Salk Avenue Apartments Project

AB 130 / SB 131
Focused Initial Study/Mitigated Negative Declaration

February 2026

Lead Agency:

City of Carlsbad
Community Development Department
1635 Faraday Avenue
Carlsbad, CA 92008

Prepared by:

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List of Acronyms and Abbreviations

AB ..... California Assembly Bill

CDFW ..... California Department of Fish and Wildlife

CEQA ..... California Environmental Quality Act

CMC ..... Carlsbad Municipal Code

FCCSP ..... Fenton Carlsbad Center Specific Plan

HMP ..... Habitat Management Plan

IS ..... Initial Study

MM ..... Mitigation Measure

MND ..... Mitigated Negative Declaration

ND ..... Negative Declaration

PRC ..... Public Resources Code

SB ..... California Senate Bill

USFWS ..... United States Fish and Wildlife Service

1.0 INTRODUCTION

The City of Carlsbad (City) has prepared this single-condition Focused Initial Study/Mitigated Negative Declaration (Focused IS/MND) to address the potential environmental impacts associated with the proposed Salk Avenue Apartments Project (project). This single-condition Focused IS/MND is prepared in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000, et seq., as amended), its implementing guidelines (California Code of Regulations, Title 14, Section 15000, et seq., 2026), and the CEQA provisions in California Assembly Bill (AB) 130 and California Senate Bill (SB) 131 (codified in PRC Sections 21080.66 and 21080.1).

1.1 AB 130 and SB 131 Applicability

AB 130

AB 130 (codified in PRC Section 21080.66) establishes a statutory exemption from CEQA for qualifying housing development projects that meet certain criteria and requirements. An AB 130 Statutory Exemption Checklist was prepared for the proposed project (refer to Appendix A). Based on the checklist, the project would have qualified for the statutory exemption established by AB 130, except for the single condition of the project site containing habitat for protected species. Specifically, the northwestern portion of the project site contains habitat suitable for protected species, including coastal California gnatcatcher (*Polioptila californica californica*, federally threatened, state species of concern), Crotch's bumble bee (CBB; *Bombus crotchii*; state candidate endangered), and thread-leaved brodiaea (*Brodiaea filifolia*; federally threatened, state endangered, California Rare Plant Rank 1B.1). The entirety of this potential habitat lies outside of the development footprint.

SB 131

SB 131 (codified in PRC Section 21080.1) applies to housing development projects that fail to qualify for certain CEQA exemptions due to a single disqualifying condition. In such "near-miss" instances, SB 131 limits CEQA review to those environmental effects caused solely by that single condition and waives the need for analysis of project alternatives and growth-inducing effects. However, these "near miss" provisions do not apply to projects with multiple disqualifying conditions, or to projects involving distribution centers, oil and gas infrastructure or on protected land, etc. Refer to Appendix B, SB 131 Exclusions of Certain Types of Housing Development Projects, for a complete analysis of the project's eligibility for the SB 131 housing development project statutory exemption. As shown in Appendix B, none of the SB 131 exclusions apply to the project.

The Combined Effect of AB 130 and SB 131

The "near-miss" rule introduced by AB 130 and SB 131 allows for streamlined review of residential projects that meet all but one condition for a CEQA exemption. Any CEQA review for the proposed project should focus only on the environmental impacts related to the missed criterion. In this instant, the "near miss" provision is where the proposed project meets all aspects of the new infill exemption (AB 130), except that the project would potentially impact habitat for protected species. In such case, any CEQA review would focus only on the environmental impacts related to potential biological impacts (SB 131).

1.2 Format of this Focused IS/MND

This single-condition Focused IS/MND is organized in the following manner:

- **Section 1.0, Introduction**, provides an introduction and overview of this single-condition Focused IS/MND, including the content and format, as well as the applicability of AB 130 and SB 131 to the proposed project.
- **Section 2.0, Project Information**, provides a detailed description of the proposed project, its location, surrounding land uses and setting, and required discretionary actions.
- **Section 3.0, Environmental Impact Analysis**, contains an analysis of the single condition of AB 130 that was not met by the proposed project—habitat for protected species (i.e., biological resources).
- **Section 4.0, List of Preparers**, lists the persons, firm, and lead agency preparing this single-condition Focused IS/MND.
- **Section 5.0, References**, lists the source material for the information presented in this single-condition Focused IS/MND.

2.0 PROJECT INFORMATION

1. Project Title:

Salk Avenue Apartments

2. Lead Agency Name and Address:

City of Carlsbad
Community Development Department
1635 Faraday Avenue
Carlsbad, California 92008

3. Contact Person and Phone Number:

Kyle Van Leeuwen, Senior Planner
City of Carlsbad, Community Development Department
442-339-2611
Kyle.vanleeuwen@carlsbadca.gov

4. Project Sponsor's Name and Address:

Hanover R.S. Limited Partnership
Joe Gambill
11611 San Vicente Boulevard, Suite 740
Los Angeles, California 90049

5. Project Location:

The approximately 9.8-acre project site is located on vacant, undeveloped land in the City of Carlsbad, California, south of Salk Avenue, west of El Camino Real, east of College Boulevard, and north of Faraday Avenue (Assessor's Parcel Number 212-021-04-00). The project occurs within Township 12 South, Range 04 West of the San Luis Rey 7.5-minute United States Geological Survey (USGS) topographic quadrangle map. Refer to **Figure 1, Regional Vicinity Map,** and **Figure 2, Project Vicinity**.

6. General Plan Designation:

The project site is designated as Residential, 23-30 Dwelling Units Per Acre (du/ac) (R-30) and is located in the Fenton Carlsbad Center Specific Plan (FCCSP) under the City of Carlsbad General Plan.

7. Zoning:

The project site is zoned as Residential Density-Multiple (RD-M).

8. Description of Project:

The project proposes a multi-family residential development on an approximately 9.8-acre vacant site located on Salk Avenue, east of College Boulevard and west of El Camino Real within the

FCCSP area of the City (Assessor's Parcel Number 212-021-04-00). The site currently consists of a vacant graded pad.

The project proposes 397 multi-family residential dwelling units (**Figure 3, Conceptual Site Plan**). The project site has a General Plan land use designation of Residential (R-30), which allows between 23 and 30 du/ac. The R-30 land use designation would allow up to 294 units on the project site (i.e., 294 units is the base density). However, the project qualifies for a 35 percent density bonus, pursuant to California Government Code Section 65915 and Carlsbad Municipal Code (CMC) Chapter 21.86, because 59 units (or 20 percent of the base density) of the total dwelling units would be restricted to low-income households. As such, a density bonus of 103 units was applied to the base density of 294 units, for a total of 397 dwelling units proposed by the project. This equates to a proposed on-site density of 40.5 du/ac.

The breakdown of the proposed 397 residential apartment units is as follows:

Unit Types	Number of Unit Types	Average Square Footage
Studio	4	643
1-Bedroom	253	744
2-Bedroom	112	1,110
3-Bedroom	28	1,371
Total	**397**	**--**

The proposed residential complex would be Type III-A construction (i.e., exterior walls would be built with non-combustible materials) and would include one 5-story building with a maximum building height of 59 feet, with allowed architectural projections up to 74 feet, 7 inches. The gross building area would total approximately 416,152 square feet. The residential complex would include approximately 27,000 square feet of outdoor open space areas, including courtyards, private balconies, and residential amenities such as a swimming pool and pool deck courtyard, and interior courtyards.

Interior amenities would include fitness facilities, co-working space, and a media room. Landscaping would occur throughout the development and would include drought-resistant and ignition-resistant trees, shrubs, vines, plants, and groundcover. Additionally, retaining walls ranging from approximately 4 to 9 feet in height would be erected along the perimeter of the proposed development.

Parking

A total of 541 vehicular parking spaces are proposed both at-grade and within a five-level above-ground parking structure with rooftop parking. The parking structure would total approximately 107,300 square feet. The parking structure would include 70 electric vehicle charging stations. An additional five spaces are proposed as drop-off, delivery, and van accessible spaces near the main entrance of the residential complex.

Utilities

The project would include off-site tie-in connections to existing water (including dedicated pipelines for potable, recycled, and fire), sewer, storm water, electricity, and natural gas in Salk

Avenue adjacent to the project site. Once utility tie-ins are completed, Salk Avenue would be repaved.

Other off-site improvements would include replacement of approximately 875 linear feet of sewer pipeline beneath College Boulevard between El Camino Real and Sunny Creek Road.

Fire Safety

In addition to the proposed Type III-A construction, the project would include drought-resistant and ignition-resistant landscaping. A 60-foot-wide fuel modification area would encompass the proposed residential building in accordance with the City's Landscape Manual (2016). Fuel modification zones would be maintained during routine landscape maintenance. The City Fire Department has reviewed and preliminarily approved the proposed fuel modification zones for the project.

Further, the proposed project driveway and internal access road width would meet the requirements for fire apparatus. As such, it is anticipated that the project would meet fire safety requirements pursuant to the City Fire Department and the CMC. A final fire protection plan is required to be approved under the California Fire Code before building permit issuance. The plan's final review and approval by the City Fire Department would ensure that the proposed fire protection and suppression systems meet the necessary safety and performance standards as required by applicable law and code.

Construction

The main phases of construction would include site preparation and grading, foundations and building construction, and finishing. The total construction duration is anticipated to be 22 months. Cut and fill (site grading) would be balanced on the site (23,500 cubic yards of cut and fill, resulting in no soil export or import).

9. Surrounding Land Uses and Setting:

As shown on **Figure 2, Project Vicinity**, light industrial buildings are adjacent to the project site to the east and south, and a private driving range and golf facility are adjacent to the west. A Scripps medical office building borders the project site to the north, opposite Salk Avenue. The site is within the FCCSP, which was developed to address the need for a full mix of office and medical facilities in the City, to serve both residents and the daily workforce, as well as providing housing close to jobs, including housing affordable to lower-income households.

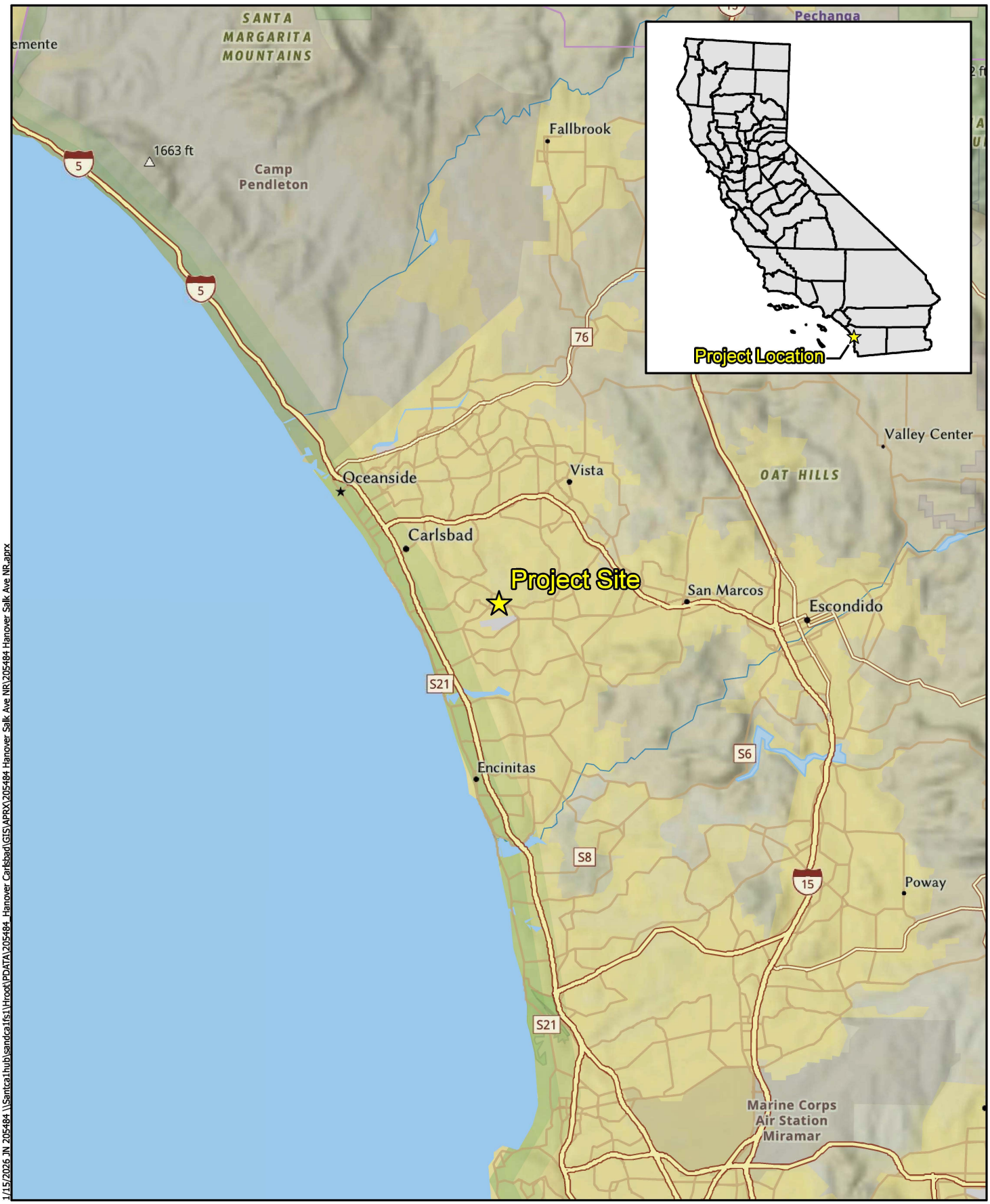
Surrounding land uses near the proposed off-site sewer line within College Boulevard include a residential community immediately east of College Boulevard and a planned residential community will be constructed in a currently vacant, graded area immediately west of College Boulevard.

10. Agency Approvals:

Agency	Discretionary Action
Lead Agency	
City of Carlsbad	Adoption of the Focused IS/MND and approval of the project Issuance of a Site Development Permit
Trustee Agency	
California Department of Fish and Wildlife (CDFW)	Consultation and potential issuance of an Incidental Take Permit for species protected by the state Endangered Species Act if Crotch's bumble bee occur on-site
Responsible Agency	
San Diego Regional Water Quality Control Board	Issuance of National Pollutant Discharge Elimination System Permit Construction General Permit and approval of Stormwater Pollution Prevention Plan

11. Have California Native American tribes traditionally and culturally affiliated with the project requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The City mailed US Postal Service-certified mail and emailed letters to the Desert Cahuilla Indians, Mesa Grande Band of Diegueño Mission Indians, Rincon Band of Luiseño Indians, and San Luis Rey Band of Mission Indians on January 5, 2026, to initiate the AB 52 notification process, in accordance with AB 52 tribal notification requirements. Consultation, if requested by a tribe, will occur concurrently with public and agency review of this Focused IS/MND. The City will not adopt the IS/MND until any requested consultations are complete or otherwise closed.



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Michael Baker INTERNATIONAL

Source: Esri, ArcGIS Online, USGS, San Diego County

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Regional Vicinity Map

Figure 1



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Legend

- Project Site
- Limits of Disturbance
- College Blvd Sewer Replacement Limits of Disturbance

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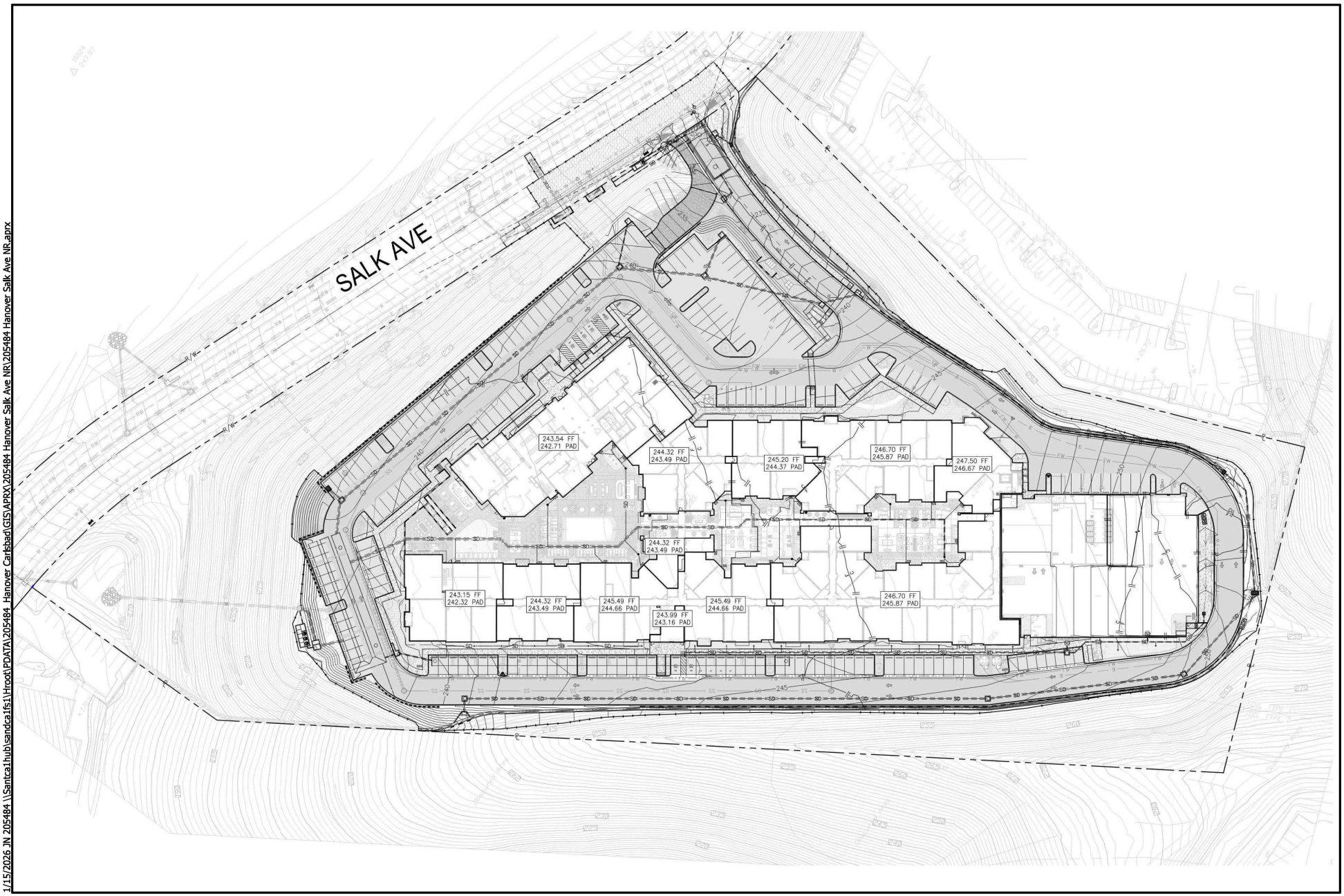
0 300 600 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Project Vicinity

Figure 2



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FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Michael Baker INTERNATIONAL

NOT TO SCALE

Source: Fuscoe Engineering, November 2025

Conceptual Site Plan

Figure 3

3.0 DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____ Date _____

4.0 ENVIRONMENTAL IMPACT ANALYSIS

The environmental evaluation below is limited to the Biological Resources thresholds from Appendix G of the CEQA Guidelines, as habitat on-site is the "near-miss" single condition that was identified in evaluating AB 130 / SB 131 statutory exemption applicability (see Appendices A and B). For the evaluation of potential impacts to biological resources, the questions in the Initial Study (IS) Checklist are stated and determination and explanation are provided. The analysis considers short-term (construction) and long-term (operation), direct and indirect impacts of the project.

