Appendix B Biological Resources Letter Report

Appendices

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4337 Sheridan Lane
San Diego, CA, 92120
Phone: 619.972.7932
Phone: 619.972.8714
www.blackhawkenv.com

August 15, 2024

Jasmine Osman
Associate II
Placeworks
josman@placeworks.com
714-966-9220 ext. 2608

Beyer Community Resources Center Project
Biological Resources Letter Report

Community of San Ysidro in San Diego, San Diego County, California

Dear Ms. Osman:

Blackhawk Environmental, Inc. (Blackhawk) has prepared this biological resources letter report for the proposed Beyer Community Resources Center Project (Project) located in the Community of San Ysidro in San Diego, California within Assessor's Parcel Number 638-170-14-00. This biological resources letter report details the existing conditions, analyzes potential biological resource impacts associated with the proposed Project, and discusses potential biological resources that may be subject to regulation under the California Environmental Quality Act (CEQA).

1.0 PROJECT LOCATION

The proposed Project is located at 2300 East Beyer Boulevard in the Community of San Ysidro in San Diego, California, approximately 0.2-miles southeast of the intersection of Interstate 805 and Beyer Boulevard (Attachment A – Figures 1 – 2). The proposed Project consists of an approximately 7.88-acre area where the former Beyer Elementary School was located within the overall 10.03-acre Project Boundary. Access to the Project area is provided by a driveway and an associated parking lot extending east from East Beyer Boulevard. The overall Project Boundary is surrounded by urban development to the north and west, with vast undeveloped and natural areas to the south and east.

2.0 PROJECT BACKGROUND & DESCRIPTION

The San Ysidro School District anticipates constructing a community resources center on the grounds of the former Beyer Elementary School, which was demolished in 2012, to better serve the needs of district students and their families in the coming years. Therefore, the San Ysidro School District has proposed the Beyer Community Resources Center Project (proposed Project). The proposed Project includes construction of a family resources and community events center with an outdoor event space, playground, ball courts and soccer field, landscaping improvements, and associated parking. All proposed work will be restricted to the proposed Project footprint (Attachment A, Figure 2).

3.0 METHODS

Evaluation of the Project consisted of conducting a literature review and field survey to document existing conditions and identify sensitive native vegetation communities, wildlife, and plant species occurring (or potential to occur) within the Project Boundary. Methods described below focused on determination of potential for occurrence of sensitive plant and wildlife species. Species are considered to be sensitive and are therefore subject to analysis in this section, if they meet one or more of the following criteria:

- Plant and animal species listed as endangered (FE), threatened (FT), or candidates (FC) for listing under the Federal Endangered Species Act (ESA);
- Plant and animal species listed as endangered (SE), threatened (ST), or candidates (SC) for listing under the California Endangered Species Act (CESA);
- Animals designated as Fully Protected Species (FP), as defined in California Fish and Game Code Sections 3511, 4700, 5050, and 5515;
- Animal species designated as Species of Special Concern (SSC) by the CDFW;
- Bird species designated as Bird of Conservation Concern (BCC) by the USFWS;
- Bat species designated as High Priority (H) by the Western Bat Working Group;
- Plants that are state-listed as Rare[1]; or
- Plant species ranked by the California Native Plant Society (CNPS) as having a California Rare Plant Rank (CRPR) of 1 or 2[2];

Sensitive natural communities are communities that have a limited distribution and are often vulnerable to the environmental effects of projects. These communities may or may not contain special-status

[1] Plants that were previously state listed as "Rare" have been re-designated as state threatened.
[2] Under the CEQA review process, only CRPR 1 and 2 species are considered, as these are the only CNPS species that meet CEQA's definition of "rare" or "endangered." Impacts to List 3 and 4 species do not meet CEQA's definition of "rare" or "endangered."

species or their habitats. For purposes of this assessment, sensitive natural communities are considered to be any of the following:

- Vegetation communities listed in the California Natural Diversity Database (CNDDB)
- Communities listed in the Natural Communities List with a rarity rank of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable)

3.1 Literature Review

Blackhawk Environmental conducted a database records search (June 2024) centered on the Project Site within the United States Geological Service (USGS) 7.5-minute *Imperial Beach, California* quadrangle, including a one-mile radius surrounding the Project Site. The database records search included the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) (CDFW 2024), the United States Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) (USFWS 2024a), and the California Native Plant Society's (CNPS) Inventory of Rare Plants of California (CNPS 2024). The CNDDB contains records of reported occurrences of federal- and state-listed species, proposed endangered or threatened species, federal Birds of Conservation Concern (BCC), California Species of Special Concern (SSC), or otherwise sensitive species or communities that may occur within and/or in the vicinity of a given project site. The USFWS IPaC records federal-listed and candidate species. For the purposes of this biological resources letter report, all historic records identified using the methods above were considered "target species".

The United States Department of Agriculture (USDA) Web Soil Survey was used to review soil types documented to occur within the Project Boundary, as soil types often relate to potential to occur for a number of sensitive species and habitat types (USDA NRCS 2024). Also, a synoptic review was conducted of USFWS National Wetland Inventory database (NWI; USFWS 2024b), Google Earth imagery, and USGS topographic maps for documented or potential water features on and adjacent to the Project. These databases and literature reviews were used to provide details on special-status species that have the potential to occur within the proposed Project footprint and/or its surrounding area prior to conducting a habitat assessment or focused survey efforts.

3.2 Habitat and Potential Jurisdictional Features Assessment

Utilizing the background data described above, Blackhawk Environmental biologist Seth Reimers conducted a field survey of the Project Boundary on June 28, 2024, to assess the approximately 10.03-acres for existing conditions, aquatic resource features, and for its capacity to potentially harbor sensitive biological resources identified in the literature review (target species).

Methods used during the field survey included slowly walking all areas within the Project Boundary while documenting flora and fauna species and using Global Positioning System (GPS) technology to map dominant vegetation communities and any potential wetland and non-wetland water features. Where appropriate, the biologist paused at select vantage points to provide full visual coverage of the Project Boundary. During the field survey, all plant and wildlife species observed or detected were recorded in field notebooks. Binoculars were used as needed to identify wildlife species. Plant species observed were identified to species or subspecies level, when feasible, according to the nomenclature in *The*

Jepson Manual: Vascular Plants of California Edition 2 (Baldwin et al. 2012). Vegetation communities were described according to *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986) and annotated on a high-resolution aerial photograph of the Project Boundary. Survey conditions are included in Table 1 below.

Table 1. Habitat Assessment Survey Conditions

Biologists	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Seth Reimers	6/28/2024	1218 – 1325	74 – 76	1 – 3	0	None

Aerial imagery, the NWI database, and USGS topographic maps of the Project Boundary were reviewed to identify any known or potential drainage features, water bodies and/or other aquatic features that may fall under United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and/or CDFW jurisdictions and that may have required investigation during the field survey. The presence of any potentially jurisdictional features, including associated vegetation/communities, presence of ordinary high watermarks (OHWMs) or streambeds, substrates, hydrological indicators, and potential connectivity, were documented during the field survey. Although the survey did not include a formal aquatic resources delineation, the survey included evaluation of potentially jurisdictional waters that may be subject to USACE, RWQCB, and/or CDFW jurisdictions within the Project Boundary.

The habitat assessment included a review of the proposed Project Boundary for stock ponds, ephemeral pools, road ruts, and other seasonally ponded areas which may support listed fairy shrimp species. The survey was performed during the 2024 summer season. The biologist noted any areas which may support standing water in excess of 2 centimeters. If presence/evidence of standing water was noted, the biologist recorded any indicators of non-riverine seasonally ponded areas such as water marks, soil cracks, algal mats, or other indicators which may indicate intermittent ponding. As part of the notation of floral species, the biologists recorded any observed vernal pool indicator species per USACE guidance (USACE 1997). Methods included the review of historic aerial imagery to determine if inundation was readily visible.

