pyracantha sp.**	firethorn		
Quercus agrifolia	coast live oak		
*Raphanus sativus**	jointed charlock	Limited	
Rhus integrifolia	lemonade berry		
*Rosmarinus officinalis**	rosemary		
*Salsola tragus**	Russian thistle		
Stipa lepida	foothill needlegrass		
*Stipa miliacea**	smilo grass		
*Strelitzia nicolai**	giant white bird of paradise		
*Strelitzia reginae**	bird of paradise		
Solanum douglasii	Douglas' nightshade		
*Solanum lycopersicum**	tomato		
*Syagrus romanzoffiana**	queen palm		
*Tecoma capensis**	cape honeysuckle		
*Tribulus terrestris**	puncture vine		
*Washingtonia robusta**	Mexican fan palm	Moderate	
Reptiles			
Sceloporus occidentalis longipes	Great Basin fence lizard		
Uta stansburiana elegans	western side-blotched lizard		
Birds			
Calypte anna	Anna's hummingbird		
Corvus brachyrhynchos	American crow		
Haemorhous mexicanus	house finch		
Leiothlypis celata	orange-crowned warbler		
Melospiza melodia	song sparrow		
Melozone crissalis	California towhee		
Mimus polyglottos	northern mockingbird		
Passer domesticus	house sparrow		
Sayornis nigricans	black phoebe		
Selasphorus sasin	Allen's hummingbird		
Spinus psaltria	lesser goldfinch		
*Sturnus vulgaris**	European starling		
Troglodytes aedon	house wren		
Thryomanes bewickii	Bewick's wren		

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	**Common Name**	**Cal-IPC Rating****	**Special-Status Rank**
Tyrannus vociferans	Cassin's kingbird		
Zenaida macroura	mourning dove		
Mammals			
Canis latrans	coyote (scat)		
Sylvilagus audubonii	desert cottontail (scat)		

* Non-native wildlife species

** California Invasive Plant Council (Cal-IPC) Ratings

High These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent.

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Attachment D:
Potentially Occurring Special-Status Biological Resources