To each question, there are four possible responses:

- **No Impact**. The project would not have any measurable environmental impact on the environment.
- **Less Than Significant Impact**. The project would have the potential for impacting the environment, although this impact would be below established thresholds that are considered to be significant.
- **Less Than Significant Impact with Mitigation Incorporated**. The project would have the potential to generate impacts which may be considered a significant effect on the environment, although measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially Significant Impact**. The project would have impacts which are considered significant, and additional analysis is required to identify measures that could reduce these impacts to less than significant levels.

Evaluation of Environmental Impacts

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES: *Would the project:*				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Discussion

The discussion section below is based on the *Biological Resources Technical Letter Report for the Salk Avenue Residential Project* in Carlsbad, San Diego County, California, prepared by Michael Baker International and dated January 15, 2026, which is included as Appendix C.

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

Less Than Significant Impact with Mitigation Incorporated. There is one special-status plant species, thread-leaved brodiaea (federally threatened, state endangered, California Rare Plant Rank 1B.1), and one special-status wildlife species, Crotch's bumble bee (CBB; state candidate endangered), that have potential to occur on a portion of the project site or within close proximity. Additionally, one special-status wildlife species, coastal California gnatcatcher (federally threatened, state species of concern), was detected on the project site during the general biological field survey conducted by Michael Baker International on January 24, 2025 (see Appendix C). It is noted that a coastal California gnatcatcher observation was also made in 2000/2001 in association with the Fox Miller Project focused surveys, but this special-status species was not detected during the 2003 focused surveys.

Special-Status Plant Species

One special-status plant species has the potential to occur on the project site: thread-leaved brodiaea. Additionally, the US Fish and Wildlife Service (USFWS) mapped designated critical habitat for thread-leaved brodiaea in the vicinity of the project site, including within the northwestern portion of the project site (see **Figure 4a, Biological Resources/Impacts**). However, the special-status plant species was not observed on the project site as part of the focused studies conducted in 2001 and 2003 (RECON 2024), or the field survey conducted in 2025. The project site was graded in 2007, resulting in primarily disturbed vegetation, and is mowed on an annual basis.

A 0.33-acre patch of Diegan Coastal Sage Scrub in the northwest corner of the project site that is designated as critical habitat for thread-leaved brodiaea is located approximately 100 feet beyond the proposed development footprint. Project construction activities would not result in impacts to this isolated patch of Diegan Coastal Sage Scrub, which is the only suitable habitat on the project site for thread-leaved brodiaea. Therefore, no impact would occur to thread-leaved brodiaea or its habitat.

The off-site sewer line would be located in paved areas of College Boulevard (Study Area-Off-Site Sewer Line). The proposed construction footprint for the off-site sewer line does not contain natural habitat or vegetation that could support special-status plant species. This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

Special-Status Wildlife Species

Coastal California Gnatcatcher and Other Nesting Birds

One coastal California gnatcatcher was observed in the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site during the 2025 biological survey (**Figure 4a, Biological Resources/Impacts**). As noted above, the habitat is approximately 100 feet beyond the construction footprint of the proposed project and would not be disturbed. Accordingly, no direct impacts to coastal California gnatcatcher would occur.

Several non-listed, sensitive bird species could potentially nest and/or forage over the site, although the potential is low. There is potential for other nesting bird species to occur on-site in

the two on-site non-native, invasive fig trees to be removed, as well as in the isolated patch of Diegan coastal sage scrub. Nesting birds may also potentially occur in trees adjacent to the project site and the College Boulevard sewer replacement location (Study Area-Off-Site Sewer Line).

Removal of the two fig trees could potentially directly affect nesting birds, while construction noise has potential to indirectly affect nesting birds in the isolated patch of Diegan coastal sage scrub and off-site trees. Implementation of mitigation measure (MM) BIO-1 would reduce impacts to nesting birds, including coastal California gnatcatcher, to less than significant levels.

Crotch's Bumble Bee

The closest location of the species is documented in the California Natural Diversity Database (CNDDB), with two occurrences of CBB in 2024 noted approximately 2.5 miles north of the project site at Lake Calavera Preserve. However, no individuals or nests of CBB were observed on or adjacent to the project site during the general biological survey for the project on January 24, 2025.

Because of (1) the presence of nectaring sources (i.e., food sources) present on and near the project site, (2) the presence of other bumble bees on the project site during the January 24, 2025 biological survey (a yellow-faced bumble bee [*Bombus vosnesenskii*]), and (3) two known CNDDB identifications of CBB within approximately 2.5 miles of the project site, there is moderate potential for CBB to occur on the project site, although likely only within the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site. This limited area of habitat supports nectaring sources that may be used by foraging CBB and soils that could provide nesting and overwintering habitat. The project's proposed off-site sewer line replacement would be located in paved areas of College Boulevard and does not contain natural habitat or vegetation that could support CBB.

Although no direct impacts to CBB individuals or nests are expected from the project due to lack of suitable nectaring sources for foraging and lack of nesting habitat, there is a potential for indirect effects if the species is present in the 0.33-acre patch of Diegan Coastal Sage Scrub in the northwest corner of the project site. Indirect impacts to CBB could occur from fugitive dust during ground-disturbing construction activities. Such indirect impacts to CBB would be potentially significant. However, implementation of MM BIO-2 would reduce potential indirect impacts to CBB to less than significant levels.

Mitigation Measures:

MM BIO-1 Pre-Construction Bird Surveys, Avoidance, and Notification. If construction activities are initiated during the bird nesting season (February 1–August 31) involving removal of vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 300-foot survey buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities (i.e., qualified biologist). If active nests are found, an avoidance buffer shall be determined by a qualified biologist in coordination with the City. The avoidance buffer width will depend

upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, which shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.

Note: To mitigate the potential impact to California gnatcatcher or other nesting birds, this mitigation measure shall be applied to land use and activities occurring at the project site. No Pre-Construction Bird Surveys, Avoidance, and Notification mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

MM BIO-2 Crotch's Bumble Bee (CBB) Avoidance and Clearance Survey

Focused Survey. Three on-site surveys for Crotch's bumble bee (CBB) shall be conducted prior to initiation of ground disturbing project activities to identify if the CBB is present within the project site. This survey shall be conducted simultaneously with the blooming period of the species' recognized food plants, when the CBB is most active. Each survey shall be spaced at least 2 weeks but no more than 4 weeks apart, corresponding with the Colony Active Season for Bombus species (April–August). The surveying biologist shall be familiar with the primary identification characteristics of the CBB and be proficient in the methodology produced by the Xerces Society. The qualified biologist shall utilize a telephoto lens or a sufficiently long macro lens to obtain high-quality photos of bumble bees, sufficient for species identification, without having to capture and potentially harm the bumble bees.

Absence of Species. If no CBB are detected during the focused surveys, no further measures shall be necessary.

Presence of Species. If CBB are detected, then site-specific measures shall be implemented to avoid take unless an Incidental Take Permit (ITP) for the species is obtained from CDFW. Such avoidance measures shall include:

- If vegetation removal activities and initial ground-disturbing activities (i.e., clearing, grubbing, and initial site grading) occur during the Queen and Gyne Flight Period and Colony Active Period for these species (February–October), a qualified biologist shall conduct daily biological monitoring. During monitoring, the qualified biologist shall inspect suitable habitat for CBB activity within the day's work area. If the species is not detected, then project activities can proceed without further biological monitoring that day.
- If the CBB is detected using nectar sources, then a no disturbance buffer of at least 25 feet around the individual(s) shall be established, and the individual(s) shall be monitored by a biological monitor until the CBB are confirmed to have left the area on their own.

- If a CBB nest is detected where ground disturbance is proposed to occur, then a minimum 30-foot no-disturbance buffer (with a buffer of up to 60 feet if disturbance is substantial) around the nest shall be established. This buffer shall remain in place until the nest senesces, which would occur after no nest activity observations for three sequential days. The qualified biologist shall discuss the buffer with the contractor to ensure that work areas, including ingress and egress routes, avoid the CBB.
- If the project cannot avoid the established no-disturbance buffer(s) identified above, the project applicant shall halt work within the buffer area and shall consult with CDFW on appropriate avoidance actions and obtain an Incidental Take Permit if necessary.

Note: To mitigate the potential impact to Crotch's Bumble Bee (CBB), this mitigation measure shall be applied to land use and activities occurring at the project site. No CBB Avoidance and Clearance Survey mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The project site consists of the following vegetation communities/land cover types: Diegan Coastal Sage Scrub, Disturbed Habitat, and Urban/Developed Land (**Figure 4a, Biological Resources/Impacts**). The off-site improvement areas (including abutting the project site in Salk Avenue and the off-site sewer line in College Boulevard) contain Disturbed Habitat and Urban/Developed Land (**Figure 4b, Biological Resources/Impacts – Off-Site Sewer Line**).

Of these vegetation communities/land cover types, Diegan Coastal Sage Scrub is the only sensitive vegetation community on the project site or off-site improvement areas, and it occurs in an isolated 0.33-acre area in the northwest corner of the project site. However, as shown on **Figure 4a**, this isolated patch of Diegan Coastal Sage Scrub is approximately 100 feet from the proposed development footprint. Therefore, the project, and its limits of disturbance will avoid any impact to this plant species. Furthermore, there is no riparian habitat on or near the project site or off-site improvement areas. Therefore, no impact to riparian habitat and other sensitive natural communities would occur.

Mitigation Measures: None

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no state or federally protected wetlands on or near the project site or off-site improvement areas. Therefore, no impact to state or federally protected wetlands would occur.

Mitigation Measures: None

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. As the project site is surrounded by urban uses, including Salk Avenue, commercial buildings, and the TaylorMade golf facility, there are no landscape features or vegetative cover that would support wildlife movement or native wildlife nursery sites within the project site. The project site is further characterized by open, exposed areas that lack suitable cover and resources that are typically associated with wildlife movement areas.

Additionally, the off-site improvement areas occur within developed roadways (Salk Avenue and College Boulevard) with no landscape features or vegetative cover that would support wildlife movement or native wildlife nursery sites. Common birds and mammals might move through the site to forage and during dispersal activities; however, they would not be expected to use the site as a wildlife corridor, linkage, or specific travel route to and from nursery sites or other important resources.

The project site, off-site improvement areas, and project vicinity do not support wildlife movement or native wildlife nursery sites. Accordingly, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Thus, no impacts to wildlife movement or native wildlife nursery sites would occur.

Mitigation Measures: None

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. CMC Section 11.12.140, *Heritage Trees*, and Section 11.12.090, *Permits Required for Tree Removal and Maintenance*, regulates trees located on public streets, trees with notable historic interest, and trees of unusual species or size. There are no City protected trees on the project site or off-site improvement areas.

There are two non-native, invasive fig trees within the proposed project footprint that would be removed; however, neither fig tree is in the public right-of-way, of notable historic interest, or of an unusual species or size, pursuant to CMC Section 11.12.140. Therefore, these fig trees are not considered protected trees. No trees would be impacted by the construction of the off-site sewer line in College Boulevard. Thus, the project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant.

Mitigation Measures: None

f) Would the project conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. The project site and off-site improvement areas are within the boundaries of the City's Habitat Management Plan (HMP); however, the project site is not within the HMP Hardline Conservation Area or HMP Proposed Hardline Conservation Area, which is identified in the HMP for conservation. The northernmost approximately 40 feet of the existing driveway that provides access to the project site, which would be improved as part of the proposed

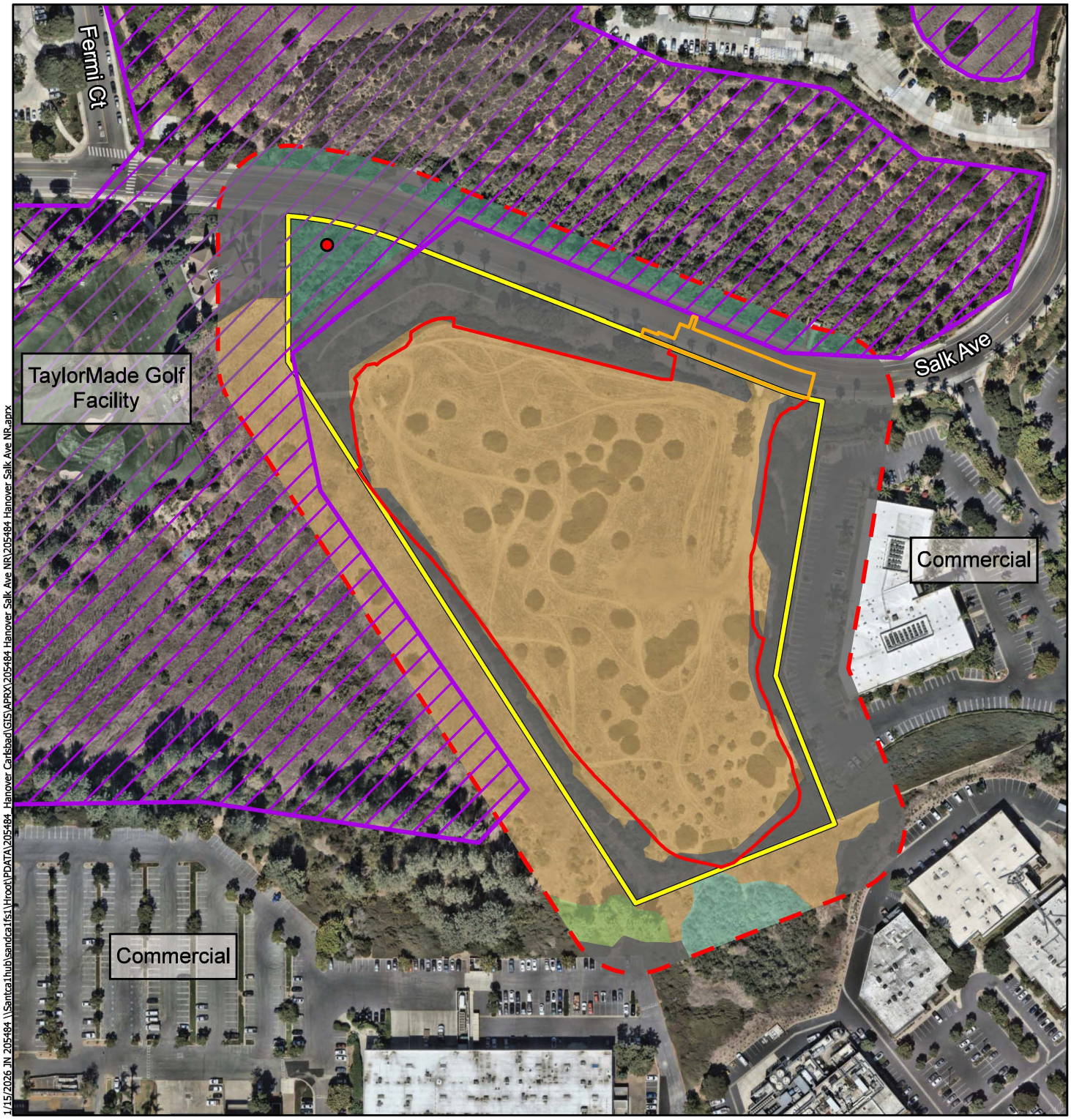
project and serve as egress/ingress for the project site, is within 100 feet of a HMP Proposed Hardline Conservation Area (**Figure 5, Plans and Policies**).

The HMP includes Adjacency Standards that are designed to prevent negative effects to urban wildlife preserve systems and include fire management; erosion control; landscaping restrictions; fencing, signs, and lighting; and predator and exotic species control (pursuant to Section F.3 of the HMP). The following describes the project's adherence to the HMP Adjacency Standards, as required by the City's conditions of approval for the project:

- **Fire Management:** Proposed improvements associated with the northernmost approximately 40 feet of the existing driveway would be subject to applicable fuel modification zone requirements for fire management. The City's Fire Department has reviewed and preliminarily approved the proposed fuel modification zones for the project. Additionally, it is noted that the fuel modification area required for the proposed project would not encroach into a HMP Proposed Hardline Conservation Area. As such, the project would adhere to the HMP Adjacency Standards.
- **Erosion Control:** Construction of the project shall include implementation of standard construction best management practices, as well as implementation of a project-specific Storm Water Pollution Prevention Plan, which would minimize erosion during construction. The project landscape plan shall ensure that project site slopes are stabilized after construction is completed. As such, the project would not result in increased storm water runoff volume or velocity into the preserve, and the project would adhere to the HMP Adjacency Standards.
- **Landscaping Restrictions:** The project landscape plan shall be reviewed by the City Planning Division prior to issuance of a grading permit to ensure that no non-native, invasive plant species are proposed. Drought-tolerant plant species shall also be used on-site to minimize irrigation runoff potential. The project shall limit the amount of fertilization of ornamental plants on the project site that could drain toward the HMP Proposed Hardline Conservation Area to the north of Salk Avenue. As such, the project would adhere to the HMP Adjacency Standards.
- **Fencing, Signs, and Lighting:** The Project shall not include fencing within the HMP Preserve, and as such, the project would not impede wildlife movement within the preserve. No signs prohibiting entrance into the preserve would be required on the project site, as Salk Avenue is located in between the project site and the closest HMP Proposed Hardline Conservation Area. However, future project residences shall receive educational brochures upon moving in to deter human and pet access into the preserve. Streetlighting currently exists along Salk Avenue. The project shall include security lighting along the driveway; however, proposed lighting would be low pressure sodium, directed downward, and shielded away from the HMP Proposed Hardline Conservation Area. As such, the project would adhere to the HMP Adjacency Standards.
- **Predator and Exotic Species Control:** As previously stated, future project residences shall receive educational brochures upon moving in regarding the nearby HMP Preserve to deter human and pet access into the preserve. As such, the project would adhere to the HMP Adjacency Standards.