The initial habitat assessment did not include focused or protocol level surveys for any sensitive plant or wildlife species. Representative photographs of the Project Boundary were taken during the field survey and are included in Attachment B.

Following the habitat assessment, potentials for sensitive species to occur were evaluated based on proximity, recency and abundance of known occurrences, availability of suitable habitats, and historic distributions of the species. Potentials for occurrence were generally evaluated based on the following criteria:

- Present – The species was observed within the Project Boundary during the survey effort.
- High – Historic records indicate that the species has been known to occur within the vicinity of the Project Boundary (1 mile), and suitable habitat occurs onsite.
- Moderate – Historic records indicate that the species has been known to occur within the vicinity of the Project Boundary, but low-quality suitable habitat occurs onsite, or no historic records occur within the Project Boundary, but the Project Boundary occurs within the historic range of the species, and moderate to high quality habitat occurs.
- Low – Historic records indicate that the species has not been known to occupy the immediate vicinity of the Project Boundary, and low-quality habitat for the species exists onsite.
- No Potential – The species is restricted to habitats not occurring within the Project Boundary or is considered extirpated from the Project Boundary.

4.0 RESULTS

4.1 Literature Review Results

The literature review resulted in a total of 10 sensitive wildlife species, 19 sensitive plant species, and two sensitive natural communities, known to occur within the Project vicinity. The resulting lists of species, and their associated potential for occurrence in the Project footprint, can be found in Attachments C and D.

Species identified during the literature review that did not meet the criteria outlined in Section 3.2 have not been included and will not be discussed in this report.

4.1.1 Habitat Assessment Results

Proposed Project activities will occur entirely within areas previously occupied by Beyer Elementary School (proposed Project footprint), which is situated in the cut-out near the base of a west-facing slope that was developed in the late 1970s. Elevations within the Project Boundary range between 100 feet and 165 feet above mean sea level (amsl). The area within the Project Boundary contains three vegetation communities/land use types: Urban/Developed, Disturbed Lands, and Diegan Coastal Sage Scrub – Disturbed; all of which occur within the proposed Project footprint (Attachment A, Figure 3). Vegetative cover across the three vegetation communities/land use types ranges from 0% to 100%, with non-native plant species dominating the Urban/Developed and Disturbed Lands and native species dominating the Diegan Coastal Sage Scrub – Disturbed areas. The Diegan Coastal Sage Scrub – Disturbed habitat is in early succession of reclaiming the land following the demolition of the school. While the Diegan Coastal Sage Scrub – Disturbed habitat contains native plants and wildlife species (both common and sensitive), the Urban/Developed and Disturbed Land areas of the proposed Project footprint, provide only marginally suitable habitat for common native plant and wildlife species associated with disturbed and urban environments.

Documented soils within the Project Boundary consist of well-drained gravelly alluvium derived from mixed sources. The documented soil series occurring within the Project Boundary are Huerhuero-Urban land complex with 2 to 9 percent slopes, and Olivenhain cobbly loam with 9 to 30 percent slopes and 30 to 50 percent slopes. Soil units found within the Project Boundary are included in Table 2.

Table 2. Soils Occurring Within the Project Boundary

Map Unit Symbol	Map Unit Name	Approximate Percentage of Project Site
HuC	Huerhuero-Urban land complex, 2 to 9 percent slopes	50
OhE	Olivenhain cobbly loam, 9 to 30 percent slopes	40
OhF	Olivenhain cobbly loam, 30 to 50 percent slopes	10

Hydrology within the overall Project Boundary is not natural and is characteristic of developed areas with remnants of an engineered stormwater conveyance system used by the school. Concrete-lined ditches exist at the toe of the cut slope along the eastern and southern proposed Project footprint. These ditches are mostly filled with sediment and debris and no longer function as a means for directing flows to municipal sewer facilities outside of the Project Boundary. There are no naturally occurring water courses or bodies of water within the Project Boundary.

4.1.2. Jurisdictional Assessment Results

The field survey and literature review did not identify any potentially jurisdictional wetlands or non-wetland waters regulated by USACE, RWQCB, and/or CDFW within the Project Boundary. Furthermore, no vernal pools or seasonally inundated depressions were identified. Based on lack of potentially jurisdictional features a formal aquatic resources delineation and accompanying report is not required.

4.1.3 Vegetation Communities and Land Use Types

Three vegetation communities/land use types were observed within both the Project footprint and Project Boundary (Attachment A – Figure 3).

Table 3. Vegetation Communities/Land Use Types Present

Habitat Type	Project Boundary Acreage	Project Footprint Acreage
Urban/Developed	0.42	0.42
Disturbed Land	8.12	6.10
Diegan Coastal Sage Scrub - Disturbed	1.49	1.36
Total	10.03	7.88

Urban/Developed

Urban/Developed areas within the Project Boundary are characterized by impervious surfaces such as pavement and asphalt, bare ground, and dilapidated landscaped areas containing ornamental trees and shrubs, non-native grasses, and groundcovers. A portable storage container is also residing on bare ground within this land cover type. Commonly encountered plant species in this land cover type include but are not limited to hottentot fig (*Carpobrotus edulis*), acacia (*Acacia* sp.), and a variety of non-native grasses such as African fountain grass (*Pennisetum setaceum*), and red brome (*Bromus madritensis*) among others.

Disturbed Land

Disturbed Land within the Project Boundary is characterized by a mosaic of tall non-native annual vegetation and bare ground, with an occasional native or non-native shrub or tree. Dominant species include crown daisy (*Glebionis coronaria*), short-pod mustard (*Hirschfeldia incana*), African fountain grass, Peruvian peppertree (*Schinus molle*), Acacia, and carrotwood (*Cupaniopsis anacardioides*) among others. Native shrubs species include broom baccharis (*Baccharis sarothroides*) and California buckwheat (*Eriogonum fasciculatum*) but account for less than five percent of the shrub cover in this land cover type.

Diegan Coastal Sage Scrub – Disturbed

Diegan Coastal Sage Scrub – Disturbed within the Project Boundary is characterized by native shrubs interspersed with a high prevalence on non-native annual grass and forb species in early succession following the demolition of the school. Shrub cover in this community averages 30 percent with the average shrub height being approximately one and a half feet. Broom baccharis is the lone dominant shrub species, with fewer numbers of laurel sumac (*Malosma laurina*), San Diego bur-sage (*Ambrosia chenopodiifolia*), California buckwheat, and coastal cholla (*Cylindropuntia prolifera*). Dominant non-native grasses and forbs include red brome, crown daisy, and stinkwort (*Dittrichia graveolens*).

4.1.4 Sensitive Natural Communities

The literature review identified two natural community records occurring within one mile of the Project: San Diego Mesa Claypan Vernal Pool and Maritime Succulent Scrub. Neither of these communities occur within the Project Boundary.

4.1.5 Special-Status Wildlife Species

The literature search resulted in a total of 10 sensitive wildlife species that were evaluated for potential to occur in the Project Boundary and within the proposed Project footprint. The field evaluation determined that the land inside the Project Boundary is unsuitable for six of these species based on the lack of suitable habitat and/or soils. One species was found present within the proposed Project footprint: coastal California gnatcatcher (*Polioptila californica californica*) and the remaining three species have a moderate potential to occur within the Project Boundary, and within the proposed Project footprint, due to being previously documented within one mile of the Project and the presence of suitable Diegan Coastal Sage Scrub – Disturbed habitat. These species include Blainville's horned

lizard (*Phrynosoma blainvillii*; SSC), California glossy snake (*Arizona elegans occidentalis*; SSC), and Southern California legless lizard (*Anniella stebbinsi*; SSC). The entire Project Boundary is fenced with six to eight-foot-tall fencing that restricts movement of large mammals, such as mule deer (*Odocoileus hemionus*) and coyote (*Canis latrans*); therefore, the proposed Project footprint does not function as a wildlife movement corridor. Due to its openness, the proposed Project footprint does provide raptor foraging opportunities.