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
SPECIAL-STATUS WILDLIFE SPECIES					
Accipiter cooperii Cooper's hawk	WL G5 S4	Yearlong resident of California. Generally, found in forested areas up to 3,000 feet above mean sea level (amsl) in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests, but can be found in urban and suburban areas where there are tall trees (25 to 50 feet high) for nesting. Prefers pines, oaks, Douglas-firs, beeches, spruces for nesting. Common in open areas during nesting season.	Yes	No	**High (Foraging)** **Moderate (Nesting)** Suitable foraging habitat is present for this widespread species, and the proximity to natural habitat and residential areas with open grass likely increases the prey base. Additionally, the larger trees present on the site can be adequate for nesting, providing the suitable foliage cover that this species prefers. Although the nearest documented nesting occurrence in the CNDDB (Occurrence Number 86) for this species is 13.0 miles to the northeast of the project site in 2003 (CNDDB 2020), there are a large number of eBird records of this species in the general project vicinity, some of which may represent local residents (eBird 2020).
Agelaius tricolor tricolored blackbird	ST SSC G2G3 S1S2	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitat including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate freshwater marsh dominated by cattails (*Typha* spp.), willows (*Salix* spp.), and bulrushes (*Schoenoplectus* spp.), and either flooded or thorny/spiny vegetation and suitable foraging space providing adequate insect prey.	No	No	**Not Expected** The project site does not contain marshy or agricultural habitat for nesting and the on-site habitat is not expected to be suitable for foraging.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Aimophila ruficeps canescens southern California rufous-crowned sparrow	WL G5T3 S3	Yearlong resident that is typically found between 3,000 and 6,000 feet amsl. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	Yes	No	**Not Expected** The project site does not contain coastal sage scrub or chaparral, which this species is obligate to.
Anniella stebbinsii southern California legless lizard	SSC G3 S3	Locally abundant specimens are found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. A large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport.	No	No	**Not Expected** The project side does not contain sandy dunes or sandy washes and alluvial fans.
Antrozous pallidus pallid bat	SSC G5 S3	Locally common species locally common in the Great Basin, Mojave, and Sonoran deserts (specifically Sonoran life zone) and grasslands throughout the western U.S. Also occurs in shrublands, woodlands, and forests from sea level to 8,000 feet above mean sea level (amsl). Prefers rocky outcrops, cliffs, and crevices for roosting with access to open habitats for foraging. May also roost in caves, mines, bridges, barns, porches, and bat boxes, and even on the ground under burlap sacks, stone piles, rags, baseboards, and rocks.	No	No	**Not Expected** The project site does not contain suitable foraging or roosting habitat for this species.
Arizona elegans occidentalis California glossy snake	SSC G5T2 S2	Inhabits arid scrub, rocky washes, grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	No	No	**Not Expected** The project site does not contain arid scrub, rocky washes, grasslands, or chaparral habitats
Artemisiospiza belli belli Bell's sage sparrow	WL G5T2T3 S3	This species has a wide, but sparse distribution in western Riverside County, specifically within the "Riverside lowlands, San Jacinto Foothills, Santa Ana Mountains, and Desert Transition Bioregions. Yearlong resident on the coastal side of southern California mountains. Breeds in coastal sage scrub and chaparral habitats from February to August. They require semi-open habitats with evenly spaced shrubs one to two meters high. Occurs in chaparral dominated by fairly dense stands of chamise (*Adenostoma fasciculatum*).	Yes	No	**Not Expected** The project site does not contain coastal sage scrub or chaparral, which this species is obligate to.
Aspidoscelis hyperythra orange-throated whiptail	WL G5 S2S3	Uncommon to fairly common over much of its range in Orange, Riverside, and San Diego counties. Also occurs in southwestern San Bernardino County near Colton. Semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	Yes	No	**Not Expected** The project site does not contain loose washes, streamsides, rocky hillsides or coastal chaparral.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Aspidoscelis tigris stejnegeri coastal whiptail	SSC G5T5 S3	This subspecies is found in coastal southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California. Found in a variety of ecosystems, primarily hot and dry open areas with sparse vegetation in chaparral, woodland, and riparian areas. Associated with rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations.	No	No	**Not Expected** The project site does not contain chaparral, woodland, or riparian areas.
Bombus crotchii Crotch bumble bee	CSE G3G4 S1S2	Found from coastal California east to the Sierra-Cascade crest and south into Mexico. Primarily occurs in California, including the Mediterranean region, Pacific coast, western desert, great valley, and adjacent foothills through most of southwestern California. Has also been recorded in Baja California, Baja California Sur, and in southwest Nevada. Inhabits open grassland and scrub habitats. Primarily nests underground. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	No	No	**Not Expected** The project site does not include suitable habitat or food plant genera for this species.
Branchinecta lynchi vernal pool fairy shrimp	FT G3 S3	Endemic to California and only found in vernal pools. Vernal pool habitats form in depressions above an impervious substrate layer, or claypan/duripan. This species does not occur in riverine, marine, or other permanent bodies of water. When the temporary pools dry, offspring persist in suspended development as desiccation-resistant embryos (commonly called cysts) in the pool substrate until the return of winter rains and appropriate temperatures allow some of the cysts to hatch.	No	No	**Not Expected** The project side does not contain vernal pools.
Branchinecta sandiegonensis San Diego fairy shrimp	FE G2 S2	Endemic to southern California and restricted to vernal pools and other non-vegetated temporary basins in coastal southern California and northwestern Baja California, Mexico. Found in small, shallow vernal pools (2-12 inches) deep with a temperature range of (50-68 °F). They are occasionally found in ditches and road ruts that support suitable conditions.	Yes	No	**Not Expected** The project side does not contain vernal pools.
Buteo swainsoni Swainson's hawk	ST G5 S3	Spring and late summer migrant throughout most of southern California outside of a very restricted breeding range (primarily the Antelope Valley in Los Angeles County). Typical habitat is open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grassland or suitable grain or alfalfa fields or livestock pastures.	No	No	**Not Expected** This species has been extirpated as a breeding bird in San Diego County since 1933 and there is no suitable nesting or foraging habitat within the project site. The species may fly over the site but would not land in it.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SSC G5T3Q S3	The yearlong resident coastal population (*C.b. sandiegensis*) has a very limited range, extending from extreme northwestern Baja California north through the coastal lowlands of San Diego County and apparently into southern Orange County. Restricted to thickets of cholla (*Cylindropuntia prolifera*) or prickly-pear cacti (*Opuntia littoralis, O. oricola*) tall enough to support and protect the birds' nests. Typically, habitat consists of coastal sage scrub at elevations below 1,500 feet amsl.	Yes	No	**Not Expected** The project site does not contain coastal sage scrub or cactus scrub, which this species is obligate to.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SSC G5T3T4 S3S4	Found terrestrially in a wide variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Open habitat on the Pacific slope from southwestern San Bernardino County to northwestern Baja California. Habitat types include coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. Major habitat requirement is the presence of low growing vegetation or rocky outcroppings, as well as sandy soil to dig burrows.	Yes	No	**Not Expected** The project site is not one of the known locations where this species occurs, and does not contain any suitable habitat to support it.
Charadrius alexandrinus nivosus western snowy plover	FT SSC G3T3 S2S3	Occurs on sandy beaches, salt pond levees and along the shores of large alkali lakes. Breeding generally occurs above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Nests typically occur in flat, open areas with sandy or saline substrates; vegetation and driftwood are usually sparse or absent.	Yes	No	**Not Expected** The project site does not contain mudflats, beach habitat, or any aquatic habitat at all.
Choeronycteris mexicana Mexican long-tongued bat	SSC G4 S1	Occasionally found in San Diego County, which is on the periphery of their range. Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.	No	No	**Not Expected** The project site does not contain suitable habitat or foraging plants to support it.