With adherence to these standards, the proposed project would not conflict with the provisions of the HMP, including its Adjacency Standards, and impacts would be less than significant.

Mitigation Measures: None



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Legend

- Coastal California Gnatcatcher
- Study Area (100-ft Buffer)
- On-Site Limits of Disturbance
- Off-Site Limits of Disturbance

Critical Habitat

- Thread-leaved Brodiaea (*Brodiaea filifolia*)

Vegetation/Land Uses (Project Site)

- 32530 Diegan Coastal Sage Scrub (0.33 Acres)
- 11300 Disturbed Habitat (6.76 Acres)
- 12000 Urban/Developed (2.69 Acres)

Vegetation/Land Uses (100-ft Study Area)

- 32500 Coastal Sage Scrub (0.29 Acres)
- 32530 Diegan Coastal Sage Scrub (0.62 Acres)
- 11300 Disturbed Habitat (2.62 Acres)
- 79100 Eucalyptus Woodland (0.19 Acres)
- 12000 Urban/Developed (3.56 Acres)

Michael Baker INTERNATIONAL

0 100 200 US Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Biological Resources/Impacts

Figure 4a



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Legend

- Sewer
- College Blvd Sewer Replacement Limits of Disturbance
- Study Area (25-ft Buffer from Limits of Disturbance)

Vegetation Communities/Land Uses (20-ft Study Area)

- 12000 Urban/Developed (0.85 Acres)

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

Biological Resources/Impacts - Off-Site Sewer Line

Figure 4b



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Legend

- Sewer Line
- Project Site
- Limits of Disturbance
- Coastal Zone

City of Carlsbad Habitat Management Plan

- Existing Hardline
- Standards Area
- Proposed Hardline

Michael Baker INTERNATIONAL

0 300 600 Feet

Source: Esri, ArcGIS Online, USFWS (02/2025), City of Carlsbad (04/2024), City of Carlsbad (08/2024), San Diego County, 2026 Nearmap Imagery

FOCUSED IS/MND
SALK AVENUE APARTMENTS PROJECT

Plans and Policies

Figure 5

5.0 LIST OF PREPARERS

Lead Agency – City of Carlsbad

Community Development Department
1635 Faraday Avenue
Carlsbad, CA 92008
Kyle Van Leeuwen, Senior Planner
442-339-2611

Michael Baker International, Inc.

Bob Stark, AICP, Principal-in-Charge
Melissa Whittemore, Project Manager
Audrey Tamayo, Environmental Planner
Ryan Henry, Principal Biologist
Marisa Flores, Senior Biologist
Samantha Martinez, Biologist
Connor Lance, GIS Specialist
Ana Cotham, Technical Editor
Hilary Heidenreich, Technical Editor

6.0 REFERENCES

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Carlsbad, City of. 2017. *City of Carlsbad General Plan Open Space, Conservation, and Recreation Element.*

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RECON. 2004. *Biological Resources Survey Update and Project Impact Revisions for Fox-Miller Property, Carlsbad, California.*

APPENDIX A:
Assembly Bill 130 Housing Development Project CEQA Exemption Evaluation Checklist

CITY OF CARLSBAD

PUBLIC RESOURCES CODE SECTION 21080.66 (ASSEMBLY BILL 130) HOUSING DEVELOPMENT PROJECT CEQA EXEMPTION EVALUATION CHECKLIST

SALK AVENUE APARTMENTS

February 2026

California Assembly Bill (AB) 130, signed into law by Governor Gavin Newsom on June 30, 2025, and codified in Public Resources Code (PRC) Section 21080.66, establishes a statutory exemption from the California Environmental Quality Act (CEQA) for qualifying "housing development projects" that meet certain criteria and requirements. This Exemption Evaluation Checklist documents the eligibility of the proposed Salk Avenue Apartments Project (project) for this CEQA exemption.

PROJECT INFORMATION

1. Project Title

Salk Avenue Apartments

2. Lead Agency Name and Address

City of Carlsbad
Community Development Department
1635 Faraday Avenue
Carlsbad, California 92008

3. Contact Person and Phone Number

Kyle Van Leeuwen, Senior Planner
City of Carlsbad, Community Development Department
442-339-2611
Kyle.vanleeuwen@carlsbadca.gov

4. Project Sponsor's Name and Address

Hanover R.S. Limited Partnership
Joe Gambill
11611 San Vicente Blvd. Suite 740
Los Angeles, CA 90049

5. Project Location

The approximately 9.8-acre project site is located on vacant, undeveloped land in the City of Carlsbad (City), California, south of Salk Avenue, west of El Camino Real, east of College Boulevard, and north of Faraday Avenue (Assessor's Parcel Number 212-021-04-00). The project occurs within Township 12 South, Range 04 West of the San Luis Rey 7.5-minute United States Geological Survey (USGS) topographic quadrangle map.

6. General Plan Designation

The project site is designated as Residential, 23-30 Dwelling Units Per Acre (du/ac) (R-30) and is located in the Fenton Carlsbad Center Specific Plan (FCCSP) under the City of Carlsbad General Plan.

7. Zoning

The project site is zoned as Residential Density-Multiple (RD-M).

8. Description of Project

The project proposes a multi-family residential development on an approximately 9.8-acre vacant site located on Salk Avenue, east of College Boulevard and west of El Camino Real within the FCCSP area of the City (Assessor's Parcel Number is 212-021-04-00). The site currently consists of a vacant graded pad.

The project proposes 397 multi-family residential dwelling units. The project site has a General Plan land use designation of Residential (R-30), which allows between 23 and 30 du/ac. The R-30 land use designation would allow up to 294 units on the project site (i.e., 294 units is the base density). However, the project qualifies for a 35 percent density bonus, pursuant to California Government Code Section 65915 and Carlsbad Municipal Code Chapter 21.86, because 59 units (or 20 percent of the base density) of the total dwelling units would be restricted to low-income households. As such, a density bonus of 103 units was applied to the base density of 294 units, for a total of 397 dwelling units proposed by the project. This equates to a proposed density of 40.5 du/ac.

The breakdown of the proposed 397 residential apartment units is as follows:

Unit Types	Number of Unit Types	Average Square Footage
Studio	4	643
1-Bedroom	253	744
2-Bedroom	112	1,110
3-Bedroom	28	1,371
Total	**397**	**--**

The proposed residential complex would be Type III-A construction (i.e., exterior walls would be built with non-combustible materials) and would include one 5-story building with a maximum building height of 59 feet, with allowed architectural projections up to 74 feet, 7 inches. The gross building area would total approximately 416,152 square feet. The residential complex would include approximately 27,000 square feet of outdoor open space areas, including courtyards, private balconies, and residential amenities such as a swimming pool and pool deck courtyard, and interior courtyards.

Interior amenities would include fitness facilities, co-working space, and a media room. Landscaping would occur throughout the development and would include drought-resistant and ignition-resistant trees, shrubs, vines, plants, and groundcover. Additionally, retaining walls ranging from approximately 4 to 9 feet in height would be erected along the perimeter of the proposed development.

Parking

A total of 541 vehicular parking spaces are proposed both at-grade and within a five--level above-ground parking structure with rooftop parking. The parking structure would total approximately 107,300 square feet. The parking structure would include 70 electric vehicle charging stations. An additional five spaces are proposed as drop-off, delivery, and van accessible spaces near the main entrance of the residential complex.

Utilities

The project would include off-site tie-in connections to existing water (including dedicated pipelines for potable, recycled, and fire), sewer, storm water, electricity, and natural gas in Salk Avenue adjacent to the project site. Once utility tie-ins are completed, Salk Avenue would be repaved.

Other off-site improvements would include replacement of approximately 875 linear feet of sewer pipeline beneath College Boulevard between El Camino Real and Sunny Creek Road.

Fire Safety

In addition to the proposed Type III-A construction, the project would include drought-resistant and ignition-resistant landscaping. A 60-foot-wide fuel modification area would encompass the proposed residential building in accordance with the City's Landscape Manual (2016). Fuel modification zones would be maintained during routine landscape maintenance. The City Fire Department has reviewed and preliminarily approved the proposed fuel modification zones for the project.

Further, the proposed project driveway and internal access road width would meet the requirements for fire apparatus. As such, it is anticipated that the project would meet fire safety requirements pursuant to the City Fire Department and the City Municipal Code. A final fire protection plan is required to be approved under the California Fire Code before building permit issuance. The plan's final review and approval by the City Fire Department would ensure that the proposed fire protection and suppression systems meet the necessary safety and performance standards as required by applicable law and code.

Construction

The main phases of construction would include site preparation and grading, foundations and building construction, and finishing. The total construction duration is anticipated to be 22 months. Cut and fill (site grading) would be balanced on the site (23,500 cubic yards of cut and fill, resulting in no soil export or import).

9. Surrounding Land Uses and Setting

Light industrial buildings are adjacent to the project site to the east and south, and a private driving range and golf facility are adjacent to the west. A Scripps medical office building borders the project site to the north, opposite Salk Avenue. The site is within the FCCSP, which was developed to address the need for a full mix of office and medical facilities in the City, to serve both residents and the daily workforce, as well as provide housing close to jobs, including housing affordable to lower-income households.

Surrounding land uses near the proposed off-site sewer line within College Boulevard include a residential community immediately east of College Boulevard and a planned residential community will be constructed in a currently vacant, graded area immediately west of College Boulevard.

10. Agency Approvals

Agency	Discretionary Action
Lead Agency	
City of Carlsbad	Adoption of the Focused IS/MND and approval of the project Issuance of a Site Development Permit
Trustee Agency	
California Department of Fish and Wildlife (CDFW)	Consultation and potential issuance of an Incidental Take Permit for species protected by the state Endangered Species Act if Crotch's bumble bee occur on-site
Responsible Agency	
San Diego Regional Water Quality Control Board	Issuance of National Pollutant Discharge Elimination System Permit Construction General Permit and approval of Stormwater Pollution Prevention Plan

DETERMINATION

Based on the evaluation included in this checklist, the subject project does not qualify for a statutory exemption from CEQA pursuant to PRC Section 21080.66. The proposed project narrowly fails to qualify for the AB 130 CEQA exemption due to a single disqualifying condition.

EVALUATION OF EXEMPTION CRITERIA AND REQUIREMENTS

The table on the following pages identifies the criteria and requirements that a project must meet to qualify for a statutory exemption from CEQA pursuant to PRC Section 21080.66, along with an evaluation of the project's compliance with all such criteria and requirements.

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
21080.66(a) ***Without limiting any other statutory or categorical exemption, this division [CEQA] does not apply to any aspect of a housing development project, as defined in subdivision (b) of Section 65905.5 of the Government Code, including any permits, approvals, or public improvements required for the housing development project, as may be required by this division, if the housing development project meets all of the following conditions [see rows 21080.66(a)(1-8), below]:*** Additional Description/Referenced Code Section(s) Government Code Section 65905.5(b) reads in relevant part: *...(3) (A) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5. [see below]* *(B) "Housing development project" includes, but is not limited to, projects that involve no discretionary approvals and projects that involve both discretionary and nondiscretionary approvals.* *(C) "Housing development project" includes a proposal to construct a single dwelling unit. This subparagraph shall not affect the interpretation of the scope of paragraph (2) of subdivision (h) of Section 65589.5. [see below]* Government Code Section 65589.5(h)(2) reads: *"Housing development project" means a use consisting of any of the following:* *(A) Residential units only.* *(B) Mixed-use developments consisting of residential and nonresidential uses that meet any of the following conditions:* *(i) At least two-thirds of the new or converted square footage is designated for residential use.* *(ii) At least 50 percent of the new or converted square footage is designated for residential use and the project meets both of the following:* *(I) The project includes at least 500 net new residential units.*	The project would consist of only residential use, and therefore, would meet the provision that at least two-thirds of new square footage is designated for residential use, pursuant to Government Code Section 65589.5(h)(2)(B)(i).

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(II) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code. *(iii) At least 50 percent of the net new or converted square footage is designated for residential use and the project meets all of the following:* *(I) The project includes at least 500 net new residential units.* *(II) The project involves the demolition or conversion of at least 100,000 square feet of nonresidential use.* *(III) The project demolishes at least 50 percent of the existing nonresidential uses on the site.* *(IV) No portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except a portion of the project may be designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.* *(C) Transitional housing or supportive housing.* *(D) Farmworker housing, as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code.*	
21080.66(a)(1) ***(A) Except as provided in subparagraph (B), the project site is not more than 20 acres.*** ***(B) The project site or the parcel size for a builder's remedy project, as defined in paragraph (11) of subdivision (h) of Section 65589.5 of the Government Code, or the project site or the parcel size for a project that applied pursuant to paragraph (5) of subdivision (d) of Section 65589.5 of the Government Code as it read before January 1, 2025, is not more than five acres.***	The project site is 9.78 acres and as such, satisfies the condition of not being more than 20 acres. The project is not a builder's remedy project. Therefore, the project site meets the criteria set forth in Section 21080.66(a)(1)(A) and (B).
21080.66(a)(2) ***The project site meets either of the following criteria:*** ***(A) Is located within the boundaries of an incorporated municipality.***	The project is located within the boundaries of the City. Therefore, the project site meets the criteria set forth in Section 21080.66(a)(2)(A).

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(B) Is located within an urban area, as defined by the United States Census Bureau.	
21080.66(a)(3) ***The project site meets any of the following criteria:*** ***(A) Has been previously developed with an urban use.*** ***(B) At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.*** ***(C) At least 75 percent of the area within a one-quarter mile radius of the site is developed with urban uses.*** ***(D) For sites with four sides, at least three out of four sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses.*** Additional Description/Referenced Code Section(s) Per 21080.66 (f)(3): *(3) "Urban use" means any current or previous residential or commercial development, public institution, or public park that is surrounded by other urban uses, parking lot or structure, transit or transportation passenger facility, or retail use, or any combination of those uses.*	The project site is located in the FCCSP and is bounded by a private driving range and golf facility to the west and office buildings to the south and east, all of which qualify as "Urban Uses" per Section 21080.66(f)(3). At least 75 percent of the project site is thus adjacent to urban uses and within one-quarter mile of urban uses, and the project site is surrounded on three sides by urban uses. Therefore, the project site meets the criteria set forth in Section 21080.66(a)(3)(B), (C), and (D).
21080.66(a)(4) ***(A) The project is consistent with the applicable general plan and zoning ordinance, as well as any applicable local coastal program as defined in Section 30108.6. For purposes of this section, a housing development project shall be deemed consistent with the applicable general plan and zoning ordinance, and any applicable local coastal program, if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent.*** ***(B) If the zoning and general plan are not consistent with one another, a project shall be deemed consistent with both if the project is consistent with one.***	The project site is not located within the coastal zone. The project site has a General Plan land use designation of Residential (R-30), which allows between 23 and 30 du/ac, and a zoning designation of Residential Density-Multiple (RD-M), which implements the R-8 (Residential 4-8 du/ac), R-15 (Residential 11.5-15 du/ac), R-23 (Residential 19-23 du/ac), R-30 (Residential 26.5-30 du/ac), R-35 (Residential 32.5-35 du/ac, and R-40 (Residential 37.5-40 du/ac) land use designations of the General Plan. The R-30 land use designation would allow up to 294 units on the project site (i.e., 294 units is the base density). However, the project qualifies for a 35 percent density bonus, pursuant to California Government Code Section 65915 and Carlsbad Municipal Code Chapter 21.86, because 59 units (or 20 percent of the base density) of the total dwelling units would be restricted to low-income households (i.e.,

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(C) The approval of a density bonus, incentives or concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to Section 65915 of the Government Code shall not be grounds for determining that the project is inconsistent with the applicable general plan, zoning ordinance, or local coastal program.	60 percent of AMI). As such, a density bonus of 103 units was applied to the base density of 294 units, for a total of 397 dwelling units proposed by the project. This equates to a proposed on-site density of 40.5 du/ac. Under State Density Bonus Law (Government Code Section 65915(f)(5)), the granting of a density bonus shall not require, or be interpreted, in and of itself, to require a General Plan amendment. The amount of density bonus a project is eligible for is determined based on the amount of on-site affordable units and the income level of affordable units provided in the project pursuant to State Density Bonus Law. Therefore, the project site meets the criteria set forth in Section 21080.66(a)(4)(A), (B), and (C). **References:** *City of Carlsbad, General Plan Land Use Map, https://www.carlsbadca.gov/home/showpublisheddocument/18761/638639185832030000, updated July 2024.* *City of Carlsbad, General Plan Zoning Map, https://www.carlsbadca.gov/home/showpublisheddocument/246/638636302563818331, updated July 2024.* *City of Carlsbad, Local Coastal Program, published 2019.*
21080.66(a)(5) ***The project will be at least one-half of the applicable density specified in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65583.2 of the Government Code.*** Additional Description/Referenced Code Section(s) Government Code Section 65583.2(c)(3)(B): *The following densities shall be deemed appropriate to accommodate housing for lower income households:* *(i) For an incorporated city within a nonmetropolitan county and for a nonmetropolitan county that has a micropolitan area: sites allowing at least 15 units per acre.*	The project site is in the City, which is located within San Diego County, a metropolitan county. The project would provide 397 units, which would result in 40.5 units per acre. Therefore, the project meets the criterium set forth in 21080.66(a)(5)(iv).