These species and their potentials for occurrence are further described in Attachment C. A complete list of wildlife species observed is included in Attachment E.

4.1.6 Special-Status Plant Species

A total of 19 plant species were evaluated for potential to occur in the Project Boundary and within the proposed Project footprint. The field evaluation determined that 18 plant species are absent from the proposed Project footprint and have no potential to occur due to lack of connectivity to source populations, lack of suitable habitat, lack of suitable soils, and/or level of anthropogenic disturbance. Furthermore, the June 2024 field survey was conducted during the blooming period of many of the target species, making them identifiable if present; or as perennial shrubs they would have been identified if present. One species, San Diego bur-sage (*Ambrosia chenopodiifolia*; CRPR 2B.1) is present as a component of the Diegan Coastal Sage Scrub – Disturbed habitat within the proposed Project footprint.

These species and their potentials for occurrence are further described in Attachment D. A complete list of plant species observed is included in Attachment F.

5.0 REGULATORY CONTEXT

The proposed Project may be subject to a host of state and federal regulations associated with several regulatory programs. These programs often overlap and were developed to protect natural resources, including state and federally-listed plants and animals; aquatic resources including rivers and creeks, ephemeral streambeds, wetlands, and areas of riparian habitat; other special-status species that are not listed as threatened or endangered by the state or federal governments; and other special-status vegetation communities.

6.0 PROJECT IMPACTS

This section includes a discussion of the potential direct, indirect, and cumulative impacts to onsite sensitive biological resources that may result upon the construction and implementation of the Project.

Direct impacts include those involving the loss, alteration and/or disturbance of plant communities, and consequently, the flora and fauna of the affected area. Direct impacts also include the destruction of individual plants and/or wildlife. Direct impacts may adversely affect regional populations of certain species, or result in isolated populations, reducing genetic diversity and range-wide population stability; conversely, direct impacts may also have intended or unintended positive effects in some cases.

Indirect impacts include a variety of effects related to areas or habitats that are not directly removed by Project development, such as loss of foraging habitat, increased ambient noise, artificial light, introduced predators (e.g., domestic cats, dogs, and other non-native animals), competition with exotic plants and animals, increased human presence and associated disturbances (e.g., trash, green waste, physical intrusion). Indirect impacts may include long and/or short-term daily activities associated with Project build-out, such as increased traffic, permanent barriers or fences, buildings, exotic seed-bearing ornamental plantings, irrigated landscapes, and human presence, among others. These types of impacts are known as edge effects and over time, may result in some encroachment on native plants by exotic plants, altered behavioral wildlife patterns, reduced wildlife diversity, and decreased wildlife abundance in habitats adjacent to a given site. However, as is the case with direct impacts, indirect impacts may also have intended or unintended positive effects for certain species.

6.1 Direct Impacts

6.1.1 Vegetation Communities and Land Use Types

Development of the proposed Project will result in direct impacts to Diegan Coastal Sage Scrub – Disturbed, Disturbed Land, and Urban/Developed land, on a previously developed parcel that has been left vacant for nearly 12 years. Table 4 summarizes acreages of impacts per habitat/land cover type.

Table 4. Direct Impacts Associated with the Proposed Project Footprint

Habitat Type	Acreage
Diegan Coastal Sage Scrub - Disturbed	1.36
Disturbed Land	6.10
Urban/Developed	0.42
Total	7.88

The regional value of Diegan Coastal Sage Scrub – Disturbed habitat identified within the proposed Project footprint is considered moderate and will require mitigation for impacts. This uncommon habitat type provides native habitat value, supports foraging opportunities for sensitive wildlife, and has connectivity to adjacent native habitats. Impacts to this habitat type are considered significant and mitigation to preservation or restoration may be required per state and/or federal regulations. Mitigation Measure BIO-1, which requires preservation of 1.36 acres of Diegan Coastal Sage Scrub, would reduce impacts to Diegan Coastal Sage Scrub – Disturbed to less than significant. Conversely, the regional value of Urban/Developed land and Disturbed Lands identified within the proposed Project footprint is considered low. These land use types do not provide native habitat value, support limited foraging opportunities for wildlife, and may negatively impact adjacent native habitat types by creating a high wildfire threat and spread of non-native plant seed. Impacts to these land use types is not considered significant and no mitigation or environmental commitment to preservation or restoration is known to be required per state and/or federal regulations. In fact, its removal may positively benefit the surrounding native habitats.

Mitigation Measures

BIO-1 Permanent impacts to Diegan Coastal Sage Scrub – Disturbed habitat shall be offset through mitigation of habitat of equal or higher biological value at a one-to-one ratio. Mitigation shall occur by implementing one or a combination of the following: off-site or on-site preservation, enhancement, restoration, and/or creation of habitat; purchase of habitat mitigation credits from an approved mitigation area or bank, or other location deemed acceptable by the applicable regulatory agencies. If on-site preservation, enhancement, restoration, and/or creation of habitat is chosen, a restoration plan shall be prepared by qualified personnel with experience in Southern California ecosystems and native plant restoration techniques. At a minimum, the restoration plan shall include the following information: (a) the location of the mitigation site(s); (b) a schematic depicting the mitigation areas; (c) the plant species to be used, container sizes, and seeding rates; (d) a planting schedule; (e) a description of installation requirements, irrigation sources and methodology, erosion control, maintenance and monitoring requirements; (f) measures to properly control exotic vegetation on-site; (g) site-specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; (j) a summary of the annual reporting requirements; and (k) identification of the responsible party(ies) for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

6.1.2 Jurisdictional Wetlands and Non-wetland Waters

Jurisdictional resources, including wetlands and non-wetland waters regulated by USACE, RWQCB and/or CDFW, were not identified within the Project Boundary. Re-development of the proposed Project footprint would not result in direct impacts to any jurisdictional resources.

6.1.3 Sensitive Wildlife Species

A total of 10 sensitive wildlife species were evaluated during the literature review and biological resource assessment survey (Attachment C). One species (coastal California gnatcatcher) was present within the proposed Project footprint and three other species (Blainville's horned lizard, California glossy snake, and Southern California legless lizard) were found to have a moderate potential to occur within the Diegan Coastal Sage Scrub – Disturbed and/or Disturbed Land areas within the proposed Project footprint. Based on this finding, direct impacts to these species may occur without implementation of mitigation measures to avoid, reduce, and/or minimize impacts. The biological resources survey identified suitable habitat and substrate for migratory birds protected under the Migratory Bird Treaty Act (MBTA) and CDFW Codes 3503 and 3503.5. Permanent direct impacts to migratory birds resulting from the proposed Project may include habitat loss, nesting habitat removal, roosting site loss and/or loss of individuals. Through the implementation of Mitigation Measures BIO-2, BIO-3, and BIO-4, which requires biological monitoring, focused protocol coastal California gnatcatcher surveys, and pre-construction general nesting bird surveys, impacts to sensitive species would be avoided, reduced, and/or minimized.

Mitigation Measures

BIO-2 A qualified biologist shall monitor initial vegetation clearing, grubbing, and ground disturbance activities to ensure that activities occur within the approved limits of work and that protective measures (e.g., flagging, fencing, sloped excavations) are in place.