Circus hudsonius northern harrier	SSC G5 S3	Yearlong resident of California. Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded area. In general, it prefers saltwater marshes, wet meadows, sloughs, and bogs for nesting and foraging. Nests on the ground in shrubby vegetation or patches of dense vegetation, usually at the marsh edge.	No	No	**Not Expected** Harriers may be present in Batiquitos Lagoon but due to the small project size, unnatural habitats, and surrounding disturbance they would not be expected to occur within the project site.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Corynorhinus townsendii Townsend's big-eared bat	SSC G3G4 S2	Now considered uncommon in California. Details of its distribution are not well known. This species is found in all but subalpine and alpine habitats and may be found at any season throughout its range. Most abundant in mesic habitats. Requires caves, mines, tunnels, buildings, or other human-made structures for roosting.	No	No	**Not Expected** The project site does not contain subalpine or alpine habitats. Additionally, the nearest documented occurrence (Occurrence Number 290) for this species in the CNDDB is 8.0 miles to the northeast of the project site in 1930 (CNDDB, 2020).
Crotalus ruber red-diamond rattlesnake	SSC G4 S3	Found in southwestern California, from the Morongo Valley west to the coast and south along the peninsular ranges to mid Baja California. It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet amsl), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub associations; however, chamise and red shank (*Adenostoma sparsifolium*) associations may offer better structural habitat for refuges and food resources for this species than other habitats.	No	No	**Not Expected** The project site does not contain coastal sage scrub, chaparral, or oak woodlands, which this species is obligate to.
Dipodomys stephensi Stephens' kangaroo rat	FE ST G2 S2	Occur in arid and semi-arid habitats of open grassland or sparse shrublands with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil in areas with <30 percent slope.	Yes	No	**Not Expected** The project site is not one of the known locations where this species occurs, and does not contain any suitable habitat to support it.
Elanus leucurus white-tailed kite	FP G5 S3S4	Yearlong resident along the coastal ranges and valleys of California. Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover. Important prey item is the California vole (*Microtus californicus*). Nests in tall (20 to 50 feet) coast live oaks (*Quercus agrifolia*).	No	No	**Not Expected** The project site does not contain any typical nesting habitat (usually oak woodlands or riparian adjacent to open habitat). Unlikely to forage on the site given the small size and adjacent development on all sides.
Empidonax traillii extimus southwestern willow flycatcher	FE SE G5T2 S1	Uncommon summer resident in southern California primarily found in lower elevation riparian habitats occurring along streams or in meadows. The structure of suitable breeding habitat typically consists of a dense mid-story and understory and can also include a dense canopy. Nest sites are generally located near surface water or saturated soils. The presence of surface water, swampy conditions, standing or flowing water under the riparian canopy are preferred.	Yes	No	**Not Expected** The project site does not contain any riparian habitat or habitat that would be expected to attract this species.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Emys marmorata western pond turtle	SSC G3G4 S3	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater. Found at elevations from sea level to over 5,900 feet amsl.	Yes	No	**Not Expected** The project site does not contain any aquatic habitat and is too isolated from any suitable habitat to provide any nesting potential.
Eremophila alpestris actia California horned lark	WL G5T4Q S4	Yearlong resident of California. This subspecies is typically found in coastal regions. Breed in level or gently sloping shortgrass prairie, montane meadows, "bald" hills, open coastal plains, fallow grain fields, and alkali flats. Within southern California, California horned larks breed primarily in open fields, (short) grasslands, and rangelands. Nests on the open ground.	No	No	**Low (Nesting and Foraging)** The project site contains marginal nesting and foraging habitat in the mowed field along its southern end, and this is a commonly-occurring species at Batiquitos Lagoon according to eBird records (eBird 2020).
Eucyclogobius newberryi tidewater goby	FE SSC G3 S3	Found in brackish water within shallow lagoons and lower stream reaches and need fairly still but not stagnant water and high oxygen levels. Distributed along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	No	No	**Not Expected** The project site has zero connectivity to the ocean and has no aquatic habitat.
Eumops perotis californicus western mastiff bat	SSC G5T4 S3S4	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	No	**Not Expected** There is no roosting habitat present within the project site, and the site is so small that foraging is unlikely.
Icteria virens yellow-breasted chat	SSC G5 S3	Summer resident of California. Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Breeding habitat within southern California primarily consists of dense, wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Found at elevations ranging from 820 to 2,625 feet amsl.	Yes	No	**Not Expected** The project site does not contain riparian habitat or riparian scrub.
Lasiurus xanthinus western yellow bat	SSC G5 S3	Roosts in palm trees in foothill riparian, desert wash, and palm oasis habitats with access to water for foraging.	No	No	**Not Expected** The project site does not contain foothill riparian, desert wash, or palm oasis habitats.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Laterallus jamaicensis coturniculus California black rail	ST FP G3G4T1 S1	Suitable habitat generally includes salt marshes, freshwater marshes, and wet meadows. Typical associated vegetation includes pickle weed (*Salicornia virginica*), in salt marshes and bulrush (*Scirpus* spp.) in less saline habitats.	No	No	**Not Expected** This species has been extirpated from all of southern California except in the southeastern corner of the region around El Centro.
Leptonycteris yerbabuenae lesser long-nosed bat	D SSC G4 S1	Typically found only in arid habitats such as desert grasslands and desert scrub. During the day roosts in caves and mines, and at night roosts in caves, mines, rock crevices, trees and shrubs, and in abandoned buildings. Mostly forages on columnar cacti.	No	No	**Not Expected** This species does not natively occur in coastal habitats and the single record for the area is accidental.
Lepus californicus bennettii San Diego black-tailed jackrabbit	SSC G5T3T4 S3S4	Occupies many diverse habitats, but primarily is found in arid regions supporting short-grass habitats, agricultural fields, or sparse coastal scrub.	Yes	No	**Not Expected** The area surrounding the project site is too developed and no suitable scrub habitat is present.
Neotoma lepida intermedia San Diego desert woodrat	SSC G5T3T4 S3S4	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Woodrats often are associated with cholla cactus which they use for water and dens or boulders and boulder piles. The most common natural habitats for records are chaparral, coastal sage scrub (including RSS and Diegan coastal sage scrub) and grassland.	No	No	**Not Expected** The area surrounding the project site is too developed and no suitable scrub or woodland habitat is present.
Nyctinomops femorosaccus pocketed free-tailed bat	SSC G4 S3	Often found in pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree (*Yucca brevifolia*) woodland, and palm oasis habitats. Prefers rocky desert areas with high cliffs or rock outcrops, which are used as roosting sites.	No	No	**Not Expected** This species occurs in desert habitats. There is no roosting habitat within the project site.
Passerculus sandwichensis beldingi Belding's savannah sparrow	SE G5T3 S3	Found year round in coastal salt marsh habitats of southern California. Ecologically associated with dense pickleweed for nesting.	Yes	No	**Not Expected** The project site does not contain any saltmarsh habitat, which this subspecies is obligate to.
Perognathus longimembris pacificus Pacific pocket mouse	FE SSC G5T1 S1	One of sixteen currently recognized subspecies of little pocket mouse (*Perognathus longimembris*), which is a widespread species that is distributed throughout arid regions of the western U.S. extending into northern part of Baja California peninsula and west central Sonora, Mexico. Pacific pocket mouse is associated with fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium and coastal sage scrub habitats within 2.5 miles of the ocean in southern California.	Yes	No	**Not Expected** The project site is not one of the known locations where this species occurs, and does not contain any suitable habitat to support it.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Phrynosoma blainvillii coast horned lizard	SSC G3G4 S4	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Its elevational range extends up to 4,000 feet in the Sierra Nevada foothills and up to 6,000 feet in the mountains of southern California. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g. fire, floods, unimproved roads, grazing lands, and fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	Yes	No	**Not Expected** The project site does not contain any coastal sage scrub, chaparral, woodland, or riparian habitat.
Plegadis chihi white-faced ibis	WL G5 S3S4	Locally rare resident/migrant in southern California. Prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded pastures and croplands. Nests in dense, fresh emergent wetland.	Yes	No	**Not Expected** The project site does not contain open water or wetlands.
Plestiodon skiltonianus interparietalis Coronada skink	WL G5T5 S2S3	Found in inland southern California south through the north Pacific coast region of northern Baja California. Occurs in grassland, woodlands, pine forests and chaparral habitats, especially in open sunny areas such as clearings and the edges of creeks and rivers. Prefers rocky areas near streams with lots of vegetation. Can also be found in areas away from water.	No	No	**Not Expected** The project site does not contain grasslands, woodlands, pine forests, or chaparral habitats.