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(ii) For an unincorporated area in a nonmetropolitan county not included in clause (i): sites allowing at least 10 units per acre. *(iii) For a suburban jurisdiction: sites allowing at least 20 units per acre.* *(iv) For a jurisdiction in a metropolitan county: sites allowing at least 30 units per acre.* Government Code Section 65583.2(d)defines metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area as follows: *(d) For purposes of this section, a metropolitan county, nonmetropolitan county, and nonmetropolitan county with a micropolitan area shall be as determined by the United States Census Bureau. A nonmetropolitan county with a micropolitan area includes the following counties: Del Norte, Humboldt, Lake, Mendocino, Nevada, Tehama, and Tuolumne and other counties as may be determined by the United States Census Bureau to be nonmetropolitan counties with micropolitan areas in the future.*	
21080.66(a)(6) ***The project satisfies the requirements specified in paragraph (6) of subdivision (a) of Section 65913.4 of the Government Code.*** Additional Description/Referenced Code Section(s) Government Code Section 65913.4(a)(6): *The development is not located on a site that is any of the following:* [See rows A-K, below.]	See items A-K, below.
(A) [Coastal Zone] *(i) An area of the coastal zone subject to paragraph (1) or (2) of subdivision (a) of Section 30603 of the Public Resources Code.* *(ii) An area of the coastal zone that is not subject to a certified local coastal program or a certified land use plan.* *(iii) An area of the coastal zone that is vulnerable to five feet of sea level rise, as determined by the National Oceanic and Atmospheric Administration, the Ocean Protection Council, the United States Geological*	The project site is not located in the coastal zone. **Reference:** *City of Carlsbad, Local Coastal Program, published 2019, accessed November 18, 2025.*

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
Survey, the University of California, or a local government's coastal hazards vulnerability assessment. *(iv) In a parcel within the coastal zone that is not zoned for multifamily housing.* *(v) In a parcel in the coastal zone and located on either of the following:* *(I) On, or within a 100-foot radius of, a wetland, as defined in Section 30121 of the Public Resources Code.* *(II) On prime agricultural land, as defined in Sections 30113 and 30241 of the Public Resources Code.*	
(B) [Prime Farmland or Farmland of Statewide Importance] *Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.*	The project site is not located on a site that is classified as Prime Farmland or Farmland of Statewide Importance. **Reference:** *California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed November 18, 2025.*
(C) [Wetlands] *Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).*	There are no state or federally protected wetlands as defined in the United States Fish and Wildlife Service Manual on or near the project site or off-site improvement areas. **Reference:** *Biological Resources Technical Letter Report for the Salk Avenue Apartments Project in Carlsbad, San Diego County, Michael Baker International, February 5, 2026.*
(D) [Very High Fire Hazard Severity Zone] *Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within the state responsibility area, as defined in Section 4102 of the Public Resources Code. This subparagraph does not apply to sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development,*	The project site is not located within a Very High Fire Hazard Severity Zone. **Reference:** *CAL FIRE, Fire Hazard Severity Zones Maps, Fire Hazard Severity Zone Viewer, https://fire-hazard-severity-zones-rollout-calfire-forestry.hub.arcgis.com/pages/access-map, accessed November 18, 2025.*

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
including, but not limited to, standards established under all of the following or their successor provisions: *(i) Section 4291 of the Public Resources Code or Section 51182, as applicable.* *(ii) Section 4290 of the Public Resources Code.* *(iii) Chapter 7A of the California Building Code (Title 24 of the California Code of Regulations).*	
(E) [Hazardous Waste Sites] *A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply:* *(i) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for residential use or residential mixed uses. This section does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5.* *(ii) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant to subdivision (c) of Section 25296.10 of the Health and Safety Code, has otherwise determined that the site is suitable for residential use or residential mixed uses.*	The project site is not listed as a hazardous waste site by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. **Reference:** *Department of Toxic Substances Control (DTSC), Envirostor Online Database, https://www.envirostor.dtsc.ca.gov/public/map/, reviewed November 20, 2025.* *California State Water Resources Control Board, GeoTracker, https://geotracker.waterboards.ca.gov/map/, reviewed November 20, 2025.*
(F) [Earthquake Fault Zone] *Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local*	The project site is not mapped in an earthquake fault zone. **Reference:** *California Geological Survey, Earthquake Zones of Required Investigation Map, https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/, accessed November 18, 2025.*

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.	
(G) [Special Flood Hazard Area] *Within a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:* *(i) The site has been subject to a Letter of Map Revision prepared by the Federal Emergency Management Agency and issued to the local jurisdiction.* *(ii) The site meets Federal Emergency Management Agency requirements necessary to meet minimum flood plain management criteria of the National Flood Insurance Program pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.*	The project site is not within a special flood hazard area. **Reference:** *FEMA, Flood Service Map Service Area (FIRM Map No. 06073C0769G), https://msc.fema.gov/portal/home, effective date May 16, 2012, accessed November 20, 2025.*
(H) [Regulatory Floodway] *Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If a development proponent is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, a local government shall not deny the*	The project site is not mapped within a regulatory floodway. **Reference:** *FEMA, Flood Insurance Rate Map (FIRM Map No. 06073C0769G), https://msc.fema.gov/portal/home,. effective date May 16, 2012, accessed November 20, 2025.*

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
application on the basis that the development proponent did not comply with any additional permit requirement, standard, or action adopted by that local government that is applicable to that site.	
(I) [Conservation Lands in a Natural Community Conservation Plan] *Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.*	The project site is covered by the City of Carlsbad Habitat Management Plan, which serves as the Natural Community Conservation Plan for the City. However, the project site is not within a HMP Conservation Area, HMP Proposed Hardline Conservation Area, Standards area, or otherwise identified for conservation, which are identified in the Habitat Management Plan for conservation. **Reference:** *City of Carlsbad, City of Carlsbad Habitat Management Plan, https://www.carlsbadca.gov/home/showpublisheddocument/1600/638366818940500000, amended December 1999.*
(J) [Habitat for Protected Species] *Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).*	Habitat for protected species is present on the project site. The northwestern portion of the project site contains habitat suitable for protected species including coastal California gnatcatcher (*Polioptila californica californica*, federally threatened, state species of concern), Crotch's bumble bee (*Bombus crotchii*; state candidate endangered), and thread-leaved brodiaea (*Brodiaea filifolia*; federally threatened, state endangered, California Rare Plant Rank 1B.1). However, the entirety of this potential habitat lies outside of the development footprint. Because the proposed project is unable to satisfy this qualifying condition, the AB 130 CEQA exemption cannot be granted. An initial study must be prepared to study the environmental consequences of the project, limited to evaluating the effects upon the environment that are caused solely by this single condition. **Reference:** *Biological Resources Technical Letter Report for the Salk Avenue Apartments Project in Carlsbad, San Diego County, Michael Baker International, February 5, 2026.*

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(K) [Conservation Easement] *Lands under conservation easement.*	The project site is not under a conservation easement.
21080.66(a)(7) ***The project does not require the demolition of a historic structure that was placed on a national, state, or local historic register before the date a preliminary application was submitted for the project pursuant to Section 65941.1 of the Government Code.***	The are no existing structures on the project site.
21080.66(a)(8) ***For a project that was deemed complete pursuant to paragraph (5) of subdivision (h) of Section 65589.5 of the Government Code on or after January 1, 2025, no portion of the project is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging. For the purposes of this section, "other transient lodging" does not include either of the following:*** ***(A) A residential hotel, as defined in Section 50519 of the Health and Safety Code.*** ***(B) After the issuance of a certificate of occupancy, a resident's use or marketing of a unit as short-term lodging, as defined in Section 17568.8 of the Business and Professions Code, in a manner consistent with local law.***	The project does not contain hotel, motel, bed and breakfast inn, or other transient lodging components.
21080.66(b) Tribal Notification/Consultation and Measures for Tribal Cultural Resources **PRC section 21080.66(b) requires the local government to complete a notification/consultation process with each California Native American tribe traditionally and culturally affiliated with the project site. PRC section 21080.66(b) also requires that certain measures and additional enforceable agreements be made binding conditions of project approval. PRC section 21080.66(b) is provided in its entirety in the "Additional Subsections of PRC Section 21080.66" portion of this document for reference.**	Because the project site contains habitat for protected species (refer to item J), tribal consultation is occurring via the AB 52 process undertaken with preparation of a project-specific Focused IS/MND. The City mailed US Postal Service-certified mail and emailed letters to the Desert Cahuilla Indians, Mesa Grande Band of Diegueno Mission Indians, Rincon Band of Luiseño Indians, and San Luis Rey Band of Mission Indians on January 5, 2026 to initiate the AB 52 notification process. Consultation, if requested by a tribe, will occur concurrently with public and agency review of the Focused IS/MND. The City will not adopt the IS/MND until any requested consultations are complete or otherwise closed.

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
21080.66(c)(1) ***(A) The local government shall, as a condition of approval for the development, require the development proponent to complete a phase I environmental assessment, as defined in Section 78090 of the Health and Safety Code.*** ***(B) If a recognized environmental condition is found, the development proponent shall complete a preliminary endangerment assessment, as defined in Section 78095 of the Health and Safety Code, prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.*** ***(C) If a release of a hazardous substance is found to exist on the site, the release shall be removed or any effects of the release shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.*** ***(D) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to levels required by current federal and state statutory and regulatory standards before the local government issues a certificate of occupancy.***	A Phase I Environmental Site Assessment was conducted for the project site and no recognized environmental conditions, hazardous substances, or potential for exposure to significant hazards from surrounding properties were found to exist. **Reference:** *Phase I Environmental Site Assessment Report, Assessor's Parcel Number 212-021-04, Carlsbad CA, Verdantas Inc., March 10, 2025.*
21080.66(c)(2) ***For any housing on the site located within 500 feet of a freeway, all of the following shall apply:*** ***(A) The building shall have a centralized heating, ventilation, and air-conditioning system.*** ***(B) The outdoor air intakes for the heating, ventilation, and air-conditioning system shall face away from the freeway.*** ***(C) The building shall provide air filtration media for outside and return air that provides a minimum efficiency reporting value of 16.***	The project site is not within 500 feet of a freeway.

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(D) The air filtration media shall be replaced at the manufacturer's designated interval. ***(E) The building shall not have any balconies facing the freeway.***	
21080.66(d)(1) ***Notwithstanding any other law, all construction workers employed in the execution of a housing development project exempt from this division pursuant to this section where 100 percent of the units within the development project are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code, shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate, regardless of whether the housing development project is a public work.***	Not applicable, as the proposed residential units are not 100 percent dedicated to lower income households.
21080.66(d)(2) ***Notwithstanding any other law, the labor standards of paragraph (8) of subdivision (a) of Section 65913.4 of the Government Code shall apply to buildings over 85 feet in height above grade in any housing development project exempt from this division pursuant to this section.***	The maximum height of the project is 59 feet, with corner elements up to approximately 75 feet. As project height would not exceed 85 feet, the labor standards do not apply.
21080.66(d)(3) ***(A) Notwithstanding any other law, the labor standards of Article 4 (commencing with Section 65912.130) of Chapter 4.1 of Division 1 of Title 7 of the Government Code shall apply for projects of 50 units or greater in the City and County of San Francisco that are not covered by paragraph (2), for any construction craft where at least 50 percent of the units in market-rate multifamily housing projects that received their certificate of occupancy between 2022 and 2024, inclusive, were built by workers that were paid not less than the general prevailing rate of per diem wages.***	Not applicable, as the project site is not within the City or County of San Francisco.

PRC Section 21080.66 Housing Development Project CEQA Exemption Evaluation Checklist	
Criteria and Requirements	**Evaluation**
(B) For purposes of this section, "market-rate multifamily housing development project" means a housing development project of greater than 10 units where less than 95 percent of the units are dedicated to lower income households, as defined by Section 50079.5 of the Health and Safety Code. ***(C) (i) The eligibility of this subparagraph, by classification, will be determined by the Department of Industrial Relations and published on its internet website by January 1, 2026.*** ***(ii) In making a determination of eligibility pursuant to this subparagraph, the Director of Industrial Relations shall obtain and consider data from the labor organizations and employers or employer associations concerned no later than October 1, 2025.*** ***(iii) To determine the number of market-rate multifamily housing projects that received their certificate of occupancy in a given year, the Department of Industrial Relations shall use the annual progress report data as reported by the jurisdiction pursuant to Section 65400 of the Government Code.***	

APPENDIX B:
Senate Bill 131
Exclusions of Certain Types of Housing Development Projects
CEQA Exemption Evaluation

CITY OF CARLSBAD

PUBLIC RESOURCES CODE SECTION 21080.1 (SENATE BILL 131) EXCLUSIONS OF CERTAIN TYPES OF HOUSING DEVELOPMENT PROJECTS CEQA EXEMPTION EVALUATION

SALK AVENUE APARTMENTS

February 2026

California Senate Bill (SB) 131, signed into law by Governor Gavin Newsom on June 30, 2025, and codified in Public Resources Code (PRC) Section 21080.1, establishes a statutory exemption from the California Environmental Quality Act (CEQA) for qualifying "housing development projects" that meet certain criteria and requirements. This SB 131 Exclusion of Certain Types of Housing Development Projects CEQA Exemption Evaluation Checklist documents the eligibility of the proposed Salk Avenue Apartments Project (project) for this CEQA exemption.

Criteria and Requirements	Evaluation
PRC Section 21080.1(4) *This subdivision does not apply to any of the following housing development projects:*	See Rows (A) through (D), below.
(A) A proposed housing development project that is not similar in kind to the projects listed in the statutory or categorical exemption.	The project is similar in kind to the projects that would qualify for an Assembly Bill (AB) 130 housing development project statutory exemption. The project includes 397 residential units; no commercial or institutional uses are proposed. As the project designates greater than two-thirds of the new square footage for residential use, it is a housing development project that satisfies Government Code Section 65589.5(h)(2)(B)(i). Therefore, SB 131 applies to the project.
(B) A proposed housing development project that is ineligible for the statutory exemption or categorical exemption due to two or more conditions.	The project would have qualified for the housing development project statutory exemption established by AB 130 except for the single condition of the project site potentially being habitat for protected species (refer to the project-specific AB 130 Housing Development Project CEQA Exemption Evaluation Checklist; Appendix A). Therefore, SB 131 applies to the project.
(C) A proposed housing development project that includes a distribution center or oil and gas infrastructure.	The project does not include a distribution center or oil and gas infrastructure. Therefore, SB 131 applies to the project.
(D)(i) A proposed housing development project located on natural and protected lands, as defined pursuant to PRC Section 21067.5. *(ii) The definition of "natural and protected lands" described in clause (i) does not include*	The project is not located on natural and protected lands, as further discussed in rows (a) through (p), below. Therefore, SB 131 applies to the project.

Criteria and Requirements	Evaluation
the lands described in subdivision (o) of PRC Section 21067.5. Additional Description/Referenced Code Section(s) PRC Section 21067.5: *"Natural and protected lands" means sites located within any of the following locations:* [See Rows (a) through (p), below. Please note that per PRC Section 21081.1(D)(ii) above, PRC Section 21067.5(o) is not included in the conditions for SB 131.]	
(a) The state park system, as described in Article 1 (commencing with PRC Section 5001) of Chapter 1 of Division 5.	The project site is not included in the state park system. The project site is privately owned and has a City of Carlsbad (City) General Plan land use designation of Residential, 23-30 Dwelling Units Per Acre (du/ac) (R-30) within the Fenton Carlsbad Center Specific Plan (FCCSP) and a zoning designation of Residential Density-Multiple (RD-M). **Reference:** *California State Parks, Find a California State Park, https://www.parks.ca.gov/Find-a-Park, accessed January 13, 2026.*
(b) A wilderness area, as defined in Section 5093.32.	The project site is not located in a wilderness area. The U.S. Department of Agriculture (USDA) Forest Service map of the wilderness study areas did not identify any official boundaries of wilderness areas in the immediate vicinity of the project site. **Reference:** *USDA Forest Service, Wilderness & Wild and Scenic Rivers & Wilderness Study Areas, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA, accessed January 12, 2026.*
(c) A marine protected area, as defined in Section 2852 of the Fish and Game Code.	The project site is not located in a marine protected area. Additionally, the project site is not located in any marine or estuarine area or near the mouth of a coastal river. **Reference:** *California Department of Fish and Wildlife, California Marine Protected Areas (MPAs), https://wildlife.ca.gov/Conservation/Marine/MPAs, , accessed January 13, 2026.*
(d) The national park system, as defined in Section 100102 of Title 54 of the United States Code.	The project site is not included in the national park system. The project site is privately owned and has a General Plan land use designation of Residential, 23-30 Dwelling Units Per Acre (du/ac)

Criteria and Requirements	Evaluation
	(R-30) within the FCCSP and a zoning designation of Residential Density-Multiple (RD-M). **Reference:** *National Park Service, California Parks, https://www.nps.gov/state/ca/index.htm, accessed January 12, 2026.*
(e) A national recreation area.	The project site is not designated as a national recreation area. A review of National Park Service, Bureau of Land Management, and Bureau of Reclamation websites did not identify any national recreation areas in the immediate vicinity of the project site. **Reference:** *Bureau of Land Management, California National Conservation Lands, https://www.blm.gov/programs/national-conservation-lands/california, accessed January 12, 2026.* *Bureau of Reclamation, Recreation: National Recreation Areas at Bureau of Reclamation Federal Water Projects, https://www.usbr.gov/recreation/recreationAreas.html, accessed January 12, 2026.* *National Park Service, California Parks, https://www.nps.gov/state/ca/index.htm, accessed January 12, 2026.*
(f) A national monument.	The project site is not designated as a national monument. A review of National Park Service, Bureau of Land Management, U.S. Forest Service, and Bureau of Reclamation websites did not identify any national monuments in the immediate vicinity of the project site. **Reference:** *Bureau of Land Management, California National Conservation Lands, https://www.blm.gov/programs/national-conservation-lands/california, accessed January 12, 2026.* *Bureau of Reclamation, Recreation: National Recreation Areas at Bureau of Reclamation Federal Water Projects, https://www.usbr.gov/recreation/recreationAreas.html, accessed January 12, 2026.* *National Park Service, California Parks, https://www.nps.gov/state/ca/index.htm accessed January 12, 2026.*