BIO-3 Project activities that could result in vegetation removal, permanent habitat modification, and/or ground disturbance activities within suitable habitat for the coastal California gnatcatcher shall occur outside of its breeding season (February 15 through August 30). If such activities are unavoidable during the breeding season, focused protocol surveys shall be conducted prior to conducting the activities. Surveys will follow the current United States Fish and Wildlife Service protocol. If coastal California gnatcatchers are determined to occur within or adjacent to the proposed Project footprint, consultation with the United States Fish and Wildlife Service under the Federal Endangered Species Act, shall be initiated, and any resulting mitigation measures (including but not limited to breeding season activity restrictions and/or habitat-based compensatory mitigation) identified during consultation shall be implemented.

BIO-4 Clearing or grubbing of vegetation during the general bird breeding season (February 15 through September 15) or raptor breeding season (January 15 through July 15) shall be avoided except as outlined by this measure. If clearing and grubbing of vegetation is unavoidable during the breeding season, a pre-construction survey shall be conducted by a qualified biologist no more than seven days prior to conducting work in the Project footprint to determine if active bird nests are present. If no nesting birds are documented within the Project footprint, clearing, grubbing, and grading shall be allowed to proceed. If an active nest is observed within the Project footprint, the qualified biologist shall determine an appropriate buffer around the nest based on the biology of the species and the specific Project footprint constraints. Activities shall not occur within the buffer area until the qualified biologist has determined that the nest is no longer active, young have fledged, or determined which activities within the buffer would not jeopardize nesting success. The buffer area shall be demarcated in the field with flagging, stakes, and/or temporary fencing. The nesting buffer may be determined and adjusted depending on the species present, individual Project activities, site constraints, and in consultation with applicable wildlife agencies.

6.1.4 Sensitive Plant Species

Although the literature review revealed 19 sensitive plant species occurring in the vicinity of the Project, only one species was observed during the field survey. San Diego bur-sage is a component of the Diegan Coastal Sage Scrub – Disturbed habitat that occurs within the proposed Project footprint. Therefore, direct impacts to this species are expected. Based on these findings, Mitigation Measure BIO-1, which requires preservation of Diegan Coastal Sage Scrub habitat, would avoid, reduce, and/or minimize direct impacts to San Diego bur-sage.

6.2 Indirect Impacts

6.2.1 Vegetation Communities and Land Use Types

Diegan Coastal Sage Scrub – Disturbed habitat occurs within the proposed Project footprint, as well as on the west-facing slope near the Project Boundary and beyond to the east. Construction of the Project would change the functional use of the existing vacant land, returning it back to the developed state it was in from the late 1970s until October 2012. These changes would largely bring about positive effects due to the re-development of the area resulting in a net reduction of non-native plant species abundance and subsequently reduce encroachment of these species on adjacent native habitats. Indirect impacts to non-sensitive vegetation communities/land cover types are not considered significant; therefore, implementation of additional mitigation measures and/or Best Management Practices (BMPs) is not required to reduce indirect impacts below a significant level.

6.2.2 Jurisdictional Wetlands and Non-wetland Waters

Jurisdictional resources, including wetlands and non-wetland waters regulated by USACE, RWQCB and CDFW, were not identified within the Project Boundary or the surrounding area. Re-development of the proposed Project footprint would not result in any indirect impacts to jurisdictional resources.

6.2.3 Sensitive Wildlife Species

Construction-related noise, artificial lighting, and attracting pests and/or predators to the proposed Project footprint may also affect wildlife species (notably protected avian species) by disrupting normal behaviors such as foraging and breeding. The biological resources survey identified suitable habitat and substrate for the federally threatened coastal California gnatcatcher and migratory birds protected under the ESA, MBTA, and CDFW Codes 3503 and 3503.5. Through the implementation of mitigation measures detailed in Section 6.1.3 and project design features and environmental commitments, such as BMPs for trash and limiting construction-related noise and artificial lighting sources, indirect impacts to wildlife will be avoided, reduced, and/or minimized.

6.2.4 Sensitive Plant Species

Although the literature review revealed 19 sensitive plant species occurring in the vicinity of the Project, only San Diego bur-sage was observed within the Project Boundary. The proposed Project looks to change the functional use of the land; however, the changes will reduce the number of non-native plant species currently occupying the proposed Project footprint which may lead to reduced competition for resources between native and non-native plants, resulting in an increase of natural recruitment of sensitive plant species (such as San Diego bur-sage) in the areas surrounding the proposed Project footprint. Conditions within the remaining Diegan Coastal Sage Scrub – Disturbed habitat may improve over time as native plants continue to naturally recruit and increase in numbers within the Project Boundary, and beyond. Based on these findings and by implementing the mitigation measure detailed in Section 6.1.4, no additional Project mitigation measures or environmental commitments to avoid, reduce, and/or minimize indirect impacts to sensitive plants are warranted.

7.0 SUMMARY

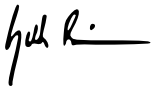
With the passing of time since the demolition of Beyer Elementary School in 2012 and the Project's proximity to open lands with native vegetation, early succession Diegan Coastal Sage Scrub – Disturbed has begun re-establishing within the proposed Project footprint. Left alone, it could be expected that natural recruitment of native shrub species will continue resulting in a net increase of Diegan Coastal Sage Scrub habitat within the Project Boundary and proposed Project footprint. Re-development of the proposed Project footprint would require the removal of Diegan Coastal Sage Scrub – Disturbed habitat, which does warrant compensatory mitigation in the form of drawing credits from a mitigation bank and/or on-site habitat restoration. Implementation of appropriate standard BMPs and mitigation measures will prevent impacts to special-status species, sensitive vegetation communities, and MBTA-covered avian species.

8.0 SURVEYOR CERTIFICATION

All data, statements, analyses, findings, and attachments within this report are accurate and truthful in terms of describing the existing conditions and the Project as proposed to Blackhawk Environmental.

If there are any questions or concerns regarding the findings of this report, please contact me at (619) 972-7932 or seth@blackhawkenv.com.