Polioptila californica californica coastal California gnatcatcher	FT SSC G4G5T2Q S2	Yearlong resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet amsl in coastal regions and below 1,500 feet amsl inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	Yes	No	**Not Expected** The project site does not contain any coastal sage scrub or any connectivity to coastal sage scrub, which this species is obligate to.
Rallus obsoletus levipes light-footed Ridgway's rail	FE SE FP G5T1T2 S1	Nesting habitat in southern California includes tall, dense California cordgrass (*Spartina foliosa*) in the low littoral zone, wrack deposits in the low marsh zone, and hummocks of high marsh within the low marsh zone.	Yes	No	**Not Expected** The project site does not contain any nesting or foraging habitat.
Riparia riparia bank swallow	ST G5 S2	Neotropical migrant found in riparian and other lowland habitats in California, west of the deserts. The species does not breed in southern California. During the summer, the species is restricted to riverbanks, creeks, seashores, and lakes with vertical banks, bluffs, and cliffs with fine-textured or sandy soils nearby for nesting.	No	No	**Not Expected** Extirpated as a breeding bird in all of southern California. The project site does not contain any foraging habitat.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Salvadora hexalepis virgultea coast patch-nosed snake	SSC G5T4 S2S3	Occurs in brushy vegetation including coastal scrub and chaparral from the coast to the mountains. Takes refuge in existing small mammal burrows.	No	No	**Not Expected** The project site does not contain any coastal sage scrub or chaparral habitat.
Setophaga petechia yellow warbler	SSC G5 S3S4	Yearlong resident along the southern coast of California with the remainder of the State being occupied during the summer. The species also winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, California sycamores, or alders (*Alnus* spp.) or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	No	**Low (Nesting and Foraging)** Conifer and eucalyptus nesting habitat is present on the site but this species is generally a rare breeder in non-riparian habitat. This species has a low potential to forage in the on-site trees, which are all ornamental or otherwise exotic. However, the nearest documented nesting occurrence in the CNDDB (Occurrence Number 82) for this species is 6.5 miles to the north of the project site in 2003 (CNDDB 2020).
Spea hammondii western spadefoot	SSC G3 S3	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rain pools which do not contain American bullfrogs (*Lithobates catesbeianus*), predatory fish, or crayfish are necessary for breeding. Estivates in upland habitats adjacent to potential breeding sites in burrows approximating 3 feet in depth.	Yes	No	**Not Expected** The project site does not contain suitable habitat for this species.
Sternula antillarum browni California least tern	FE SE FP G4T2T3Q S2	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates, including sand beaches, alkali flats, landfills, or paved areas. Prefers broad, level expanses of open sandy or gravelly beach, dredge spoil, and other open shoreline areas, and broad river valley sandbars.	Yes	No	**Not Expected** The project site does not contain suitable habitat for this species.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Streptocephalus woottoni Riverside fairy shrimp	FE G1G2 S1S2	Restricted to deep seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions. Basins that support Riverside fairy shrimp are typically dry a portion of the year, but usually are filled by late fall, winter, or spring rains, and may persist through May. Endemic to western Riverside, Orange, and San Diego Counties in tectonic swales/earth slump basins in grassland and coastal sage scrub. In Riverside County, the species been found in pools formed over the following soils: Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils. All known habitat lies within annual grasslands, which may be interspersed through chaparral or coastal sage scrub vegetation.	Yes	No	**Not Expected** The project site does not contain vernal pools.
Taxidea taxus American badger	SSC G5 S3	Occupies a wide variety of habitats including dry, open grassland, sagebrush, and woodland habitats. Require dry, friable, often sandy soil to dig burrows for cover, food storage, and giving birth. Occasionally found in riparian zones and open chaparral with less than 50% plant cover.	No	No	**Not Expected** The area surrounding the project site is too developed and no suitable habitat is present.
Thamnophis hammondii two-striped gartersnake	SSC G4 S3S4	Occurs in or near permanent fresh water, often along streams with rocky beds and riparian growth up to 7,000 feet amsl.	No	No	**Not Expected** The project site does not contain any aquatic habitat.
***Thamnophis sirtalis* pop. 1** south coast gartersnake	SSC G5T1T2 S1S2	Utilizes a wide variety of habitats - forests, mixed woodlands, grassland, chaparral, farmlands, often near ponds, marshes, or streams.	No	No	**Not Expected** The project site does not contain suitable habitat for this species.
Vireo bellii pusillus least Bell's vireo	FE SE SSC G5T2 S2	Summer resident in southern California. Breeding habitat generally consists of dense, low, shrubby vegetation in riparian areas, and mesquite brushlands, often near water in arid regions. Early successional cottonwood-willow riparian groves are preferred for nesting. The most critical structural component of nesting habitat in California is a dense shrub layer that is 2 to 10 feet (0.6 to 3.0 meters) above ground. The presence of water, including ponded surface water or moist soil conditions, may also be a key component for nesting habitat.	Yes	No	**Not Expected** The project site does not contain any riparian habitat or suitable nesting habitat.
SPECIAL-STATUS PLANT SPECIES					
Abronia maritima red sand-verbena	4.2 G4 S3?	Perennial herb. Occurs within coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is from February through December.	No	No	**Not Expected** The project site does not contain any coastal dune habitat.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Acanthomintha ilicifolia San Diego thorn-mint	CE FT 1B.1 G1 S1	Annual herb. Occurs in clay soils within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 0 to 330 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected** The project site does not contain chaparral, coastal scrub, or valley and foothill grassland habitat.
Acmispon prostrates Nuttall's acmispon	1B1 G1G2 S1	Annual herb. Occurs in sandy soils within coastal dunes and coastal scrub (sandy). Found at elevations ranging from 0 to 35 feet amsl. Blooming period is from March through July.	No	No	**Not Expected** The project site does not contain any coastal dune or coastal scrub habitat.
Adolphia californica California adolphia	2B.1 G3 S2	Perennial deciduous shrub. Found in clay soils within chaparral, coastal scrub, and valley and foothill grasslands. Found at elevations ranging from 30 to 2,430 feet amsl. Blooming period is from December through May.	No	No	**Not Expected** The project site does not contain chaparral, coastal scrub, or valley and foothill grassland habitat
Ambrosia pumila San Diego ambrosia	FE 1B.1 G1 S1	Perennial rhizomatous herb. Occurs on sandy loam or clay soils (often in disturbed areas) and sometimes alkaline soils. Habitats include chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 66 to 1,362 feet amsl. Blooming period is from April through October.	Yes (b)	No	**Not Expected** The project site does not contain chaparral, coastal scrub, valley and foothill grassland, and vernal pools.
Arctostaphylos glandulosa* ssp. *crassifolia Del Mar manzanita	FE 1B.1 G5T2 S2	Perennial evergreen shrub. Found in chaparral habitats (maritime, sandy). Found at elevations ranging from 0 to 1,198 feet amsl. Blooming period is from December through June.	Yes	No	**Not Expected** The project site does not contain chaparral habitat.
Artemisia palmeri San Diego sagewort	4.2 G3? S3?	Perennial deciduous herb. Found on sandy, mesic soils within chaparral, coastal scrub, riparian forest, riparian scrub, and riparian woodland habitats. Found at elevations ranging from 49 to 3,002 feet amsl. Blooming period is from (February) May through September.	No	No	**Not Expected** The project site does not contain chaparral, coastal scrub, riparian forest, riparian scrub, or riparian woodland habitats.
Asplenium vespertinum western spleenwort	4.2 G4 S4	Perennial rhizomatous herb. Found on rocky soils within chaparral, cismontane woodland, and coastal scrub habitat. Found at elevations ranging from 591 to 3,281 feet amsl. Blooming period is from February through June.	No	No	**Not Expected** The project site does not contain rocky soils within chaparral, cismontane woodland, or coastal scrub habitat.
Atriplex coulteri Coulter's saltbush	1B.2 G3 S1S2	Perennial herb. Generally associated with alkaline or clay soils that occur in grasslands and coastal bluff habitats. Found at elevations ranging from 30 to 1,440 feet amsl. Blooming period is from March through October.	No	No	**Not Expected** The project site does not contain alkaline or clay soils or grasslands and coastal bluff habitats.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Atriplex pacifica south coast saltscale	1B.2 G4 S2	Annual herb. Occurs on alkaline soils in coastal scrub, coastal bluff, and playas. Found at elevations ranging from 3 to 1,640 feet amsl. Blooming period is from March through October.	No	No	**Not Expected** The project site does not contain coastal scrub, coastal bluff, or playas.
Atriplex parishii Parish's brittlescale	1B.1 G1G2 S1	Annual herb. Usually found on drying alkali flats with fine soils in vernal pools, chenopod scrub, wet meadows, and playas. Found at elevations ranging from 15 to 4,660 feet amsl. Blooming period is from June through October.	No	No	**Not Expected** The project site does not contain vernal pools, chenopod scrub, wet meadows, or playas.