Criteria and Requirements	Evaluation
	USDA Forest Service, USDA Forest Service Managed National Monuments, https://www.fs.usda.gov/visit/national-monuments, accessed January 12, 2026.
(g) The national wild and scenic rivers system, as defined in Section 1273 of Title 16 of the United States Code.	The project site is not located in national wild and scenic rivers system. The USDA Forest Service map of the wild and scenic rivers did not identify any such rivers in the immediate vicinity of the project site. **Reference:** *USDA Forest Service, Wilderness & Wild and Scenic Rivers & Wilderness Study Areas, https://data.fs.usda.gov/geodata/other_fs/wilderness/stateMap.php?stateID=CA, accessed January 7, 2026.*
(h) Any ecological reserve or wildlife management area acquired and managed by the Department of Fish and Wildlife pursuant to Article 2 (commencing with Section 1525) or Article 4 (commencing with Section 1580) of Chapter 5 of Division 2 of the Fish and Game Code.	The project site is covered by the City of Carlsbad Habitat Management Plan, which serves as the Natural Community Conservation Plan for the City. However, the project site is not within a HMP Conservation Area, HMP Proposed Hardline Conservation Area, Standards area, or otherwise identified for conservation, which are identified in the Habitat Management Plan for conservation. Additionally, the land is in private ownership. **Reference:** *City of Carlsbad, 1999, City of Carlsbad Habitat Management Plan, https://www.carlsbadca.gov/home/showpublisheddocument/1600/638366818940500000.*
(i) A hazardous waste site that is listed pursuant to Section 65962.5 of the Government Code or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless either of the following apply: *(1) The site is an underground storage tank site that received a uniform closure letter issued pursuant to subdivision (g) of Section 25296.10 of the Health and Safety Code based on closure criteria established by the State Water Resources Control Board for the use proposed by the project. This paragraph does not alter or change the conditions to remove a site from the list of hazardous waste sites listed pursuant to Section 65962.5 of the Government Code.* *(2) The State Department of Public Health, State Water Resources Control Board, Department of Toxic Substances Control, or a local agency making a determination pursuant*	The project site is not listed as a hazardous waste site by the California Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code. In addition, a Phase I Environmental Site Assessment was completed for the project site and did not identify the project site as a hazardous waste site. **References:** *California Department of Toxic Substances Control (DTSC), Envirostor Online Database, https://www.envirostor.dtsc.ca.gov/public/map/, accessed November 20, 2025.* *California State Water Resources Control Board, GeoTracker, https://geotracker.waterboards.ca.gov/map/, accessed November 20, 2025.* *Verdantas Inc., 2025, Phase I Environmental Site Assessment Report, Assessor's Parcel Number 212-021-04, Carlsbad CA.*

Criteria and Requirements	Evaluation
to subdivision (c) of Section 25296.10 of the Health and Safety Code has otherwise determined that the site is suitable for the use proposed by the project.	
(j) Within a regulatory floodway as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.	The project site is not located within a regulatory floodway. **Reference:** *FEMA, National Flood Hazard Layer (NFHL) Viewer, https://msc.fema.gov/portal/search?AddressQuery=salk%20avenue%2C%20carlsbad, accessed November 26, 2025.*
(k) Lands under conservation easement.	The project site is not under a conservation easement. **Reference:** *California Natural Resource Agency, National Conservation Easement Database (CCED) Viewer, https://gis.cnra.ca.gov/apps/cced/, accessed January 12, 2026.*
(l) On, or within a 300-foot radius of, a wetland, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).	The project development limits are not within a 300-foot radius of any wetlands, as defined in the United States Fish and Wildlife Service Manual. **Reference:** *Michael Baker International, Biological Resources Technical Letter Report for the Salk Avenue Apartments Project in Carlsbad, San Diego County, February 5, 2026.*
(m) An environmentally sensitive area within the coastal zone, as defined in PRC Section 30107.5.	No portion of the project site is located in the coastal zone. **Reference:** *California Coastal Commission, Critical Coastal Areas Map, https://experience.arcgis.com/experience/268e7af00a904510bac77312e0f39fc0/page/Page, accessed January 12, 2026,.*
(n) Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code) or habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.	The project site is covered by the City of Carlsbad Habitat Management Plan, which serves as the Natural Community Conservation Plan for the City. However, the project site is not within a HMP Conservation Area, HMP Proposed Hardline Conservation Area, Standards area, or otherwise identified for conservation, which are identified in the Habitat Management Plan for conservation. **Reference:** *Michael Baker International, Biological Resources Technical Letter Report for the Salk Avenue*

Criteria and Requirements	Evaluation
	Apartments Project in Carlsbad, San Diego County, February 5, 2026. *City of Carlsbad, 1999, City of Carlsbad Habitat Management Plan, https://www.carlsbadca.gov/home/showpublisheddocument/1600/638366818940500000.*
(p) Either prime farmland or farmland of statewide importance, as defined pursuant to the United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the voters of that jurisdiction.	The project site is not located on a site that is classified as Prime Farmland or Farmland of Statewide Importance. The project site is classified as Urban and Built-Up Land. **Reference:** *California Department of Conservation, California Important Farmland Finder, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed January 12, 2026.*

APPENDIX C:
Biological Resources Technical Letter Report

February 5, 2026 JN 205484

JOE GAMBILL
Hanover Company
11611 San Vicente Boulevard, Suite 740
Los Angeles, California 90049

SUBJECT: Biological Resources Technical Letter Report for the Salk Avenue Apartments Project in Carlsbad, San Diego County, California

Dear Mr. Gambill,

Michael Baker International is pleased to submit this technical letter report documenting the results of a biological resources assessment for the proposed Salk Avenue Apartments Project (the project), which proposes the development of multifamily residential units in the City of Carlsbad, California. This report is intended to satisfy the requirements of the California Environmental Quality Act (CEQA) and the City of Carlsbad Habitat Management Plan (HMP).

1.0 PROJECT LOCATION

The approximately 9.8-acre project site is in the City of Carlsbad, California, south of Salk Avenue, west of El Camino Real, east of College Boulevard, and north of Faraday Avenue (Assessor's Parcel Number 212-021-04-00). The project occurs within Township 12 South, Range 04 West of the San Luis Rey 7.5-minute United States Geological Survey (USGS) topographic quadrangle map (Attachment A, Figure 1, Regional and Project Vicinity). The project site is within the boundaries of the City of Carlsbad HMP and must comply with the plan.

2.0 PROJECT DESCRIPTION

The applicant proposes the construction and occupation of a 397-dwelling unit apartment complex on the approximately 9.8-acre project site (refer to Attachment A, Figure 2a, Project Site). The residential building would be five stories with a maximum building height of 59 feet, with allowed architectural projections up to 74 feet, 7 inches. The building configuration would result in several outdoor courtyard areas with landscaping and hardscape amenities such as seating areas. A five-level above-ground parking garage would be constructed to the south of the residential building. Surface parking would also be provided along the perimeter of the residential building. Site ingress/egress would occur via a new driveway from Salk Avenue.

The property was previously graded around 2007 to create a development pad for the Fox Miller Project but otherwise remains undeveloped. The proposed project would develop 6.35 acres of the project site (Limits of Disturbance) (refer to Attachment A, Figure 2a, Project Site). Off-site improvements for the proposed project would replace approximately 875 linear feet of sewer pipeline beneath College Boulevard between El Camino Real and Sunny Creek Road (refer to Attachment A, Figure 2b, College Blvd Sewer Replacement Location).

3.0 EXISTING SITE CONDITIONS

The project site and a 100-foot buffer (the study area) were evaluated for the proposed project site (refer to Attachment A, Figure 4a, Study Area). A 25-foot study area buffer was applied to the College Boulevard sewer line improvement (off-site improvement area; refer to Attachment A, Figure 4b, Study Area-Off-Site Sewer Line). Elevations on-site range from approximately 170 feet in the northwest along Salk Avenue to 275 feet along the southeastern portion of the project site. Elevations for the off-site improvement area range from 80 feet to 110 feet. Refer to Attachment B for representative photographs taken throughout the project site.

Soils on-site consist of the following types (USDA NRCS 2025; see Attachment A, Figure 3a, USDA Soils):

- AtC: Altamont Clay, 5 to 9 percent slopes
- AtE: Altamont Clay, 15 to 30 percent slopes, warm MAAT, MLRA 20

Soil properties in the off-site improvement area (Study Area-Off-Site Sewer Line) consist of the following types (USDA NRCS 2025; see Attachment A, Figure 3b, USDA Soils-Off-Site Sewer Line):

- AtD: Altamont clay, 9 to 15 percent slopes, warm MAAT, MLRA 20
- AtE: Altamont clay, 15 to 30 percent slopes, warm MAAT, MLRA 20
- ScB: Salinas clay, 2 to 5 percent slopes
- TuB: Tujunga sand, 0 to 5 percent slopes

3.1 Project Site History

The project site was previously evaluated as part of a larger property known as the Fox Miller Property II (for the Fox Miller Project). In 2001, a Biological Technical Report was prepared by RECON. Additionally, focused studies for thread-leaved brodiaea (*Brodiaea filifolia*) and coastal California gnatcatcher (*Polioptila californica californica*) were conducted in 2003 (RECON 2004). A Mitigated Negative Declaration was also prepared and adopted by the City of Carlsbad in 2002. After approval of the Fox Miller Project, the Salk Avenue Apartments Project site was filled and graded (circa. 2007) to create a development pad but has remained vacant and undeveloped. The approval of the Fox Miller Project included mitigation for impacts on thread-leaved brodiaea.

During the 2003 focused surveys for the Fox Miller Project, a total of 19,100 thread-leaved brodiaea plants were counted; however, none of these plants occurred within the Salk Avenue Apartments Project study area. A coastal California gnatcatcher observation was made in 2000/2001, but this species was not detected during the 2003 RECON focused surveys.

3.2 City of Carlsbad Habitat Management Plan

The HMP provides a comprehensive, citywide program to identify how the City of Carlsbad, in cooperation with federal and state wildlife agencies, preserves the diversity of habitat and protects sensitive biological resources in some areas, while allowing for development in other areas. The City of Carlsbad's HMP maps the distribution of vegetation communities and sensitive species through Focus Planning Areas – which are further broken down into HMP cores, linkages, and Special Resource Areas. The project is covered under the City of Carlsbad HMP; however, the

project site is not within a HMP Hardline Conservation Area, HMP Proposed Hardline Conservation Area, or Special Resource Area.

Certain naturally vegetated areas in the City of Carlsbad are too small, edge-effected, or isolated to be considered biological Cores or linkage areas but are nonetheless important to preserve design or the conservation of particular species. Three such areas are described here as SRAs. SRA 1 lies between El Camino Real, Faraday Avenue, and College Boulevard within Zone 5. It comprises slopes covered by grasslands and small patches of coastal sage scrub. This area is known to support a major population of a Narrow Endemic plant species (*Brodiaea filifolia*) and may support additional Narrow Endemic species. Although SRA 1 is isolated from biological core and linkage areas, conservation of Narrow Endemic plant populations within the SRA is considered important for species conservation.

There is no HMP Hardline Conservation Area located within or between the El Camino Real, Faraday Avenue, and College Boulevard area. There is a HMP Proposed Hardline Conservation Area located to the north of the project site, across Salk Avenue (refer to Attachment A, Figure 6, Plans and Policies). The northernmost 40 feet of the existing driveway that provides access to the project site and would be improved as part of the proposed project and serve as egress/ingress for the project is within 100 feet of a Proposed Hardline area (Attachment A, Figure 6, Plans and Policies) and may be subject to the HMP Adjacency Standards. The HMP Adjacency Standards ensure that the project addresses potential indirect effects and incorporates measures for fire management, erosion control, landscaping, fencing/signs/lighting, and predator/exotic species control.

4.0 METHODS

4.1 Literature Review

Prior to conducting the field survey, Michael Baker conducted a thorough literature review and records search to characterize existing site conditions and assess the potential for special-status[1] biological resources to occur that might pose a constraint to implementation of the project. A query of the California Natural Diversity Database (CNDDB) (CNDDB 2025) and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS 2025) was conducted to obtain a list of special-status plant and wildlife species occurrence records within the following USGS 7.5-minute quadrangle maps: *San Luis Rey, Las Pulgas Canyon, Morro Hill, Bonsall, Oceanside, San Marcos, Encinitas,* and *Rancho Santa Fe*.

The U.S. Fish and Wildlife Service (USFWS) IPaC online database was also reviewed to identify special-status species and other resources, such as Critical Habitat, known or expected to occur on the project site or within the immediate vicinity (USFWS 2025). Due to the results listed in the IPaC report, the USFWS Critical Habitat for Threatened & Endangered Species mapping tool (USFWS 2025) was accessed to determine the location of designated Critical Habitat in relation to the project site. Other sources of information about the project site and surrounding area include the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS)

[1] Special-status refers to plant and wildlife species that are federal or state-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, or Species of Special Concern; and other state or locally rare vegetation communities.

Web Soil Survey (USDA NRCS 2025) and the USFWS National Wetlands Inventory (USFWS 2025).

All the information obtained informed the understanding of the project site and assisted with the field survey and subsequent analysis. The results presented in this report provide a detailed assessment of the suitability of the habitat on-site to support special-status plant and wildlife species and other sensitive natural resources.

4.2 Habitat Assessment/Field Survey

Michael Baker biologists Marisa Flores and Samantha Martinez conducted a field assessment on January 24, 2025, between 8:15 a.m. and 10:15 a.m. to document existing conditions, conduct a habitat assessment for special-status plant and wildlife species and sensitive natural communities, and determine the presence of aquatic resources within the project site. Weather conditions were generally sunny and calm with temperatures ranging from 56 to 69 degrees Fahrenheit.

The project site and a 100-foot buffer (the study area) was evaluated. Classification of the on-site vegetation communities and other land uses is based on the descriptions of terrestrial vegetation classification systems described in the Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008) which is based on Holland (1993) classifications. 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. A formal aquatic resources delineation was not conducted. Michael Baker used geographic information systems (GIS) software to digitize the mapped vegetation communities and overlayed the data onto an aerial photograph to further analyze existing conditions and quantify the acreages of each vegetation community on-site.

All plant and wildlife species observed during the field survey were recorded in a field notebook. Plant species observed were identified by visual characteristics and morphology in the field while unusual and less familiar plant species were photographed and later identified using taxonomic guides. Plant species nomenclature and taxonomy follow *The Jepson Manual: Vascular Plants of California*, second edition (Baldwin et al. 2012) 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 signs including scat, trails, tracks, burrows, and nests.

Field guides used to assist with identification of species during the field survey included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, and *A Field Guide to Mammals of North America* (Reid 2006) for mammals. Wildlife species taxonomy follows the North American Butterfly Association (NABA) (NABA 2025) for butterflies, the Society for the Study of Amphibians and Reptiles (Crother et al. 2017) for herpetofauna, the American Ornithological Society for birds (Chesser et al. 2023), and Mammal Species of the World (Wilson et al. 2005) for mammals. Scientific names are provided immediately following common names of wildlife species (first reference only).

The potential for special-status species to occur in the study area was evaluated based on each species' known geographic distribution and elevation range; species-specific habitat requirements (e.g., vegetation communities/land covers, soils, hydrology, slope/aspect, and other requirements); life history traits (e.g., disturbance tolerance); and Michael Baker biologists' expertise, knowledge, and best professional judgement. Current and historic records of species

identified during the literature review were also considered during the analysis; however, a species' potential to occur determination was not solely based on the age or location of these previously documented records. The potential to occur categories used in this analysis are defined as follows:

- **Present:** The species was observed or detected within the study area.
- **Expected:** The study area is within the known geographic distribution and elevation range of the species, there is high quality suitable habitat present (considering vegetation, soils, and other factors), and there is viable landscape connectivity to a local, known extant population(s) or sighting(s) within the study area.
- **Moderate:** The study area is within the known geographic distribution and elevation range of the species, there is moderate to low quality suitable habitat present (considering vegetation, soils, and other factors), and there is limited or no landscape connectivity to a local, known, extant population.
- **Not Expected:** The study area is outside the known geographic distribution and elevation range of the species, there is marginal to no suitable habitat, and there is no connectivity to known, extant populations.
- **Absent:** The species was not detected during focused or agency-approved protocol surveys.

5.0 RESULTS

5.1 Vegetation Communities and Land Covers

The project site supports the following land cover types: Diegan Coastal Sage Scrub, Disturbed Habitat, and Urban/ Developed as summarized in Table 1, Vegetation Communities and Land Cover Types, and depicted in Attachment A, Figure 5a, Vegetation Communities/Land Uses and Figure 5b, Vegetation Communities/Land Uses – Off-Site Sewer Line.

TABLE 1. VEGETATION COMMUNITIES AND LAND COVER TYPES

Vegetation Community/ Land Cover Type	Project Site (Acres)	Project Site + 100-foot Study Area (Acres)	Off-site Sewer Improvement Area LOD (Acres)	Off-site Sewer Improvement Area LOD + 25-foot Study Area (Acres)
32530 Diegan Coastal Sage Scrub	0.33	0.95	-	-
1130 Disturbed Habitat	6.76	9.38	-	0.07
12000 Urban/ Developed	2.69	6.25	0.85	2.78
32500 Coastal Sage Scrub	-	0.29	-	-
79100 Eucalyptus Woodland	-	0.19	-	-
TOTAL	**9.78**	**17.06**	**0.85**	**2.85**

Notes:
LOD = Limits of Disturbance

32530 Diegan Coastal Sage Scrub

The Diegan Coastal Sage Scrub land cover mapping unit is located along the northwestern corner of the project site compromising of a basin vegetated with coyote brush scrub. An undisturbed area of Diegan Coastal Sage Scrub was also present south of the project site within the study area.

Diegan Coastal Sage Scrub land cover is not impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

1130 Disturbed Habitat

The disturbed habitat is primarily escaped ornamentals, scattered coyote brush (*Baccharis pilularis*), and non-native grasses within the rough graded pad. This area is routinely mowed, and grass species were not identifiable during the site visit. Additional Disturbed Habitat was observed within the study area west of the project site and was comprised of non-native grasses and artichoke thistle (*Cynara cardunculus*).

The disturbed habitat is also within the off-site study area, west of the off-site improvement area limits of disturbance (Study Area-Off-Site Sewer Line).

12000 Urban/Developed

This land cover consists of irrigated ornamental landscaping around the perimeter of the project site and developments to the east and west.