Sincerely,



Seth Reimers
Senior Biologist

ATTACHMENTS

A: Figures

1. Project Location
2. Proposed Project Footprint
3. Biological Resources and Habitat Assessment

B: Photograph Pages

C: Potential for Occurrence – Wildlife Species

D: Potential for Occurrence – Plant Species

E: Wildlife Species Observed

F: Plant Species Observed

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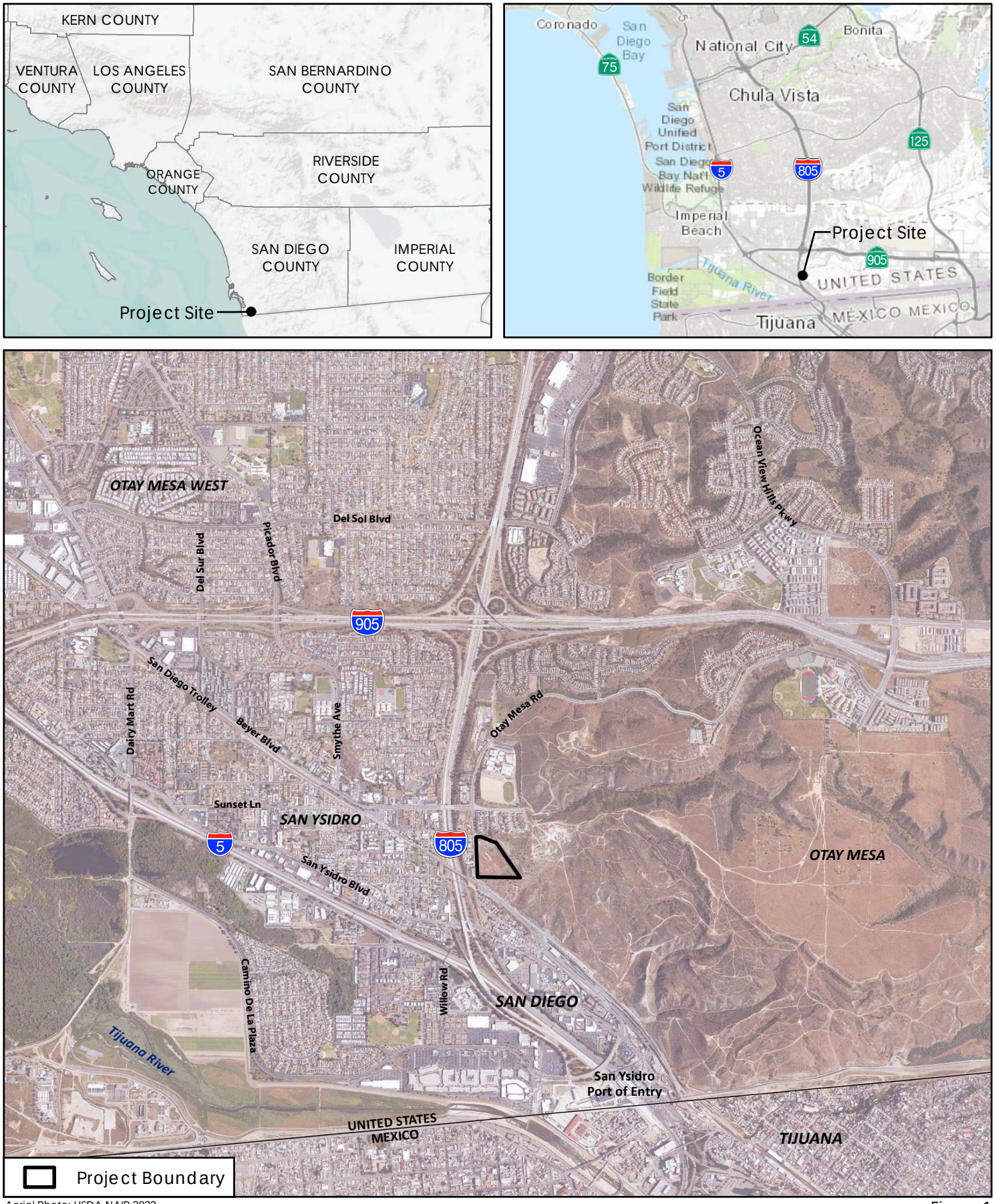
ATTACHMENT A

Figures



Aerial Photo: USDA NAIP 2022

Figure 1

Project Location

BLACKHAWK Environmental

N

0 2,500 Feet

San Ysidro Middle School Revitalization Project

Aerial Photo: Nearmap 2024

Figure 2

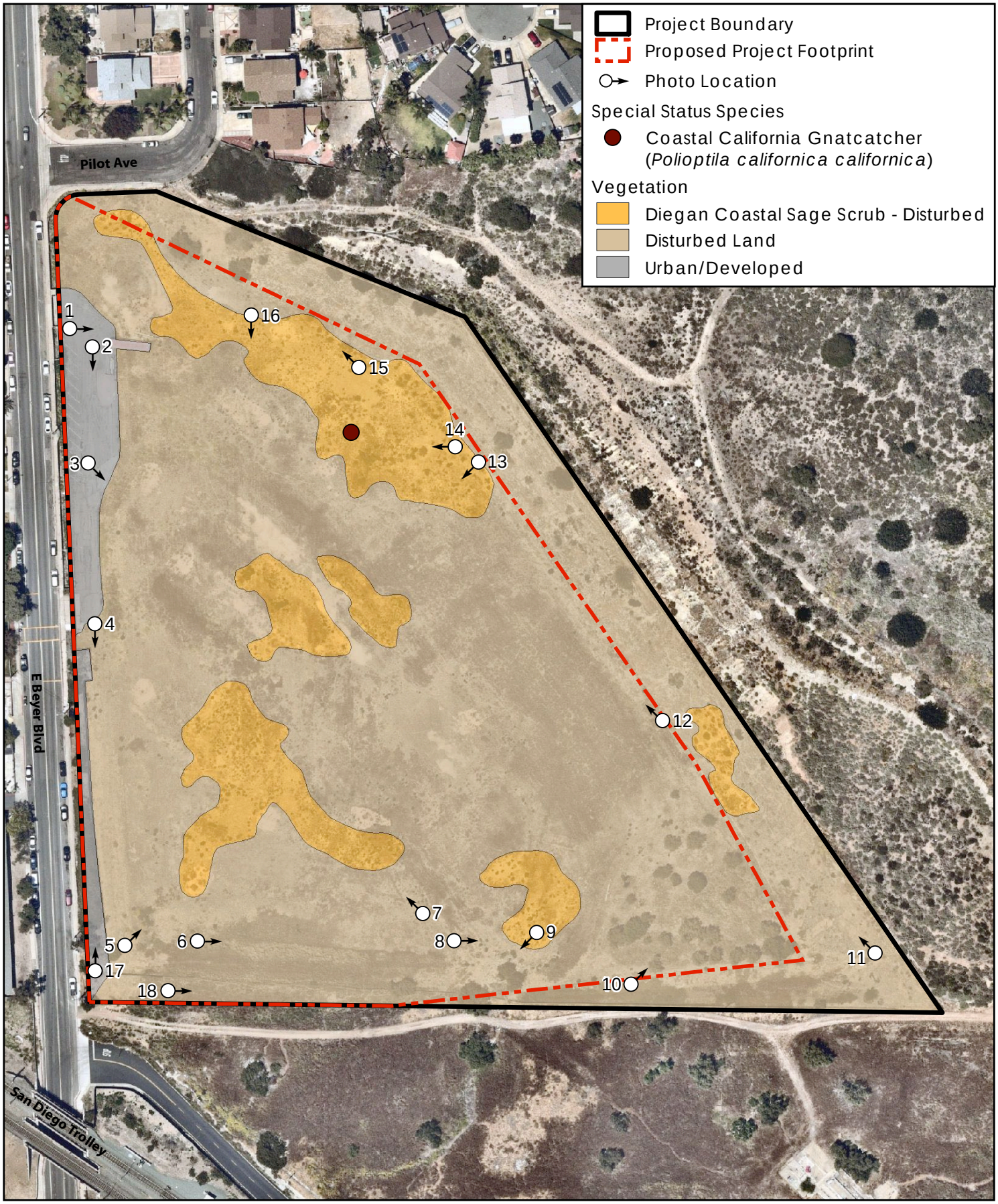
Proposed Project Footprint

Beyer Community Resources Center Project

BLACKHAWK Environmental

N

0 125 Feet



Aerial Photo: Nearmap 2024

Figure 3

Biological Resources and Habitat Assessment

Beyer Community Resources Center Project

BLACKHAWK Environmental

N

0 125 Feet

ATTACHMENT B

Photograph Pages

Photo Point 1: East-facing view from the northern entrance off Beyer Boulevard at a storage container and remnants of a parking lot for the former Beyer Elementary School.

Photo Point 2: South-facing view along the western Project Boundary through the remnants of a parking lot for the former Beyer Elementary School.

1

Photo Point 3: Southeast-facing view of Disturbed Land east of the old school parking lot.

Photo Point 4: South-facing view of Disturbed Land along the western Project Boundary/proposed Project footprint.

Photo Point 5: Northeast-facing overview of the proposed Project footprint from its southwest corner.

Photo Point 6: East-facing view of Disturbed Land along the southern Project Boundary.

Photo Point 7: Northwest-facing view of Disturbed Land within the proposed Project footprint.

Photo Point 8: East-facing view of Disturbed Land along the southern Project Boundary.

Photo Point 9: South-facing view of Disturbed Land containing a debris pile and transient living camp near the southern Project Boundary.