Baccharis vanessae Encinitas baccharis	FT CE 1B.1 G1 S1	Perennial deciduous shrub. Occurs in sandstone soils within chaparral (maritime) and cismontane woodland. Found at elevations ranging from 195 to 2,360 feet amsl. Blooming period is August and from October through November.	Yes	No	**Not Expected** Sandstone soils are not present within the project site.
Bloomeria clevelandii San Diego goldenstar	1B.1 G2 S2	Perennial bulbiferous herb. Occurs in clay soils within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 160 to 1,525 feet amsl. Blooming period is from April through May.	No	No	**Not Expected** The project site does not contain clay soils associated with chaparral, coastal scrub, valley and foothills grasslands, or vernal pool habitats.
Brodiaea filifolia thread-leaved brodiaea	FT FE 1B.1 G2 S2	Perennial bulbiferous herb. Often found on clay soils within chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Found at elevations ranging from 82 to 3,675 feet amsl. Blooming period is from March through June.	Yes (c)	No	**Not Expected** The project site does not contain chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, or vernal pool habitats.
Brodiaea orcuttii Orcutt's brodiaea	1B.1 G2 S2	Perennial bulbiferous herb. Occurs on mesic, clay soils within closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools. Found at elevations ranging from 98 to 5,551 feet amsl. Blooming period is from May through July.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.
Camissoniopsis lewisii Lewis' evening-primrose	3 G4 S4	Annual herb. Occurs on sandy or clay soils coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrubland, and valley/foothill grassland habitats. Found at elevations ranging from 0 to 984 feet amsl. Blooming period is from March through May (June).	No	No	**Not Expected** The project site does not contain bluff scrub, cismontane woodland, coastal dunes, coastal scrubland, or valley/foothill grassland habitats.
Ceanothus verrucosus wart-stemmed ceanothus	2B.2 G2 S2?	Perennial evergreen shrub. Found in chaparral habitats at elevations ranging from 0 to 1,245 feet amsl. Blooming period is from December through May.	Yes	No	**Not Expected** The project site does not contain chaparral habitat.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Centromadia parryi* ssp. *australis southern tarplant	1B.1 G3T2 S2	Annual herb. Occurs in marshes and swamps (margins), valley and foothill grassland (vernally mesic), and vernal pools. Found at elevations ranging from 0 to 1,575 feet amsl. Blooming period is from May through November.	No	No	**Not Expected** The project site does not contain marshes and swamps, or valley and foothill grasslands.
Centromadia pungens* ssp. *laevis smooth tarplant	1B.1 G3G4T2 S2	Annual herb. Occurs in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, and valley/foothill grassland habitats. Found at elevations from 0 to 2,100 feet amsl. Blooming period is from April through September.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Chaenactis glabriuscula* var. *orcuttiana Orcutt's pincushion	1B.1 G5T1T2 S1	Annual herb. Occurs on coastal bluff scrub (sandy) and coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is from January through August.	No	No	**Not Expected** The project site does not contain coastal bluff scrub (sandy) or coastal dune habitats.
Chamaebatia australis southern mountain misery	4.2 G4 S4	Perennial evergreen shrub. Found in chaparral (gabbroic or metavolcanic) habitats at elevations ranging from 980 to 3345 feet amsl. Blooming period is from November through May.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Chorizanthe orcuttiana Orcutt's spineflower	FE CE 1B1 G1 S1	Annual herb. Occurs in closed-cone coniferous forest, chaparral (maritime), coastal scrub, and sandy openings. Found at elevations ranging from 5 to 410 feet amsl. Blooming period is from March through May.	Yes	No	**Not Expected** The project site does not contain closed-cone coniferous forest, chaparral (maritime), coastal scrub, or sandy areas.
Chorizanthe polygonoides* var. *longispina long-spined spineflower	1B.2 G5T3 S3	Annual herb. Occurs on clay soils within chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools. Found at elevations ranging from 98 to 5,020 feet amsl. Blooming period is from April through July.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Cistanthe maritima seaside cistanthe	4.2 G3G4 S3	Annual herb. Blooms March through June. Occurs in sandy sites within coastal bluff scrub, coastal scrub, and valley and foothill grassland. Known elevations range from 50 to 590 feet amsl.	No	No	**Not Expected** The project site does not contain closed-cone coniferous forest, chaparral (maritime), coastal scrub, or valley and foothill grassland habitats.
Clarkia delicata delicate clarkia	1B.2 G3 S3	Annual herb. Often occurs on gabbro soils within cismontane woodland and chaparral. Found at elevations ranging from 310 to 5900 feet amsl. Blooming period is from April through June.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Comarostaphylis diversifolia* ssp. *diversifolia summer holly	1B.2 G3T2 S2	Perennial evergreen shrub. Often in mixed chaparral and cismontane woodland, sometimes in post-burn areas. Known elevations range from 130 to 1,835 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Convolvulus simulans small-flowered morning-glory	4.2 G4 S4	Annual herb. Found on wet clay and serpentine ridges within chaparral, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 100 to 2,820 feet amsl. Blooming period is from March to July.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Corethrogyne filaginifolisa var. incana San Diego sand aster	1B.1 G4T1Q S1	Perennial herb. Found in coastal bluff scrub, chaparral, and coastal scrub. Found at elevations ranging from 5 to 375 feet amsl. Blooming period is from June through September.	No	No	**Not expected** The project site does not contain coastal bluff scrub, chaparral, or coastal scrub habitat.
Corethrogyne filaginifolisa var. linifolia Del Mar Mesa sand aster	1B.1 G4T1Q S1	Perennial herb. Found in coastal bluff scrub, chaparral (maritime, openings), coastal scrub. Found at elevations ranging from 65 to 900 feet amsl. Blooming period occurs in May, July, August, and September.	Yes	No	**Not Expected** The project site does not contain coastal bluff scrub, chaparral (maritime, openings), or coastal scrub.
Cryptantha wigginsii Wiggins' cryptantha	1B.2 G2 S1	Annual herb. Found in clay soils within coastal scrub habitat. Found at elevations ranging from 100 to 350 feet amsl. Blooming period is from February through June.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Deinandra paniculata paniculate tarplant	4.2 G4 S4	Annual herb. Occurs in coastal scrub, vernal pools, and valley/foothill grassland habitats. Found at elevations ranging from 82 to 3,084 feet amsl. Blooming period is (March) April through November (December).	No	No	**Not Expected** The project site does not contain coastal scrub, vernal pools, or valley/foothill grassland habitats.
Dichondra occidentalis western dichondra	4.2 G3G4 S3S4	Perennial rhizomatous herb. Occurs on sandy loam, clay, and rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 130 to 1640 feet amsl. Blooming period is from March through July.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Dudleya blochmaniae* ssp. *blochmaniae Blochman's dudleya	1B.1 G3T2 S2	Perennial herb. Occurs on rocky, often clay or serpentinite soils within coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 16 to 1,476 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected** Clay and serpentine soils are not present within the project site.
Dudleya variegate variegated dudleya	1B.2 G2 S2	Perennial herb. Occurs in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 5 to 1905 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected** The project site does not contain chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools
Dudleya viscida sticky dudleya	1B.2 G2 S2	Perennial herb. Often occurs on rocky soils in coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 33 to 1,804 feet amsl. Blooming period is from May through June.	Yes	No	**Not Expected** Rocky soils are not present within the project site.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Ericameria palmeri* var. *palmeri Palmer's goldenbush	1B.1 G4T2? S2	Perennial evergreen shrub. Occurs in mesic soils in chaparral and coastal scrub. Found at elevations ranging from 95 to 1,970 feet amsl. Blooming period is from September through November.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Eryngium aristulatum* var. *parishii San Diego button-celery	FE SE 1B.1 G5T1 S1	Annual/perennial herb. Found on mesic soils within coastal scrub, valley and foothill grassland, and vernal pool habitats. Found at elevations ranging from 66 to 2,034 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected** The project site does not contain mesic soils or coast scrub, valley and foothill grassland, and vernal pool habitats.
Erysimum ammophilum sand-loving wallflower	1B.2 G2 S2	Perennial herb. Found on Sandy openings within chaparral (maritime), coastal dunes, and coastal scrub. Fount at elevations ranging from 0 to 195 feet amsl. Blooming period is February through June.	No	No	**Not Expected** The project site does not contain sandy opening associated with chaparral (maritime), coastal dunes, or coastal scrub habitats.
Erythranthe diffusa Palomar monkeyflower	4.3 G4 S3	Annual herb. Grows on sandy or gravelly soils within chaparral and lower montane coniferous forest. Found at elevations ranging from 4,003 to 6,004 feet amsl. Blooming period is from April through June.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Euphorbia misera cliff spurge	2B.2 G5 S2	Perennial shrub. Often occurs on rocky soils in coastal bluff scrub, chaparral, coastal scrub, and Mojavean desert scrub habitats. Found at elevations ranging from 33 to 1,640 feet amsl. Blooming period is from December through August (October).	Yes	No	**Not Expected** The project site does not contain rocky soils associated with bluff scrub, chaparral, coastal scrub, and Mojavean desert scrub habitats.