The urban/ developed land cover also includes the off-site limits of disturbance along College Boulevard between El Camino Real and Sunny Creek Road (Study Area-Off-Site Sewer Line).

79100 Eucalyptus Woodland

The eucalyptus woodland is located just southwest of the project site, within the study area. It is comprised of a woodland area dominated by gum trees (*Eucalyptus* spp.) and may provide suitable nesting habitat for large birds and raptors.

Eucalyptus Woodlands is not impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

5.2 General Floral Inventory

A total of 22 species of native or naturalized plants, 7 native (32 percent) and 15 non-native (68 percent), were recorded on-site. Attachment C, Species Compendiums, contains a list of observed plant species.

General native or naturalized plants are not impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

5.3 General Wildlife Inventory

A total of 23 wildlife species were observed during the field survey, 21 native (91 percent) and 2 non-native (9 percent). The most commonly occurring birds during the field survey included California towhee (*Melozone crissalis*), American crow (*Corvus brachyrhynchos*), and house finch (*Haemorhous mexicanus*). Attachment C contains a full list of wildlife species detected on the project site.

General wildlife species are not impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

5.4 Special-Status Biological Resources

Sensitive Natural Communities

Eleven natural communities considered sensitive by the CDFW were reported in the CNDDB from the eight USGS 7.5-minute quadrangle map regions surrounding and including the San Luis Rey map. These include:

- Coastal Brackish Marsh
- 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
- Southern Willow Scrub

The project site consists of Diegan Coastal Sage Scrub, Disturbed Habitat, and Urban/Developed land cover types. The Diegan Coastal Sage Scrub is located in the northwest corner of the project site and outside the limits of disturbance. There are no natural communities considered sensitive by the CDFW within the project site.

There are no sensitive natural communities impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

Special-Status Plant Species

A total of 68 special-status plant species were reported in the CNDDB and CNPS Online Inventory of Rare and Endangered Plants of California from the nine USGS 7.5-minute quadrangle map regions surrounding and including the San Luis Rey map. After a review of specific habitat preferences, known distributions, and elevation ranges, one special-status plant species has the potential to occur within the study area: thread-leaved brodiaea. However, Attachment D contains a summary of special-status species with their potential to occur on the project site.

There are no sensitive natural communities impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

Special-Status Wildlife Species

Sixty-four special-status wildlife species were reported in the CNDDB from the eight USGS 7.5-minute quadrangle map regions surrounding and including the San Luis Rey map. A California gnatcatcher (*Polioptila californica californica;* FT, SSC, Covered) was observed within the northwest corner of the project site during the survey (Attachment A, Figure 5a, Vegetation Communities and Other Land Uses). The closest location of Crotch's bumble bee (*Bombus crotchii;* SCE) is documented in the CNDDB, with two occurrences of the species in 2024 noted approximately 2.5 miles north of the project site at Lake Calavera Preserve. Therefore, because of (1) the presence of nectaring sources (i.e., food sources) present on and near the project site, (2) the presence of other bumble bees on the project site during the January 24, 2025 biological survey (a yellow-faced bumble bee [*Bombus vosnesenskii*]), and (3) two known CNDDB identifications of Crotch's bumble bee within approximately 2.5 miles of the project site, there is moderate potential for Crotch's bumble bee to occur on the project site, although likely only within the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site.

No other special-status wildlife species were observed during the field survey and are not expected to occur on the project site due to a lack of suitable habitat and a review of specific habitat preferences, known distributions, and elevation ranges. Attachment D contains a summary of the special-status species with their potential to occur on the project site.

There are no special-status wildlife species impacted by the College Boulevard sewer line extension (Study Area-Off-Site Sewer Line). This area is fully developed (paved roadway) and does not contain natural habitat or vegetation.

Critical Habitat

Under the federal Endangered Species Act (ESA), Critical Habitat may be established for species listed as threatened or endangered. 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 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.

In the event that a project may result in take or adverse modification to a listed species' designated Critical Habitat, a project proponent may be required to engage in suitable mitigation. However, consultation for impacts to Critical Habitat is only required when a project has a federal nexus. This may include projects that occur on federal lands, require federal permits (e.g., Clean Water Act [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 ESA.

The USFWS has mapped designated Critical Habitat for thread-leaved brodiaea (*Brodiaea filifolia*) within the northwestern portion of the project site (Attachment A, Figure 7a, Biological

Resource Impacts). Soils on the project site are comprised of fill dirt brought in around 2007 for the Fox Miller Project. Although some clay soils were observed on the margins of the project site, soils within the majority of the project site appeared to be comprised of loam. Based on the focused studies conducted by RECON in 2003, the species was not present on the project site when habitat and soils would have been more suitable for the species. Routine soil and vegetation disturbances also occur on the landscaped slopes and pad. Based on the historic and current site disturbances the project site does not display the physical and biological characteristics for Critical Habitat.

State and Federal Jurisdictional Aquatic Features

Four key agencies regulate activities within coastal streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (USACE) Regulatory Branch regulates activities that result in the discharge of dredged or fill material into waters of the U.S., including wetlands, pursuant to Section 404 of the CWA and Section 10 of the Rivers and Harbors Act. Of the state agencies, the Regional Water Quality Control Board (RWQCB) regulates discharges to waters of the State, including wetlands, pursuant to Section 401 of the CWA, Section 13263 of the California Porter-Cologne Water Quality Control Act, and State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State; the CDFW regulates alterations to lakes, streambeds, and associated riparian habitat pursuant to Section 1600 et seq. of the CFGC; and the California Coastal Commission (CCC) regulates land use in the coastal zone pursuant to the California Coastal Act (CCA).

Based on a review of aerial photographs, USGS 7.5-minute quadrangle maps, USFWS National Wetland Inventory maps, and observations made during the field survey, there is one potential jurisdictional aquatic resource in the project site. A vegetated basin, created during initial site grading in 2007, was present at the northwest corner of the project site. A jurisdictional delineation was not conducted as part of the 2025 biological investigations since there would be no effects from the proposed project.

5.5 Wildlife Corridors and Habitat Linkages

Wildlife corridors link areas of suitable habitat that are otherwise separated by areas of non-suitable habitat such as rugged terrain, changes in vegetation, or human disturbance. Wildlife corridors are essential to the regional ecology of a species because they provide avenues of genetic exchange and allow animals to access alternative territories as dictated by fluctuating population densities. Fragmentation of open space areas by urbanization creates “islands” of wildlife habitat that are more or less isolated from each other. Corridors mitigate the effects of this fragmentation by (1) allowing animals to move between remaining habitats, thereby permitting depleted populations to be replenished and promoting genetic exchange; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk of catastrophic events (such as fire or disease) that could lead to local extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and shelter.

Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as “habitat or landscape linkages”) can provide both transitory and resident habitat for a variety of species. Although it is commonly used as a synonym for wildlife corridor, a habitat linkage refers to a more

substantial, or wider, land connection between two habitat areas. Habitat linkages allow for the periodic exchange of animals between habitat areas, which is essential to maintain adequate gene pools.

The project site is located within an SRA, which is documented in the City of Carlsbad HMP as an area that is too small, edge-effected, or isolated to be considered biological Cores or linkage areas. No known wildlife corridors or linkage areas are mapped as occurring on or in the immediate vicinity of the project site. The project site is surrounded by a road to the north, commercial buildings to the east and south, and a golf course to the west. There are no landscape features or vegetative cover that would support wildlife movement across the landscape. Thus, the project site does not serve as a habitat linkage or wildlife corridor.

6.0 IMPACT ANALYSIS

The following discussion examines the impacts to biological resources that may occur as a result of the proposed project. The determination of impacts is based on both the features of the proposed project and the biological values of the habitat and sensitivity of plant and wildlife species potentially affected. Based on the project description in Section 2.0 and architecture data provided by the project applicant, Michael Baker conducted an impact analysis using GIS technology.

Impacts to biological resources are assessed using impact significance threshold criteria, which mirror the policy statement contained in the CEQA, Section 21001(c) of the California Public Resources Code. The questions below model those included in the checklist of questions listed in Appendix G of the CEQA guidelines and that are considered to determine if the project would have significant impacts to biological resources.

6.1 Impacts to Special-Status Species

a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Less Than Significant Impact with Mitigation Incorporated. In general, special-status that are known to the region were not expected to be observed found during surveys on the project site due to general lack of suitable habitat. None of the special-status animal species known to the region have a high potential to occur within the project site due primarily to the isolation of the site from undeveloped habitat blocks in the region and disturbances associated with the highly urbanized setting. The site does not support the constituent elements required by many of the special-status animals known to the region for nesting/breeding, foraging, dispersal, and other life history requirements.

However, a coastal California gnatcatcher was observed within the northwest corner of the project site during the 2025 survey of the project study area. It is noted that a coastal California gnatcatcher observation was also made in 2000/2001 in association with the Fox Miller Project focused surveys, but this species was not detected during the 2003 focused surveys. Even though there is no suitable habitat for coastal California gnatcatcher within the project limits of disturbance, implementation of Mitigation Measure BIO-1 (refer to Section 7.0 Mitigation

Measures, below), would ensure that no indirect effects to coastal California gnatcatcher would occur.

No other special-status wildlife species were observed during the 2025 survey and are not expected to occur on the project site due to a lack of suitable habitat and a review of specific habitat preferences, known distributions, and elevation ranges. The closest location of another type of special-status species is documented in the California Natural Diversity Database (CNDDB), with two occurrences of Crotch's bumble bee in 2024 noted approximately 2.5 miles north of the project site at Lake Calavera Preserve. However, no individuals or nests of Crotch's bumble bee were observed on or adjacent to the project site during the general biological survey for the project on January 24, 2025. Because of (1) the presence of nectaring sources (i.e., food sources) present on and near the project site, (2) the presence of other bumble bees on the project site during the January 24, 2025 biological survey (a yellow-faced bumble bee), and (3) two known CNDDB identifications of Crotch's bumble bee within approximately 2.5 miles of the project site, there is moderate potential for Crotch's bumble bee to occur on the project site, although likely only within the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site. This limited area of habitat supports nectaring sources that may be used by foraging Crotch's bumble bee and soils that could provide nesting and overwintering habitat. Although no direct impacts to Crotch's bumble bee individuals or nests are expected from the project due to lack of suitable nectaring sources for foraging and lack of nesting habitat, there is a potential for indirect effects if the species is present in the 0.33-acre patch of Diegan coastal sage scrub in the northwest corner of the project site. Indirect impacts to Crotch's bumble bee could occur from fugitive dust during ground-disturbing construction activities. Such indirect impacts to Crotch's bumble bee would be potentially significant. However, implementation of Mitigation Measure BIO-2 would reduce potential indirect impacts to Crotch's bumble bee to less than significant levels.

Several non-listed, sensitive bird species could potentially nest and/or forage over the site, although the potential is low. These species are relatively common to the region. Construction activities associated with the project could potentially result in significant impacts to nesting birds if project activities cause a nest(s) to fail. However, with implementation of Mitigation Measure BIO-1 (refer to Section 7.0, Mitigation Measures, below), project impacts to nesting birds would be less than significant.

No special-status plant species were observed during the field survey; however, as discussed in Section 4.3, Biological Resources, of the Housing Element Update SEIR, thread-leaved brodiaea has a high potential to occur in the Diegan Coastal Sage Scrub in the northwest corner of the project site, which would not be impacted by development of the proposed project. The project site was also subject to focused surveys for the species in 2001 and 2003 associated with the Fox Miller Project. During the 2003 focused surveys, a total of 19,100 thread-leaved brodiaea plants were counted on the Fox Miller Property II; however, none of these plants were observed on the project site. Additionally, the 2002 Fox Miller Project MND concluded that implementation of the Fox Miller Project could potentially result in significant impacts to thread-leaved brodiaea. The required mitigation for impacts to thread-leaved brodiaea due to development of the Fox Miller Property II, which included the project site, was previously conducted under the Fox Miller Project. The proposed project would not introduce new areas of disturbance or result in a substantial increase in the severity of the previously identified significant effects to thread-leaved brodiaea included in the 2002 MND. The anticipated environmental impacts to thread-leaved

brodiaea were adequately analyzed in the prior environmental analysis, and that impact analysis did not indicate impact on or from the project site, requiring no additional environmental review.

The project site was graded in 2007, resulting in primarily developed and disturbed vegetation. Per correspondence with the project applicant, the project site is maintained (mowed) on an annual basis. The isolated 0.33-acre patch of Diegan Coastal Sage Scrub in the northwest corner of the project site is located outside the proposed development footprint. Therefore, implementation of the proposed project would not impact special-status species habitat.

Additionally, the project includes an off-site limits of disturbance area associated with installation of a sewer line within the existing developed roadway on College Boulevard (Study Area-Off-Site Sewer Line). This area is fully paved and does not contain natural habitat or vegetation that could support special-status species. Therefore, construction within this off-site improvement area would have no impact on candidate, sensitive, or special-status species.

6.2 Impacts to Sensitive Natural Communities

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The project site supports the following vegetation communities/land cover types: Diegan Coastal Sage Scrub, Disturbed Habitat, and Urban/Developed. Of these, Diegan Coastal Sage Scrub is a sensitive vegetation community and is habitat for sensitive species. The Diegan Coastal Sage Scrub is limited to an isolated 0.33-acre patch in the northwest corner of the project site. However, the isolated 0.33-acre patch of Diegan coastal sage scrub is located outside the proposed limits of disturbance. Further, there is no riparian habitat within the project site, off-site improvement area, or adjacent areas. Therefore, the project would result in no impact on riparian habitat and other sensitive natural communities.

6.3 Impacts to State or Federal Wetlands

c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. There are no State or Federally protected wetlands on the project site or the off-site improvement area. Therefore, implementation of the project would result in no impact to State or Federally protected wetlands.

6.4 Impacts to Wildlife Movement or Wildlife Corridors

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No Impact. The project site is surrounded by a road to the north, commercial buildings to the east and south, and a golf course to the west. The project site is further characterized by open, exposed areas that lack suitable cover and resources that are typically associated with wildlife movement areas. There are no landscape features or vegetative cover that would support wildlife

movement or native wildlife nursery sites across the landscape in the project area. Common birds and mammals might move through the site to forage and during dispersal activities; however, they would not be expected to use the site as a wildlife corridor, linkage, or specific travel route to and from nursery sites or other important resources.

Additionally, the off-site limits of disturbance area (Study Area-Off-Site Sewer Line) is a fully developed road with no landscape features or vegetative cover that would support wildlife movement or native wildlife nursery sites. Thus, the project site, off-site improvement area (Study Area-Off-Site Sewer Line) and immediately adjacent areas do not support wildlife movement or native wildlife nursery sites. Accordingly, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, and no impact would occur.

6.5 Conflicts with Local Policies or Ordinances

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant Impact. There are no regulated trees on the project site or the off-site improvement area (Study Area-Off-Site Sewer Line) that would be subjected to the provisions of City of Carlsbad Municipal Code Section 11.12.140, *Heritage Trees*, and Section 11.12.090, *Permits Required for Tree Removal and Maintenance.* These ordinances regulate trees located on public streets, trees with notable historic interest, and trees of unusual species or size. There are two non-native, invasive fig trees within the proposed project footprint that would be removed; however, neither fig tree is in the public right-of-way, of notable historic interest, or of an unusual species or size, pursuant to Carlsbad Municipal Code Section 11.12.140. Therefore, these fig trees are not considered protected trees. No trees would be impacted by the construction of the off-site sewer line in College Boulevard. Thus, the project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant.

6.6 Conflicts with Adopted Habitat Conservation Plan

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. As mentioned in Section 3.2 above, the project site and the off-site improvement area (Study Area-Off-Site Sewer Line) are within the boundaries of the City of Carlsbad HMP Hardline Conservation Area or HMP Proposed Hardline Conservation Area), which is identified for conservation. The northernmost approximately 40 feet of the existing driveway that provides access to the project site and would be improved as part of the proposed project and serve as egress/ingress for the project. This area is within 100 feet of a HMP Proposed Hardline Conservation Area (Attachment A, Figure 6, Plans and Policies). The Proposed Hardline Conservation Areas are specific zones within the HMP that are designated for conservation. The HMP Adjacency Standards are designed to prevent negative effects to urban wildlife preserve system and include fire management; erosion control; landscaping restrictions; fencing, signs, and lighting; and predator and exotic species control (pursuant to Section F.3 of the HMP). Even though the proposed improvements associated with the proposed project are not within a

designated HMP Proposed Hardline Conservation Area, the project would be required to adhere to the HMP Adjacency Standards, as part of the City's conditions of approval for the project.

Proposed improvements associated with the northernmost appropriately 40 feet of the existing driveway would be subject to applicable fuel modification zone requirements for fire management; the City Fire Department has reviewed and preliminary approved the proposed fuel modification zones for the project. Additionally, it is noted that the fuel modification area required for the project would not encroach into a HMP Proposed Hardline Conservation Area. Construction of the project would include implementation of standard construction best management practices (BMPs), as well as implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP), which would minimize erosion during construction.

The project landscape plan would ensure project site slopes are stabilized after construction is completed. Additionally, the project landscape plan would be reviewed by the City Planning Division prior to issuance of a grading permit to ensure that no non-native, invasive plant species are proposed. Drought-tolerant plant species would also be used on-site to minimize irrigation runoff potential. The project would limit the amount of fertilization of ornamental plants on the project site that could drain towards the Proposed Hardline area to the north of Salk Avenue.

The project would not include fencing within the HMP Preserve, and as such, the project would not impede wildlife movement within the Preserve. No signs prohibiting entrance into the preserve would be required on the project site, as Salk Avenue is located in between the project site and the closest HMP Proposed Hardline Conservation Area. However, to minimize any potential indirect impact, future project residences would receive educational brochures regarding the nearby HMP Preserve to deter human and pet access into the Preserve. Streetlighting currently exists along Salk Avenue. The project would include security lighting along the driveway; however, proposed lighting would be low pressure sodium, directed downward, and shielded away from the HMP Proposed Hardline Conservation Area.

Accordingly, the proposed project would not conflict with the provisions of the Carlsbad HMP or Adjacency Standards, and impacts would be less than significant.