Photo Point 10: Northeast-facing view of the remnants of an orchard on the grounds of the former Beyer Elementary School property.

Photo Point 11: Northwest-facing view of the sloped eastern Project Boundary, a portion of which contains Diegan Coastal Sage Scrub – Disturbed habitat.

Photo Point 12: Northwest-facing view near the toe of the slope, which delineates the proposed Project footprint from the Project Boundary.

Photo Point 13: Southwest-facing view of Disturbed Land inside the proposed Project footprint.

Photo Point 14: West-facing view of broom Baccharis dominated area within the proposed Project footprint.

Photo Point 15: Northwest-facing view near the divide between the proposed Project footprint and the Project Boundary.

Photo Point 16: South-facing overview of the proposed Project footprint.

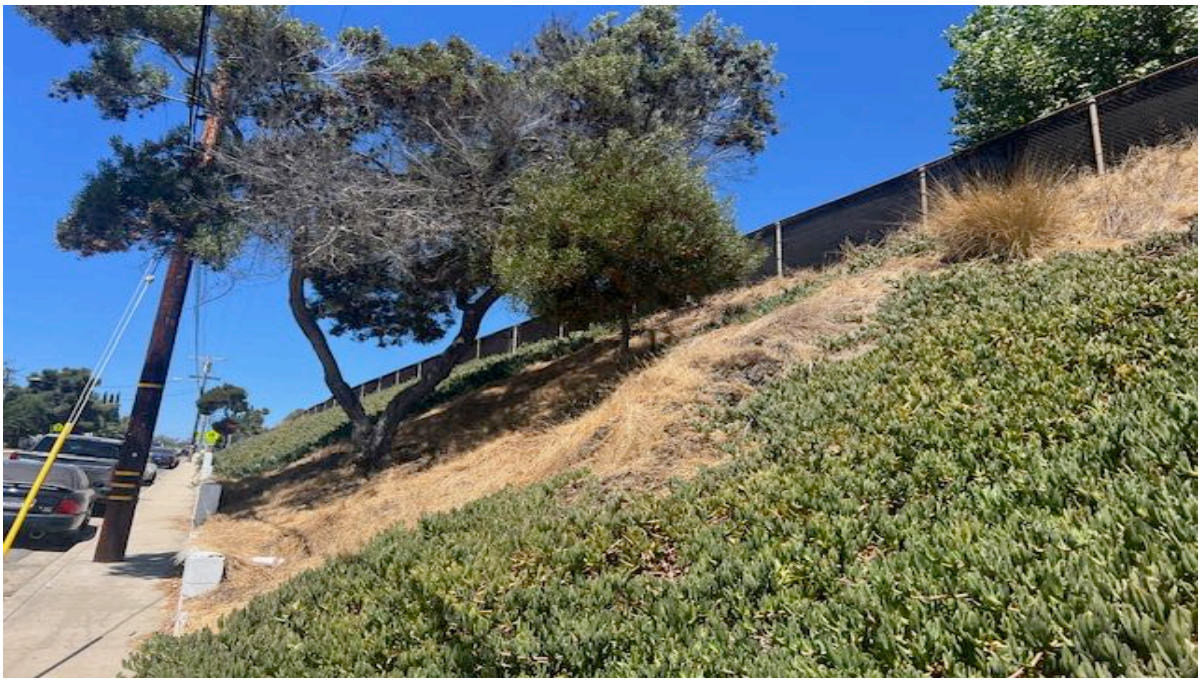


Photo Point 17: North-facing view of the unmaintained landscaped slope parallel to Otay Mesa Road.

Photo Point 18: East-facing view of a south-facing slope along the southern Project Boundary.

Photo 19: San Diego bur-sage growing within the proposed Project footprint.

Photo 20: Google Earth aerial imagery from August 13, 2012, that depicts the former Beyer Elementary School still standing within the proposed Project footprint.

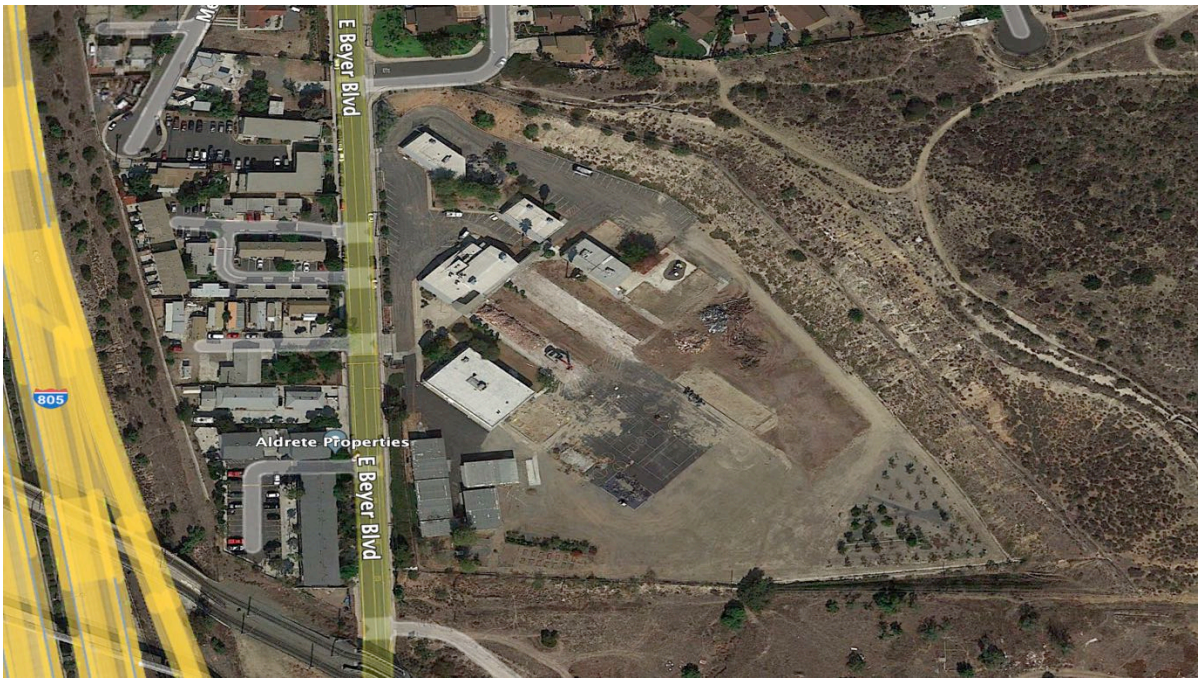


Photo 21: Google Earth aerial imagery from October 27, 2012, that depicts the demolition of the former Beyer Elementary School within the proposed Project footprint.

Photo 22: Google Earth aerial imagery from January 12, 2014, that depicts the proposed Project footprint free of any buildings and facilities associated with the former Beyer Elementary School.