Ferocactus viridescens San Diego barrel cactus	2B.1 G3? S2S3	Perennial stem succulent. Often occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 5 to 1,475 feet asml. Blooming period is from May through June.	Yes	No	**Not Expected** The project site does not contain chaparral, coastal scrub, valley and foothill grassland, or vernal pool habitats.
Harpagonella palmeri Palmer's grapplinghook	4.2 G4 S3	Annual herb. Occurs on clay soils within open grassy areas within chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 66 to 3,133 feet amsl. Blooming period is from March through May.	No	No	**Not Expected** Clay soils are not present within the project site.
Hazardia orcuttii Orcutt's hazardia	CT 1B.1 G1 S1	Perennial evergreen shrub. Occurs in clay soils within chaparral (maritime) and coastal scrub. Found at elevations ranging from 260 to 280 feet amsl. Blooming period is from August through October.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Heterotheca sessiliflora* ssp. *Sessiliflora beach goldenaster	1B.1 G5T2T3 S1	Perennial herb. Occurs within chaparral (coastal), coastal dunes, and coastal scrub. Found at elevations ranging from 0 to 4,020 feet asml. Blooming period is from March through December.	No	No	**Not Expected** The project site does not contain chaparral (coastal), coastal dunes, or coastal scrub habitat.
Holocarpha virgata ssp. elongata curving tarplant	4.2 G5T3 S3	Annual herb. Occurs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 197 to 3,609 feet amsl. Blooming period is from May through November.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Hordeum intercedens vernal barley	3.2 G3G4 S3S4	Annual herb. Habitat includes coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland. Found at elevations ranging from 16 to 3,281 feet amsl. Blooming period is from March through June.	No	No	**Not Expected** The project site does not contain coastal dunes, coastal scrub, vernal pools, or valley/foothill grassland habitats.
Horkelia truncate Ramona horkelia	1B.3 G3 S3	Perennial herb. Occurs in clay soils within chaparral and cismontane woodlands. Found at elevations ranging from 1,310 to 4,265 feet amls. Blooming period is from March through June.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Isocoma menziesii* var. *decumbens decumbent goldenbush	1B.2 G3G5T2T3 S2	Perennial shrub. Found on sandy soils within coastal scrub and chaparral, as well as disturbed sites. Found at elevations ranging from 65 to 1640 feet amsl. Blooming period is from April through November. Blooming period is from April through November.	No	No	**Low** The project site does not contain coastal sage scrub or chaparral, however, the project site contains disturbed areas and is within the known elevation range for this species. The nearest documented occurrence (Occurrence Number 6) for this species in the CNDDB is 4.5 mile to the south of the project site in 2018 (CNDDB 2020).
Iva hayesiana San Diego marsh-elder	2B.2 G3 S2	Perennial herb. Found in Marshes and swamps, and Playas. Found at elevations ranging from 30 to 1,640 feet amsl. Blooming period is from April to October.	Yes	No	**Not Expected** The project site does not contain marshes, swamps, or playa habitat.
Juncus acutus* ssp. *leopoldii southwestern spiny rush	4.2 G5T5 S4	Perennial rhizomatous herb. Occurs within coastal dunes (mesic), meadows and seeps (alkaline seeps), and marshes and swamps (coastal salt). Found at elevations ranging from 9 to 2,955 feet amsl. Blooming period is (March) May through June.	No	No	**Not Expected** The project site does not contain coastal dunes (mesic), meadows and seeps (alkaline seeps), Or marshes and swamps (coastal salt).
Lasthenia glabrata* ssp. *coulteri Coulter's goldfields	1B.1 G4T2 S2	Annual herb. Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet amsl. Blooming period is from February to June.	No	No	**Not Expected** The project site does not contain playas, vernal pools, or coastal salt marshes.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Lepidium virginicum* var. *robinsonii Robinson's pepper-grass	4.3 G5T3 S3	Annual herb. Occurs in dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 66 to 4,396 feet amsl. Blooming period is from January through July.	No	No	**Not Expected** The project site does not contain chaparral or coastal sage scrub habitat.
Leptosyne maritima sea dahlia	2B.2 G2 S1S2	Perennial herb. Occurs in Coastal bluff scrub and Coastal scrub. Found at elevations ranging from 15 to 490 feet amsl. Blooming period is from March through May.	No	No	**Not Expected** The project site does not contain coastal bluff scrub or coastal scrub habitat.
Lycium californicum California box-thorn	4.2 G4 S4	Perennial shrub. Blooms March through August. Found within coastal bluff scrub and coastal scrub. Known elevations range from 0 to 525 feet amsl. Blooming period is (December) March, June, July, and August.	No	No	**Not Expected** The project site does not contain coastal bluff scrub or coastal scrub habitat.
Microseris douglasii* ssp. *platycarpha small-flowered microseris	4.2 G4T4 S4	Annual herb. Occurs in alkaline soil in river bottoms in cismontane woodland, valley and foothill grassland, coastal scrub, and vernal pools. Found at elevations ranging from 50 to 3510 feet amsl. Blooming period is from March through May.	No	No	**Not Expected** The project site does not contain rivers within cismontane woodland, valley and foothill grassland, coastal scrub, or vernal pools.
Monardella hypoleuca* ssp. *lanata felt-leaved monardella	1B.2 G4T3 S3	Perennial rhizomatous herb. Occurs in sandy soils within the understory of mixed chaparral, chamise chaparral, and southern oak woodland. Found at elevations ranging from 984 to 5200 feet amsl. Blooming period is from June through August.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Myosurus minimus* ssp. *apus little mousetail	3.1 G5T2Q S2	Annual herb. Occurs on valley and foothill grassland and vernal pools (alkaline). Found at elevations ranging from 66 to 2,100 feet amsl. Blooming period is from March through June.	Yes	No	**Not Expected** The project site does not contain foothill grasslands or vernal pools (alkaline).
Nama stenocarpa mud nama	2B.2 G4G5 S1S2	Annual/perennial herb. Found in marshes and swamps (lake margins, riverbanks). Grows in elevation ranging from 16 to 1,640 feet amsl. Blooming period is from January through July.	No	No	**Not Expected** The project site does not contain marshes or swamps.
Navarretia fossalis spreading navarretia	FE 1B.1 G2 S2	Annual herb. Habitats include chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, and vernal pools. Grows in elevation ranging from 98 to 2,149 feet amsl. Blooming period is from April through June.	Yes (b)	No	**Not Expected** The project site is outside of the known elevation range for this species.
Nemacaulis denudata* var. *denudata coast woolly-heads	1B.2 G3G4T2 S2	Annual herb. Found in coastal dunes. Known elevations range from 0 to 35 feet amsl. Blooming period is from April through September.	No	No	**Not Expected** The project site does not contain coastal dunes.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Orcuttia californica California Orcutt grass	FE SE 1B.1 G1 S1	Annual herb. Restricted to vernal pool habitats. Found at elevations ranging from 49 to 2,165 feet amsl. Blooming period is from April through August.	Yes	No	**Not Expected** The project site does not contain vernal pools.
Orobanche parishii* ssp. *brachyloba short-lobed broomrape	4.2 G4?T4 S3	A parasitic perennial herb. Found in sandy soils within Coastal bluff scrub, Coastal dunes, and Coastal scrub. Found at elevations ranging from 5 to 1,000 feet amsl. Blooming period is from April through October.	No	No	**Not Expected** The project site does not contain coastal bluff scrub, coastal dunes, or coastal scrub.
Pentachaeta aurea* ssp. *aurea golden-rayed pentachaeta	4.2 G4T3 S3	Annual herb. Found in Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Riparian woodland, and Valley and foothill grasslands. Found at elevations ranging from 260 to 6,070 feet amsl. Blooming period is from March through July.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Phacelia ramosissima* var. *austrolitoralis south coast branching phacelia	3.2 G5?T3Q S3	Perennial herb. Found on sandy, sometimes rocky site within chaparral, coastal scrub, coastal dunes, and coastal salt marsh. Found at elevations ranging from 15 to 980 feet amsl. Blooming period is from March through August.	No	No	**Not Expected** The project site does not contain chaparral, coastal scrub, coastal dunes, or coastal salt marsh habitat.
Pinus torreyana* ssp. *torreyana Torrey pine	1B.2 G1T1 S1	Perennial evergreen tree. Found in sandstone soils within closed-cone coniferous forest and chaparral. Found at elevations ranging from 95 to 525 feet amsl.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.
Pogogyne abramsii San Diego mesa mint	FE CE 1B.1 G1T1 S1	Annual herb. Occurs in vernal pools. Found at elevations ranging from 295 feet to 655 feet amsl. Blooming period is from March through July.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Psilocarphus brevissimus* var. *multiflorus **delta woolly marbles**	4.2 G4T3 S3	Annual herb. Occurs in vernal pools. Found at elevations ranging from 30 to 1,640 feet amsl. Blooming period is from May through June.	No	No	**Not Expected** The project site does not contain vernal pools.
Quercus dumosa Nuttall's scrub oak	1B.1 G3 S3	Perennial evergreen shrub. Generally occurs on sandy soils near the coast, and sometimes clay loam. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Found at elevations ranging from 50 to 4030 feet amsl. Blooming period is from February through March.	Yes	No	**Not Expected** The project site does not contain coniferous forest, chaparral, or coastal scrub.

Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution**	**Covered by MHCP**	**Observed On-site**	**Potential to Occur**
Quercus engelmannii Engelmann oak	4.2 G4T3 S3	Perennial deciduous tree. Occurs in chaparral, cismontane woodland, riparian woodland, and valley/foothill grassland. Found at elevations ranging from 160 to 4,275 feet amsl. Blooming period is from March through June.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.
Salvia munzii Munz's safe	2B.2 G2 S2	Perennial evergreen shrub. Occurs in chaparral and coastal scrub. Found at elevations ranging from 375 to 3,495 feet amsl. Blooming period is from February through April.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Selaginella cinerascens ashy spike-moss	4.1 G3G4 S3	Rhizomatous fern. Occurs in chaparral and coastal scrub. Found at elevations ranging from 30 to 2100 feet amsl.	No	No	**Not Expected** The project site does not contain chaparral or coastal scrub.
Stemodia durantifolia purple stemodia	2B.1 G5 S2	Perennial herb. Occurs on sandy soils and mesic sites within Sonoran Desert scrub. Found at elevations ranging from 591 to 984 feet amsl. Blooms the months of (January), April, June, August, September, October, and December.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.
Spita diegoensis San Diego County needle grass	2B.1 G5 S2	Perennial herb. Found in sandy soils within Sonoran desert scrub. Found at elevations ranging from 30 to 2,625 feet amsl. Blooms in January, April, June, and August to October, and in December.	No	No	**Not Expected** The project site does not contain Sonoran desert scrub.
Suaeda esteroa estuary seablite	1B.2 G3 S2	Perennial herb. Found on clay, silt, and sand substrates in coastal salt marshes and swamps. Known elevations range from 0 to 395 feet amsl. Blooms June through October (sometimes May through January).	No	No	**Not Expected** The project site does not contain coastal salt marshes or swamps.
Tetracoccus dioicus Parry's tetracoccus	1B.2 G2G3 S2	Perennial deciduous shrub. Occurs in chaparral and coastal scrub habitats. Found at elevations ranging from 541 to 3,281 feet amsl. Blooming period is from April through May.	Yes	No	**Not Expected** The project site is outside of the known elevation range for this species.
Viguiera laciniate San Diego County viguiera	4.3 G4 S4	Perennial shrub. Found in chaparral and coastal scrub. Found at elevations ranging from 195 to 2,460 feet amsl. Blooming period is from February to June and sometimes through August.	No	No	**Not Expected** The project site is outside of the known elevation range for this species.