7.0 MITIGATION MEASURES

With implementation of **Mitigation Measure BIO-1** and **Mitigation Measure BIO-2**, project impacts to biological resources would be less than significant. No other mitigation is required.[2]

> **Mitigation Measure BIO-1 (Pre-Construction Bird Surveys, Avoidance, and Notification).** If construction activities are initiated during the bird nesting season (February 1–August 31) involving removal of vegetation or other nesting bird habitat, including abandoned structures and other man-made features, a pre-construction nesting bird survey shall be conducted no more than 14 days prior to initiation of ground disturbance and vegetation removal activities. The nesting bird pre-construction survey shall be conducted on foot and shall include a 300-foot survey buffer around the construction site. The survey shall be conducted by a biologist familiar with the identification of avian species known to occur in southern California coastal communities (i.e., qualified biologist). If active nests are found, an avoidance buffer shall be determined by a qualified biologist in coordination with the City. The

[2] Note: These mitigation measures also satisfy the requirements of Mitigation Measure BIO-2 in the City of Carlsbad's *Housing Element Implementation and Public Safety Element Update Supplemental Environmental Impact Report* (July 2023, SCH Number 2022090339).

avoidance buffer width will depend upon the species, the proposed work activity, and existing disturbances associated with land uses outside of the site, which shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or other means to demarcate the boundary. All construction personnel shall be notified as to the existence of the buffer zone and to avoid entering the buffer zone during the nesting season. No ground-disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed, and the young have fledged the nest. Encroachment into the buffer shall occur only at the discretion of the qualified biologist on the basis that the encroachment will not be detrimental to an active nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be submitted to the City prior to the commencement of construction activities.

Note: To mitigate the potential impact to California gnatcatcher or other nesting birds, this mitigation measure shall be applied to land use and activities occurring at the project site. No Pre-Construction Bird Surveys, Avoidance, and Notification mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

Mitigation Measure BIO-2 (Crotch's Bumble Bee [CBB] Avoidance and Clearance Survey).

- *Focused Survey*. Three on-site surveys for Crotch's bumble bee (CBB) shall be conducted prior to initiation of ground disturbing project activities to identify if the CBB is present within the project site. This survey shall be conducted simultaneously with the blooming period of the species' recognized food plants, when the CBB is most active. Each survey shall be spaced at least 2 weeks but no more than 4 weeks apart, corresponding with the Colony Active Season for *Bombus* species (April–August). The surveying biologist shall be familiar with the primary identification characteristics of the CBB and be proficient in the methodology produced by the Xerces Society. The qualified biologist shall utilize a telephoto lens or a sufficiently long macro lens to obtain high-quality photos of bumble bees, sufficient for species identification, without having to capture and potentially harm the bumble bees.

- *Absence of Species*. If no CBB are detected during the focused surveys, no further measures shall be necessary.

- *Presence of Species*. If CBB are detected, then site-specific measures shall be implemented to avoid take unless an Incidental Take Permit (ITP) for the species is obtained from CDFW. Such avoidance measures shall include:

    - If vegetation removal activities and initial ground-disturbing activities (i.e., clearing, grubbing, and initial site grading) occur during the Queen and Gyne Flight Period and Colony Active Period for these species (February–October), a qualified biologist shall conduct daily biological monitoring. During monitoring, the qualified biologist shall inspect suitable habitat for CBB activity within the day's work area. If the species is not detected, then project activities can proceed without further biological monitoring that day.

    - If the CBB is detected using nectar sources, then a no-disturbance buffer of at least 25 feet around the individual(s) shall be established, and the individual(s) shall be monitored by a biological monitor until the CBB are confirmed to have left the area on their own.

- If a CBB nest is detected where ground disturbance is proposed to occur, then a minimum 30-foot no-disturbance buffer (with a buffer of up to 60 feet if disturbance is substantial) around the nest shall be established. This buffer shall remain in place until the nest senesces, which would occur after no nest activity observations for three sequential days. The qualified biologist shall discuss the buffer with the contractor to ensure that work areas, including ingress and egress routes, avoid the CBB.
- If the project cannot avoid the established no-disturbance buffer(s) identified above, the project applicant shall halt work within the buffer area and shall consult with CDFW on appropriate avoidance actions and obtain an Incidental Take Permit if necessary.

Note: To mitigate the potential impact to Crotch's Bumble Bee (CBB), this mitigation measure shall be applied to land use and activities occurring at the project site. No CBB Avoidance and Clearance Survey mitigation is required to implement the Study Area-Off-Site Sewer Line portion of the project.

8.0 CONCLUSIONS

With implementation of Mitigation Measure BIO-1 and Mitigation Measure BIO-2, the proposed Salk Avenue Apartments Project's impacts to biological resources would be less than significant. Please do not hesitate to contact Marisa Flores at (858) 614-5052 or marisa.flores@mbakerintl.com should you have any questions or require further information.

Sincerely,

Marisa Flores
Associate Natural Resources Technical Manager

Attachments

A. *Figures*
B. *Site Photographs*
C. *Species Compendium*
D. *Special-Status Species Potential to Occur Tables*

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ATTACHMENT A

Figures



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Legend

Project Site

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Regional and Project Vicinity

Michael Baker INTERNATIONAL

0 0.5 1 Miles

Source: USGS 7.5-Minute topographic quadrangle maps: *Rancho Santa Fe, California (2021), Encinitas, San Luis Rey, and San Marcos, California (2022)*

Figure 1



Legend

- Reference Point
- Project Site
- On-Site Limits of Disturbance
- Off-Site Limits of Disturbance

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Michael Baker INTERNATIONAL

0 125 250 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

Project Site

Figure 2a



Legend

- Reference Point
- Sewer Line
- College Blvd Sewer Replacement Limits of Disturbance

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

College Blvd Sewer Replacement Location

Figure 2b



Legend

- Reference Point
- Project Site
- Limits of Disturbance
- AtC — Altamont clay, 5 to 9 percent slopes
- AtE — Altamont clay, 15 to 30 percent slopes, warm MAAT, MLRA 20

Michael Baker INTERNATIONAL

0 100 200 US Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

USDA Soils

Figure 3a



Legend

- Reference Point
- Sewer Line
- College Blvd Sewer Replacement Limits of Disturbance

- AtD — Altamont clay, 9 to 15 percent slopes, warm MAAT, MLRA 20
- AtE — Altamont clay, 15 to 30 percent slopes, warm MAAT, MLRA 20
- ScB — Salinas clay, 2 to 5 percent slopes
- TuB — Tujunga sand, 0 to 5 percent slopes

Michael Baker INTERNATIONAL

0 100 200 US Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

USDA Soils - Off-Site Sewer Line

Figure 3b



Legend

- Reference Point
- Project Site
- Study Area (100-ft Buffer)

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Study Area

Michael Baker INTERNATIONAL

0 125 250 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

Figure 4a



Legend

- Reference Point
- Sewer Line
- College Blvd Sewer Replacement Limits of Disturbance
- Study Area (25-ft Buffer from Limits of Disturbance)

Michael Baker INTERNATIONAL

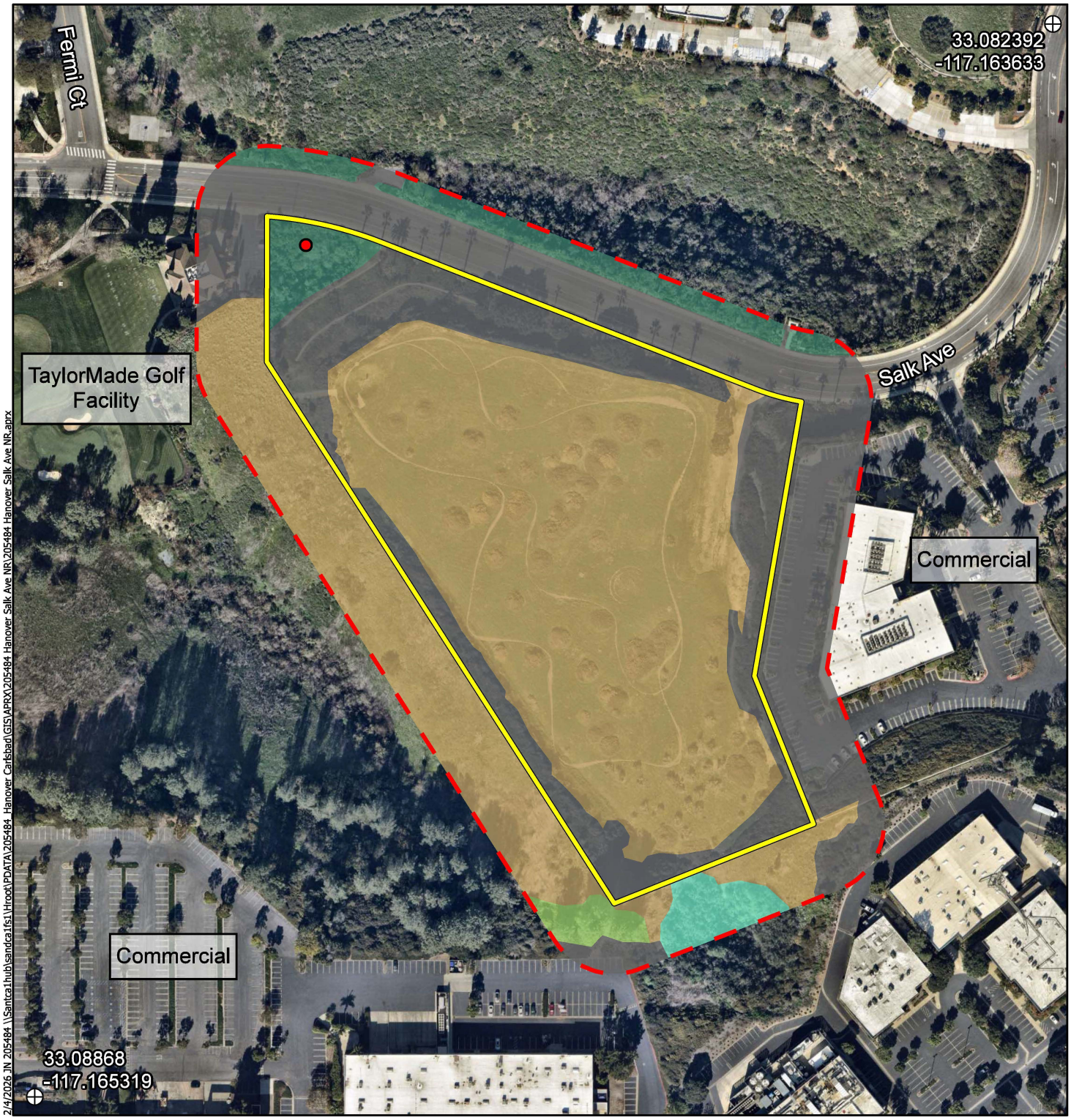
0 100 200 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Study Area - Off-Site Sewer Line

Figure 4b



2/4/2026 JN 205484 \\Santca1hub\sandca1fs\Vroot\PDATA\205484 Hanover Carlsbad\GIS\APRX\205484 Hanover Salk Ave NR\205484 Hanover Salk Ave NR.aprx

Legend

- Reference Point
- Coastal California Gnatcatcher
- Project Site
- Study Area (100-ft Buffer)

Vegetation Communities/Land Uses (Project Site)

- 32530 Diegan Coastal Sage Scrub (0.33 Acres)
- 11300 Disturbed Habitat (6.76 Acres)
- 12000 Urban/Developed (2.69 Acres)

Vegetation Communities/Land Uses (100-ft Study Area)

- 32500 Coastal Sage Scrub (0.29 Acres)
- 32530 Diegan Coastal Sage Scrub (0.62 Acres)
- 11300 Disturbed Habitat (2.62 Acres)
- 79100 Eucalyptus Woodland (0.19 Acres)
- 12000 Urban/Developed (3.56 Acres)

Michael Baker INTERNATIONAL

0 100 200 US Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Vegetation Communities/Land Uses

Figure 5a



Legend

- Reference Point
- Sewer Line
- Study Area (25-ft Buffer from Limits of Disturbance)

Vegetation Communities/Land Uses

- 11300 Disturbed Habitat (0.07 Acres)
- 12000 Urban/Developed (1.93 Acres)

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, San Diego County, 2026 Nearmap Imagery

Vegetation Communities/Land Uses - Off-Site Sewer Line

Figure 5b



Legend

- Sewer Line
- Project Site
- On-Site Limits of Disturbance
- Off-Site Limits of Disturbance
- Coastal Zone
- Special Resource Area 1 (SRA 1)

City of Carlsbad Habitat Management Plan

- Existing Hardline
- Standards Area
- Proposed Hardline

Michael Baker INTERNATIONAL

0 300 600 Feet

Source: Esri, ArcGIS Online, USFWS (02/2025), City of Carlsbad (04/2024), City of Carlsbad (08/2024), San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Plans and Policies

Figure 6



Legend

- Reference Point
- Coastal California Gnatcatcher
- Sewer Line
- Project Site
- Limits of Disturbance

Critical Habitat

- Thread-leaved Brodiaea (*Brodiaea filifolia*)

Vegetation Communities/Land Uses (Project Site)

- 32530 Diegan Coastal Sage Scrub (0.33 Acres)
- 11300 Disturbed Habitat (6.76 Acres)
- 12000 Urban/Developed (2.69 Acres)

Vegetation Communities/Land Uses (Off-Site Limits of Disturbance)

- 12000 Urban/Developed (0.19 Acres)

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, USFWS (02/2025), San Diego County, 2026 Nearmap Imagery

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Biological Resource Impacts

Figure 7a



2/4/2026 JN 205484 \\Santca1hub\sandca1fs\Vroot\PDATA\205484 Hanover Carlsbad\GIS\APRX\205484 Hanover Salk Ave NR\205484 Hanover Salk Ave NR.aprx

Legend

- Reference Point
- Sewer Line
- College Blvd Sewer Replacement Limits of Disturbance

Critical Habitat

- Thread-leaved Brodiaea (*Brodiaea filifolia*)

Vegetation Communities/Land Uses (20-ft Buffer)

- 12000 Urban/Developed (0.85 Acres)

SALK AVENUE APARTMENTS PROJECT
BIOLOGICAL RESOURCES TECHNICAL LETTER REPORT

Michael Baker INTERNATIONAL

0 100 200 Feet

Source: Esri, ArcGIS Online, USFWS (02/2025), San Diego County, 2026 Nearmap Imagery

Biological Resource Impacts - Off-Site Sewer Line

Figure 7b

ATTACHMENT B

Site Photographs



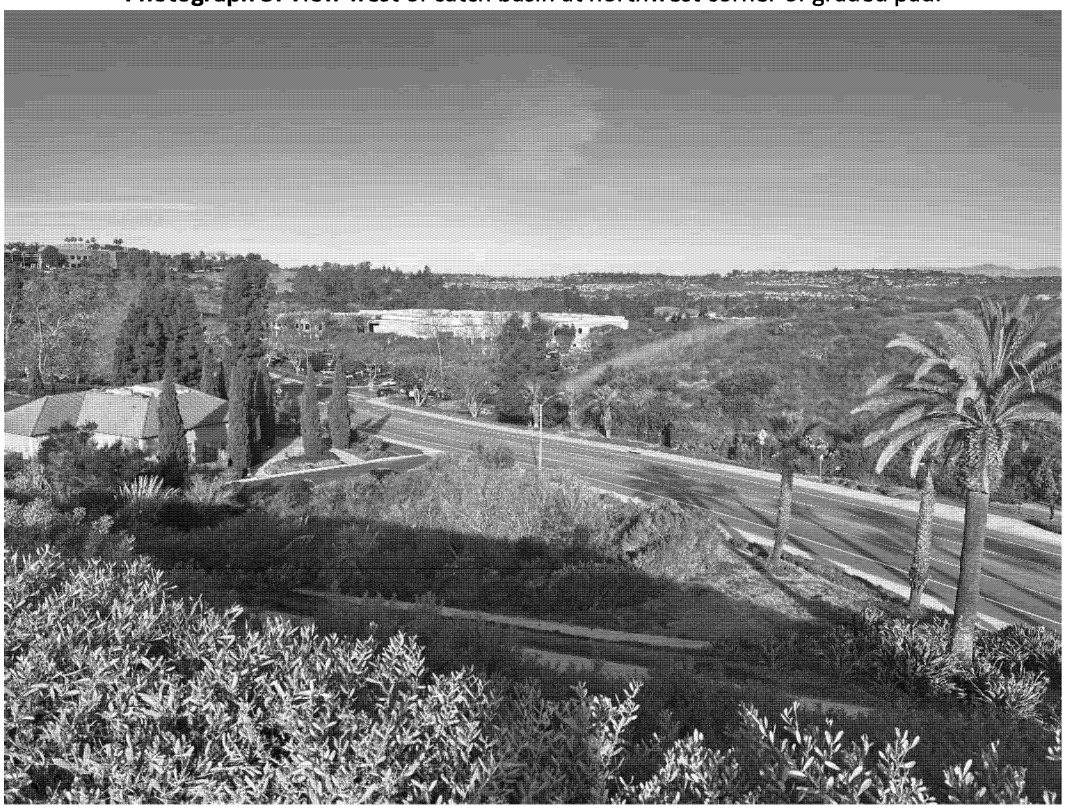
Photograph 1: View looking southwest from the northeast corner of graded pad.



Photograph 2. Looking west across north end of project site with Salk Avenue in view (right side).