ATTACHMENT C

Potential for Occurrence – Wildlife Species

Species Name	Listing Status	Habitat Requirements	Potential for Occurrence
Blainville's horned lizard *Phrynosoma blainvillii*	Federal: None State: None Other: CDFW-SSC	Occurs widely in sage scrub, woodlands, grasslands, and chaparral communities within microhabitats of loose granitic soils and open areas for sunning and foraging. This species is commonly associated with the presence of native harvester ants.	Moderate. This species has been recorded within one mile of the Project and suitable habitat occurs within both the Project Boundary and the proposed Project footprint.
California glossy snake *Arizona elegans occidentalis*	Federal: None State: None Other: CDFW-SSC	Inhabits a variety of grassland, sage scrub, dry wash and chaparral habitats from sea level to over 7,000 feet in elevation. Tends to prefer sandy, loose soils. It remains in its burrow by day.	Moderate. This species has been recorded within one mile of the Project and suitable habitat occurs within both the Project Boundary and the proposed Project footprint.
Coastal cactus wren *Campylorhynchus brunneicapillus sandiegensis*	Federal: None State: None Other: USFWS-BCC CDFW-SSC	Occurs in coastal sage scrub on typically south-facing slopes, at bases of hillsides, or in dry washes. Requires thickets of cholla or prickly pear cactus for nesting.	No Potential. This species has been recorded within one mile of the Project; however, the requisite thickets of cholla or prickly pear do not exist within the Project Boundary.
Coastal California gnatcatcher *Polioptila californica californica*	Federal: FT State: None Other: CDFW-SSC	This resident southern California species is strongly associated with coastal sage scrub communities but will also utilize other habitats where coastal sage scrub species forms some component. It prefers a gap rate of about 25% between mature shrubs from three to five feet tall.	Present. This species has been recorded within one mile of the Project and was observed within both the Project Boundary and the proposed Project footprint during the survey.
Least Bell's vireo *Vireo bellii pusillus* (nesting)	Federal: FE State: SE Other: None	Occupies riverine riparian habitats that typically feature dense cover within 1-2 meters of the ground and a dense, stratified canopy. It inhabits low, dense riparian growth along water or along dry parts of	No Potential. This species has been recorded within one mile of the Project; however, the requisite riparian habitat does not exist within the Project Boundary.

		intermittent streams. Primarily associated with willows and mule fat.	
Riverside fairy shrimp *Streptocephalus wootoni*	Federal: FE State: None Other: None	Restricted to deep seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions (TLMA 2004). Riverside fairy shrimp prefer warm-water pools that have low to moderate dissolved solids, are less predictable, and remained filled for extended periods of time (Eriksen and Belk 1999). In Riverside County, Riverside fairy shrimp have been found in pools formed over the following soils: Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils (U.S. Fish and Wildlife Service 2001).	No Potential. This species has been recorded within one mile of the Project; however, the requisite deep seasonal vernal pool habitats do not exist within the Project Boundary.
San Diego fairy shrimp *Branchinecta sandiegonensis*	Federal: FE State: None Other: None	This species is associated with vernal pools and other seasonally ponded areas that become inundated during the rainy season, typically November through March. The species lays eggs which tolerate prolonged periods of drought, hatching during periods of inundation, and completing a life cycle within 7 to 14 days from hatch to maturity. Suitable habitat for the species includes short duration cold-water pools with as little as 2 inches of water depth following rainfall and may include man-made features such as road ruts.	No Potential. This species has been recorded within one mile of the Project; however, the requisite deep seasonal vernal pool habitats do not exist within the Project Boundary.

Southern California legless lizard *Anniella stebbinsi*	Federal: None State: None Other: CDFW-SSC	Occurs in moist, loose soils with some plant cover in coastal sand dunes, suburban gardens, chaparral, pine-oak woodlands, stream terraces with sycamores, cottonwoods, or oaks, oak woodlands, Joshua/juniper woodland, mixed conifer forest, desert scrub, sandy washes, and alluvial fans.	Moderate. This species has been recorded within one mile of the Project and suitable habitat occurs within both the Project Boundary and the proposed Project footprint.
Steelhead – southern California DPS *Oncorhynchus mykiss irideus* pop. 10	Federal: FE State: SCE Other: None	Occurs in rivers, creeks, large inland lakes, and the ocean. Migrating individuals require deep (3 m) pools with cover and spawning occurs in gravelly substrate in cool, clear natal streams with pools and/or riffles along vegetated banks. Spawning can also occur in intermittent streams.	No Potential. This species has been recorded within one mile of the Project; however, the requisite rivers, creeks, inland lakes, and/or the ocean do not exist within the Project Boundary.
Western spadefoot *Spea hammondii*	Federal: FPT State: None Other: CDFW-SSC	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. Breeding sites include vernal pools and other temporary rain pools, cattle tanks, and occasionally in pools of intermittent streams. Typically, the pools are turbid with little or no cover.	No Potential. This species has been recorded within one mile of the Project; however, the requisite temporary rain pool habitats do not exist within the Project Boundary.

FE Federally listed as Endangered
FT Federally listed as Threatened
FC Federal Candidate
FPT Federally Proposed Threatened
SE State listed as Endangered
SCE State Candidate Endangered
FP CDFW Fully Protected
BCC USFWS Bird of Conservation Concern

SSC CDFW Species of Special Concern

ATTACHMENT D

Potential for Occurrence – Plant Species

Species Name	Listing Status	Habitat Requirements	Potential for Occurrence
Beach goldenaster *Heterotheca sessiflora* ssp. *sessiflora*	Federal: None State: None CRPR: 1B.1	Perennial, yellow-flowering herb found on beaches, dunes and mud flats along the southern California coastline. Blooms: Jun-Sep Elevation: 0-60 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat does not exist within the Project Boundary. Furthermore, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
Bottle liverwort *Sphaerocarpos drewiae*	Federal: None State: None CRPR: 1B.1	Found in chaparral and coastal scrub. Much of suitable habitat lost to urbanization. Elevation: 90-600 m	No Potential. This species has been recorded within one mile of the Project. Despite the presence of suitable habitat within the Project Boundary it was not observed during the June 2024 field survey, and as a liverwort it would have been identified if present.
California adolphia *Adolphia californica*	Federal: None State: None CRPR: 2B.1	Perennial, deciduous shrub. Occurring in chaparral coastal scrubs, valley foothill grasslands. Primarily in clay soils. Blooms: Dec-May Elevation: 10-740 m	No Potential. This species has been recorded within one mile of the Project. Despite the presence of suitable habitat within the Project Boundary it was not observed during the June 2024 survey, and as a perennial shrub it would have been identified if present.
Cliff spurge *Euphorbia misera*	Federal: None State: None CRPR: 2B.2	Perennial shrub typically found along the coast in rocky soils in coastal bluff scrub and coastal sage scrub habitat. Blooms: Dec-Aug Elevation: 0-500 m	No Potential. This species has been recorded within one mile of the Project. Despite the presence of suitable habitat within the Project Boundary it was not observed during the June 2024 survey, and as a perennial shrub it would have been identified if present.

Mud nama *Nama stenocarpa*	Federal: None State: None CRPR: 2B.2	Annual herb that occurs in marshes, swamps, lake margins, and riverbanks. Blooms: Jan-Jul Elevation: 5-500 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat does not exist within the Project Boundary. Furthermore, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
Otay Mesa mint *Pogogyne nudiuscula*	Federal: FE State: SE CRPR: 1B.1	An annual herb heavily associated with vernal pools, known from approximately 10 occurrences in Otay Mesa in San Diego County. Additional populations occur in Baja California, Mexico. Blooms: May–July Elevation: 90-250 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat does not exist within the Project Boundary. Furthermore, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
Otay tarplant *Deinandra conjugens (Hemizonia)*	Federal: FT State: SE CRPR: 1B.1	Annual herb that occurs in clayey soils of coastal sage shrub openings and valley grasslands. Blooms: May-Jun Elevation: 20-300 m	No Potential. This species has been recorded within one mile of the Project and while suitable habitat does exist within the Project Boundary, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
San Diego ambrosia *Ambrosia pumila*	Federal: FE State: None CRPR: 1B.1	Perennial herb found in sandy loam or clay, often in disturbed areas, sometimes alkaline areas, in chaparral, coastal scrub, valley and foothill grassland, vernal pool and wetland habitats. Blooms: Apr-Oct Elevation: 20-415 m	No Potential. This species has been recorded within one mile of the Project and while suitable habitat does exist within the Project Boundary, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
San Diego barrel cactus *Ferocactus viridescens*	Federal: None State: None CRPR: 2B.1	Perennial stem succulent found in coastal sage scrub, grassland, chaparral, vernal pools and wetland habitats. Blooms: May-Jun	No Potential. This species has been recorded within one mile of the Project. Despite the presence of suitable habitat within the Project Boundary it was not observed during the June 2024 survey, and as a perennial succulent it would have been identified if present.