* **U.S. Fish and Wildlife Service (USFWS)**

FE Endangered – any species which is in danger of extinction throughout all or a significant portion of its range.

FT Threatened – any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

California Department of Fish and Wildlife (CDFW)

SE Endangered – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST Threatened – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required under the California Endangered Species Act.

FP Fully Protected – any native species or subspecies of bird, mammal, fish, amphibian, or reptile that were determined by the State of California to be rare or face possible extinction.

SSC Species of Special Concern – any species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following criteria:

- is extirpated from California or, in the case of birds, in its primary seasonal or breeding role;
- is listed as Federally-, but not State-, threatened or endangered; meets the State definition of threatened or endangered but has not formally been listed.
- is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; or
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

WL Watch List - taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

California Native Plant Society (CNPS) California Rare Plant Rank

1B Plants rare, threatened, or endangered in California and elsewhere.

2B Plants rare, threatened, or endangered in California but more common elsewhere.

4 Plants of limited distribution – Watch List.

Threat Ranks

.1 Seriously threatened in California (over 80% of occurrences threatened/high degree any immediacy of threat).

.2 Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat).

.3 Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

NatureServe Conservation Status Rank

The Global Rank (G#) reflects the overall condition and imperilment of a species throughout its global range. The Infraspecific Taxon Rank (T#) reflects the global situation of just the subspecies or variety. The State Rank (S#) reflects the condition and imperilment of an element throughout its range within California. (G#Q) reflects that the element is very rare but there are taxonomic questions associated with it; the calculated G rank is qualified by adding a Q after the G#). Adding a ? to a rank expresses uncertainty about the rank.

G1/T1 Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2/T2 Imperiled— At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3/T3 Vulnerable— At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4/T4 Apparently Secure— Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 Secure – Common; widespread and abundant.

S1 Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.

S2 Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.

S3 Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

Michael Baker
INTERNATIONAL

Attachment E:
References

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