		Elevation: 0-270 m	
San Diego bur-sage *Ambrosia chenopodiifolia*	Federal: None State: None CRPR: 2B.1	Perennial shrub that occurs in coastal sage scrub. Thickly branching that can exceed 3 meters in maximum height. Blooms: Apr-Jun Elevation: <250 m	Present. This species has been recorded within one mile of the Project and occurs within both the Project Boundary and the proposed Project footprint.
San Diego button celery *Eryngium aristulatum* var. *parishii*	Federal: FE State: SE CRPR: 1B.1	Annual forb that is associated with vernal pools in freshwater wetlands, coastal sage scrub, valley grassland and riparian communities. Blooms: Nov-Apr Elevation: 50-900 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat and soils do not exist within the Project Boundary.
San Diego gumplant *Grindelia hallii*	Federal: None State: None CRPR: 1B.2	Perennial herb found in chaparral, lower montane coniferous forest, meadows and seeps, and valley and foothill grasslands. Blooms: May-Oct Elevation: 185-1,745 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat, soils, and/or elevations do not exist within the Project Boundary.
San Diego marsh-elder *Iva hayesiana*	Federal: None State: None CRPR: 2B.2	Perennial herb found in marshes, swamps, and playas. In San Diego County, found in south coastal arroyos and ravines. Blooms: Apr-Oct Elevation: 10-500 m	No Potential. This species has been recorded within one mile of the Project; however, suitable habitat does not exist within the Project Boundary. Furthermore, it was not observed during the June 2024 survey and as a perennial herb it would have been identified if present.
Singlewhorl burrobush *Ambrosia monogyra*	Federal: None State: None CRPR: 2B.2	Perennial shrub. Occurs in sandy soils within chaparral, cismontane woodlands, and Sonoran Desert scrub habitats.	No Potential. This species has been recorded within one mile of the Project; however, suitable habitat does not exist within the Project Boundary. Furthermore, it was not observed during the

		Blooms: Aug-Nov Elevation: 10-500 m	June 2024 survey and as a perennial shrub it would have been identified if present.
Slender cottonheads *Nemacaulis denudata var. gracilis*	Federal: None State: None CRPR: 2B.2	Annual herb found in coastal and desert dunes, as well creosote bush scrub and Sonoran desert scrub habitats. Blooms: Mar-May Elevation: 10-500 m	No Potential. This species has been recorded within one mile of the Project; however, suitable habitat does not exist within the Project Boundary. Furthermore, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
Snake cholla *Cylindropuntia californica* var. *californica*	Federal: None State: None CRPR: 1B.1	A perennial stem succulent usually found in coastal sage scrub and chaparral habitats. Blooms: Apr-May Elevation: 30-150 m	No Potential. This species has been recorded within one mile of the Project; however, it was not observed during the June 2024 field survey and as a perennial succulent it would have been identified if present.
South coast saltscale *Atriplex pacifica*	Federal: None State: None CRPR: 1B.2	Low-growing annual herb found on coastal bluff scrub, coastal dunes, coastal sage scrub, playas, wetland/riparian habitats and alkali sinks. Blooms: Mar-Oct Elevation: 0-300 m	No Potential. This species has been recorded within one mile of the Project and while suitable habitat does exist within the Project Boundary, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.
Spreading navarretia *Navarretia fossalis*	Federal: FT State: None CRPR: 1B.1	Annual herb that occurs in vernal pools and depressions and ditches in areas that once supported vernal pools in saline and alkaline soils. Typically found in chenopod scrub, marshes and swamps (assorted shallow freshwater), and playas. Blooms: Apr-Jun Elevation: 30-655 m	No Potential. This species has been recorded within one mile of the Project; however, the requisite habitat does not exist within the Project Boundary. Furthermore, the June 2024 field survey was conducted during its blooming period, and it would have been identified if present.

Variegated dudleya *Dudleya variegata*	Federal: None State: None CRPR: 1B.2	A perennial succulent herb typically occurring in clay soils on dry hillsides and mesas containing chaparral, grassland, woodland, sage scrub, vernal pool or wetland habitats. Blooms: Apr-Jun Elevation: 3-580 m	No Potential. This species has been recorded within one mile of the Project. Despite the presence of suitable habitat within the Project Boundary it was not observed during the June 2024 survey, and as a perennial succulent it would have been identified if present.

FE Federally listed as Endangered
FT Federally listed as Threatened
SE State listed as Endangered
CRPR California Rare Plant Rank

ATTACHMENT E

Wildlife Species Observed

Wildlife Species Observed or Detected

VERTEBRATES	
BIRDS	
ACCIPITRIDAE	Kites, Hawks, Eagles and Allies
Buteo jamaicensis	red-tailed hawk
AEGITHALIDAE	Bushtits
Psaltriparus minimus	bushtit
CATHARTIDAE	New World Vultures
Cathartes aura	turkey vulture
CORVIDAE	Crows & Jays
Corvus corax	common raven
ICTERIDAE	New World Blackbirds
Icterus cucullatus	hooded oriole
PASSERIDAE	Old World Sparrows
Passer domesticus	house sparrow
POLIOPTILIDAE	Gnatcatchers
Polioptila californica californica	coastal California gnatcatcher
MAMMALS	
LEPORIDAE	Rabbits and Hares
Sylvilagus audubonii	desert cottontail
SCIURIDAE	Squirrels, Chipmunks, Marmots, Prairie Dogs
Otospermophilus beecheyi	California ground squirrel
REPTILES	
PHRYNOSOMATIDAE	Spiny Lizards
Sceloporus occidentalis	western fence lizard
TEIIDAE	Whiptails
Aspidoscelis hyperythra beldingi	Belding's orange-throated whiptail

ATTACHMENT F

Plant Species Observed

Plant Species Observed

SCIENTIFIC NAME	COMMON NAME
NATIVE	
Ambrosia chenopodiifolia	San Diego bur-sage
Baccharis salicifolia	mulefat
Baccharis sarothroides	broom baccharis
Cylindropuntia prolifera	coastal cholla
Datura wrightii	western jimson weed
Erigeron canadensis	Canada horseweed
Eriogonum fasciculatum	California buckwheat
Heliotropium curassavicum	salt heliotrope
Heterotheca grandiflora	telegraph weed
Malomsa laurina	laurel sumac
Neltuma odorata	honey mesquite
Populus fremontii	Fremont cottonwood
Rosa californica	California rose
Rhus integrifolia	lemonadeberry
NON-NATIVE	
Acacia sp.	acacia
Anagallis arvensis	scarlet pimpernel
Bougainvillea spectabilis	great bougainvillea
Brassica nigra	black mustard
Brassica tournefortii	Saharan mustard
Bromus madritensis	red brome
Carpobrotus edulis	hottentot fig
Cupaniopsis anacardioides	carrotwood
Cupressus sempervirens	Italian cypress
Dittrichia graveolens	stinkwort
Glebionis coronaria	crown daisy
Hirschfeldia incana	short-pod mustard
Limonium perezii	sea lavender
Nerium oleander	oleander
Nicotiana glauca	tree tobacco
Opuntia ficus-indica	mission prickly-pear, indian fig cactus
Pennisetum setaceum	African fountain grass
Phoenix canariensis	Canary Island date palm

Phytolacca americana	American pokeweed
Salsola tragus	Russian thistle
Schinus molle	Peruvian pepper tree
Syagrus romanzoffiana	queen palm
Tamarix ramosissima	tamarisk