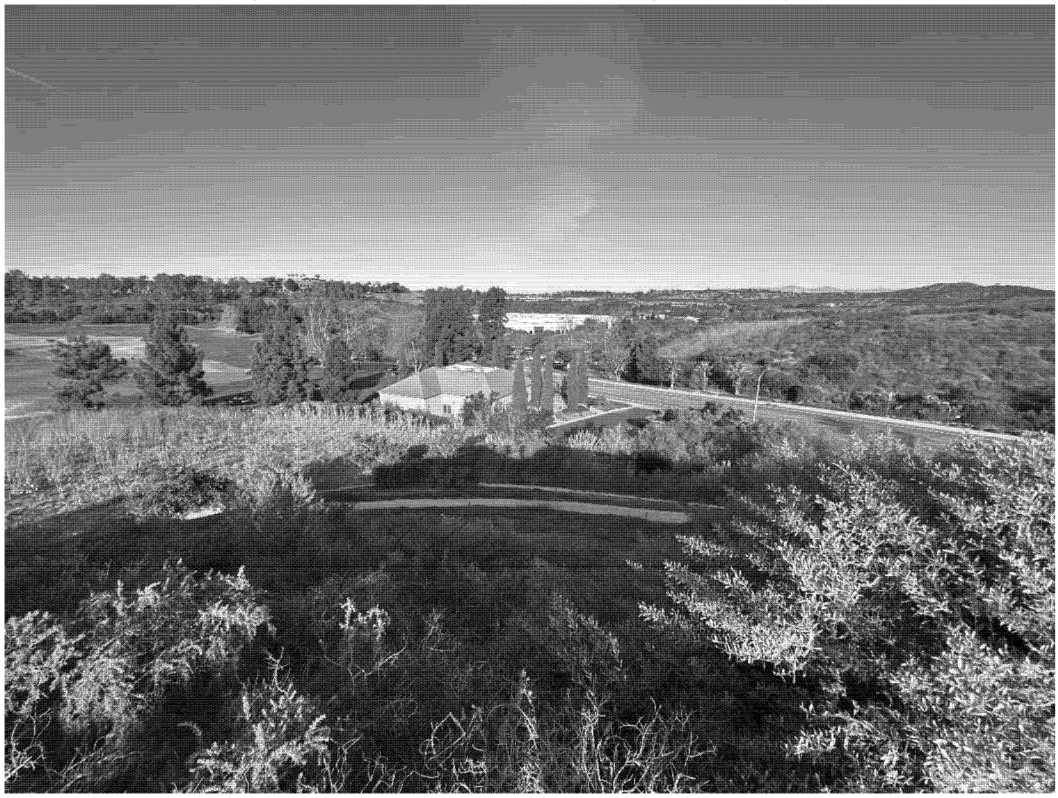
Photograph 3: View west of catch basin at northwest corner of graded pad.



Photograph 4: View northwest at corner of Project site. Salk Avenue in background.



Photograph 5: View southwest of the driveway within the project site.



Photograph 6: View northwest of study area.



Photograph 7: View east of the southern portion of the project site.

ATTACHMENT C

Species Compendiums

PLANT COMPENDIUM

VASCULAR SPECIES

EUDICOTS

APIACEAE—Carrot Family
- *Foeniculum vulgare*—fennel*

ASTERACEAE—Sunflower Family
- *Baccharis pilularis*—coyote brush
- *Baccharis salicifolia*—mulefat
- *Cynara cardunculus*—cardoon*
- *Encelia californica*—California brittle bush
- *Helminthotheca echioides*—bristly oxtongue*
- *Cirsium sp.*—thistle sp.

BATACEAE—Saltwort Family
- *Batis maritima*—turtleweed

BRASSICACEAE—Mustard Family
- *Brassica nigra*—black mustard*
- *Hirschfeldia incana*—shortpod mustard*
- *Rosmarinus officinalis*—rosemary*

CHENOPODIACEAE—Goosefoot Family
- *Salsola australis*—Russian thistle*

FABACEAE—Legume Family
- *Acacia redolens*—bank catclaw*

LAMIACEAE—Mint Family
- *Salvia mellifera*—black sage

MORACEAE—Mulberry Family
- *Ficus macrophylla*—moreton bay fig *

SALICACEAE—Willow Family
- *Salix lasiolepis*—arroyo willow

MONOCOTS

AGAVACEAE—Agave Family
- *Agave americana*—American century plant*

ARECACEAE—Palm Family
- *Phoenix dactylifera*—date palm*
- *Washingtonia robusta*—Washington fan palm*

POACEAE—Grass Family
- *Cortaderia selloana*—Uruguayan pampas grass*
- *Cynodon dactylon*—Bermudagrass*

STRELITZIACEAE—No Common Name
- *Strelitzia nicolai*—giant bird of paradise *

* signifies introduced (non-native) species

WILDLIFE COMPENDIUM

BIRDS

ACCIPITRIDAE—HAWKS, KITES, EAGLES, & ALLIES
- *Buteo jamaicensis*—red-tailed hawk

PASSERELLIDAE—NEW WORLD SPARROWS
- *Melospiza melodia*—song sparrow
- *Melozone crissalis*—California towhee
- *Pipilo maculatus*—spotted towhee

CORVIDAE—CROWS & JAYS
- *Aphelocoma californica*—California scrub-jay
- *Corvus brachyrhynchos*—American crow

TROCHILIDAE—HUMMINGBIRDS
- *Calypte costae*—Costa's hummingbird
- *Selasphorus sasin*—Allen's hummingbird

TROGLODYTIDAE—WRENS
- *Salpinctes obsoletus*—rock wren

PARULIDAE—WOOD-WARBLERS
- *Geothlypis trichas*—common yellowthroat
- *Setophaga coronata*—yellow-rumped warbler

FRINGILLIDAE—FRINGILLINE & CARDUELINE FINCHES & ALLIES
- *Haemorhous mexicanus*—house finch
- *Spinus psaltria*—lesser goldfinch

PICIDAE—WOODPECKERS & ALLIES
- *Dryobates nuttallii*—Nuttall's woodpecker

COLUMBIDAE—PIGEONS & DOVES
- *Zenaida macroura*—mourning dove

TYRANNIDAE—TYRANT FLYCATCHERS
- *Sayornis nigricans*—black phoebe

ESTRILDIDAE—WAXBILLS
- *Lonchura punctulata*—scaly-breasted munia*

MIMIDAE—MOCKINGBIRDS & THRASHERS
- *Mimus polyglottos*—northern mockingbird

POLIOPTILIDAE—GNATCATCHERS
- *Polioptila californica californica*—coastal California gnatcatcher

INVERTEBRATES

Apidae—BUMBLEBEES
- *Bombus vosnesenskii*—yellow-faced bumble bee

Apidae—HONEY BEES & BUMBLEBEES
- *Apis mellifera*—western honey bee*

MAMMALS

LEPORIDAE—HARES & RABBITS
- *Sylvilagus audubonii*—desert cottontail

GEOMYIDAE—POCKET GOPHERS
- *Thomomys bottae*—Botta's pocket gopher

* signifies introduced (non-native) species

ATTACHMENT D

Special-Status Species Potential to Occur Tables

PLANTS

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in BSA
Abronia villosa var. aurita	chaparral sand-verbena	None/None/1B.1/BLM-S, USFS-S	None	Chaparral, Coastal scrub, Desert dunes; Sandy/annual herb/(Jan)Mar–Sep/245–5250	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Acanthomintha ilicifolia	San Diego thorn-mint	FT/SE/1B.1/None	List 2; Narrow Endemic	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay, Openings/annual herb/Apr–June/35–3150	Not expected to occur.
Acmispon prostratus	Nuttall's acmispon	None/None/1B.1/None	None	Coastal dunes, Coastal scrub (sandy)/annual herb/Mar–June(July)/0–35	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Adolphia californica	California adolphia	None/None/2B.1/None	None	Chaparral, Coastal scrub, Valley and foothill grassland; Clay/perennial deciduous shrub/Dec–May/35–2430	Not expected to occur.
Agave shawii var. shawii	Shaw's agave	None/None/2B.1/None	None	Coastal bluff scrub, Coastal scrub/perennial leaf/Sep–May/10–395	Not expected to occur. No suitable habitat is present.
Allium marvinii	Yucaipa onion	None/None/1B.2/BLM-S, USFS-S	None	Chaparral (clay, openings)/perennial bulbiferous herb/Apr–May/2495–3495	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Ambrosia pumila	San Diego ambrosia	FE/None/1B.1/None	List 2; Narrow Endemic	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; Alkaline (sometimes), Clay (sometimes), Disturbed areas (often), Loam (sometimes), Sandy (sometimes)/perennial rhizomatous herb/Apr–Oct/65–1360	Not expected to occur.
Aphanisma blitoides	aphanisma	None/None/1B.2/None	None	Coastal bluff scrub, Coastal dunes, Coastal scrub; Gravelly (sometimes), Sandy (sometimes)/annual herb/Feb–June/5–1000	Not expected to occur. No suitable habitat is present.
Aphyllon parishii ssp. brachylobum	short-lobed broomrape	None/None/4.2/None	None	Coastal bluff scrub, Coastal dunes, Coastal scrub; Sandy/annual/perennial herb (parasitic)/Apr–Oct/10–1000	Not expected to occur. No suitable habitat is present.
Arctostaphylos glandulosa ssp. crassifolia	Del Mar manzanita	FE/None/1B.1/None	List 3; Narrow Endemic	Chaparral (maritime, sandy)/perennial evergreen shrub/June–Apr/0–1200	Not expected to occur. No suitable habitat is present.
Arctostaphylos rainbowensis	Rainbow manzanita	None/None/1B.1/BLM-S, USFS-S	None	Chaparral/perennial evergreen shrub/Dec–Mar/675–2200	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Artemisia palmeri	San Diego sagewort	None/None/4.2/None	None	Chaparral, Coastal scrub, Riparian forest, Riparian scrub, Riparian woodland; Mesic, Sandy/perennial deciduous shrub/(Feb)May–Sep/15–3000	Not expected to occur. No suitable habitat is present.
Astragalus tener var. titi	coastal dunes milk-vetch	FE/SE/1B.1/None	None	Coastal bluff scrub (sandy), Coastal dunes, Coastal prairie (mesic); Mesic (often), Vernally Mesic (often)/annual herb/Mar–May/5–165	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Atriplex coulteri	Coulter's saltbush	None/None/1B.2/None	None	Coastal bluff scrub, Coastal dunes, Coastal scrub, Valley and foothill grassland; Alkaline (sometimes), Clay (sometimes)/perennial herb/Mar–Oct/10–1510	Not expected to occur.
Atriplex pacifica	south coast saltscale	None/None/1B.2/None	None	Coastal bluff scrub, Coastal dunes, Coastal scrub, Playas/annual herb/Mar–Oct/0–460	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in BSA
Baccharis vanessae	Encinitas baccharis	FT/SE/1B.1/None	List 3; Narrow Endemic	Chaparral (maritime), Cismontane woodland; Sandstone/perennial deciduous shrub/Aug–Nov/195–2360	Not expected to occur. No suitable habitat is present.
Bloomeria clevelandii	San Diego goldenstar	None/None/1B.1/BLM-S	Narrow Endemic	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay/perennial bulbiferous herb/Apr–May/165–1525	Not expected to occur.
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1/None	List 3; Narrow Endemic	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools; Clay (often)/perennial bulbiferous herb/Mar–June/80–3675	Moderate. Previous surveys have documented species within study area, however development of Fox-Miller Property II and routine site disturbances reduce potential.
Brodiaea orcuttii	Orcutt's brodiaea	None/None/1B.1/BLM-S, USFS-S	Narrow Endemic	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Meadows and seeps, Valley and foothill grassland, Vernal pools; Clay, Mesic/perennial bulbiferous herb/May–July/100–5550	Not expected to occur.
Ceanothus cyaneus	Lakeside ceanothus	None/None/1B.2/BLM-S, USFS-S	None	Chaparral, Closed-cone coniferous forest/perennial evergreen shrub/Apr–June/770–2475	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Ceanothus verrucosus	wart-stemmed ceanothus	None/None/2B.2/None	List 2	Chaparral, Coastal scrub/perennial evergreen shrub/Dec–May/5–1245	Not expected to occur. No suitable habitat is present.
Centromadia parryi ssp. australis	southern tarplant	None/None/1B.1/None	None	Marshes and swamps (margins), Valley and foothill grassland (vernally mesic), Vernal pools/annual herb/May–Nov/0–1575	Not expected to occur.
Centromadia pungens ssp. laevis	smooth tarplant	None/None/1B.1/None	None	Chenopod scrub, Meadows and seeps, Playas, Riparian woodland, Valley and foothill grassland; Alkaline/annual herb/Apr–Sep/0–2100	Not expected to occur.
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	None/None/1B.1/None	None	Coastal bluff scrub (sandy), Coastal dunes/annual herb/Jan–Aug/0–330	Not expected to occur. No suitable habitat is present.
Chorizanthe orcuttiana	Orcutt's spineflower	FE/SE/1B.1/None	List 1; Narrow Endemic	Chaparral (maritime), Closed-cone coniferous forest, Coastal scrub; Openings, Sandy/annual herb/Mar–May/10–410	Not expected to occur. No suitable habitat is present.
Chorizanthe polygonoides var. longispina	long-spined spineflower	None/None/1B.2/BLM-S	None	Chaparral, Coastal scrub, Meadows and seeps, Valley and foothill grassland, Vernal pools; Clay (often)/annual herb/Apr–July/100–5020	Not expected to occur.
Comarostaphylis diversifolia ssp. diversifolia	summer holly	None/None/1B.2/BLM-S	List 3	Chaparral, Cismontane woodland/perennial evergreen shrub/Apr–June/100–2590	Not expected to occur. No suitable habitat is present.
Corethrogyne filaginifolia var. linifolia	Del Mar Mesa sand aster	None/None/1B.1/None	List 3; Narrow Endemic	Chaparral (maritime, openings), Coastal bluff scrub, Coastal scrub; Sandy/perennial herb/May–Sep/15–490	Not expected to occur. No suitable habitat is present.
Cryptantha wigginsii	Wiggins' cryptantha	None/None/1B.2/None	None	Coastal scrub; Clay (often)/annual herb/Feb–June/65–900	Not expected to occur. No suitable habitat is present.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None/None/1B.1/None	Narrow Endemic	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; Clay (often), Rocky, Serpentine/perennial herb/Apr–June/15–1475	Not expected to occur.

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Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2/USFS-S	None	Chaparral, Coastal scrub, Valley and foothill grassland; Clay (often)/perennial herb/Apr–July/50–2590	Not expected to occur.
Dudleya variegata	variegated dudleya	None/None/1B.2/BLM-S	None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay/perennial herb/Apr–June/10–1905	Not expected to occur.
Dudleya viscida	sticky dudleya	None/None/1B.2/BLM-S, USFS-S	List 2	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub; Rocky/perennial herb/May–June/35–1805	Not expected to occur. No suitable habitat is present.
Ericameria palmeri var. palmeri	Palmer's goldenbush	None/None/1B.1/None	None	Chaparral, Coastal scrub; Mesic/perennial evergreen shrub/(July)Sep–Nov/100–1970	Not expected to occur. No suitable habitat is present.
Eryngium aristulatum var. parishii	San Diego button-celery	FE/SE/1B.1/None	List 3; Narrow Endemic	Coastal scrub, Valley and foothill grassland, Vernal pools; Mesic/annual/perennial herb/Apr–June/65–2035	Not expected to occur.
Eryngium pendletonense	Pendleton button-celery	None/None/1B.1/None	None	Coastal bluff scrub, Valley and foothill grassland, Vernal pools; Clay, Vernally Mesic/perennial herb/Apr–June(July)/50–360	Not expected to occur.
Erysimum ammophilum	sand-loving wallflower	None/None/1B.2/None	None	Chaparral (maritime), Coastal dunes, Coastal scrub; Openings, Sandy/perennial herb/Feb–June(July–Aug)/0–195	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Euphorbia misera	cliff spurge	None/None/2B.2/None	List 1	Coastal bluff scrub, Coastal scrub, Mojavean desert scrub; Rocky/perennial shrub/(Oct)Dec–Aug/35–1640	Not expected to occur. No suitable habitat is present.
Ferocactus viridescens	San Diego barrel cactus	None/None/2B.1/None	List 2	Chaparral, Coastal scrub, Valley and foothill grassland, Vernal pools/perennial stem/May–June/10–1475	Not expected to occur.
Harpagonella palmeri	Palmer's grapplinghook	None/None/4.2/None	None	Chaparral, Coastal scrub, Valley and foothill grassland; Clay, Openings/annual herb/Mar–May/65–3135	Not expected to occur.
Hazardia orcuttii	Orcutt's hazardia	None/ST/1B.1/None	List 1; Narrow Endemic	Chaparral (maritime), Coastal scrub; Clay (often)/perennial evergreen shrub/Aug–Oct/260–280	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Heterotheca sessiliflora ssp. sessiliflora	beach goldenaster	None/None/1B.1/None	None	Chaparral (coastal), Coastal dunes, Coastal scrub/perennial herb/Mar–Dec/0–4020	Not expected to occur. No suitable habitat is present.
Horkelia truncata	Ramona horkelia	None/None/1B.3/BLM-S, USFS-S	None	Chaparral, Cismontane woodland; Clay, Gabbroic/perennial herb/May–June/1310–4265	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in BSA
Isocoma menziesii var. decumbens	decumbent goldenbush	None/None/1B.2/BLM-S	None	Chaparral, Coastal scrub (often disturbed areas, sandy)/perennial shrub/Apr–Nov/35–820	Not expected to occur. No suitable habitat is present.
Iva hayesiana	San Diego marsh-elder	None/None/2B.2/None	List 3	Marshes and swamps, Playas/perennial herb/Apr–Oct/0–1640	Not expected to occur. No suitable habitat is present.
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	None/None/1B.1/BLM-S	None	Marshes and swamps (coastal salt), Playas, Vernal pools/annual herb/Feb–June/5–4005	Not expected to occur. No suitable habitat is present.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	None/None/4.3/None	None	Chaparral, Coastal scrub/annual herb/Jan–July/5–2905	Not expected to occur. No suitable habitat is present.
Leptosyne maritima	sea dahlia	None/None/2B.2/None	None	Coastal bluff scrub, Coastal scrub/perennial herb/Mar–May/15–490	Not expected to occur. No suitable habitat is present.
Monardella hypoleuca ssp. lanata	felt-leaved monardella	None/None/1B.2/BLM-S, USFS-S	None	Chaparral, Cismontane woodland/perennial rhizomatous herb/June–Aug/985–5170	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Myosurus minimus ssp. apus	little mousetail	None/None/3.1/None	List 3; Narrow Endemic	Valley and foothill grassland, Vernal pools (alkaline)/annual herb/Mar–June/65–2100	Not expected to occur.
Nama stenocarpa	mud nama	None/None/2B.2/None	None	Marshes and swamps (lake margins, riverbanks)/annual/perennial herb/Jan–July/15–1640	Not expected to occur. No suitable habitat is present.
Navarretia fossalis	spreading navarretia	FT/None/1B.1/None	List 3; Narrow Endemic	Chenopod scrub, Marshes and swamps (shallow freshwater), Playas, Vernal pools/annual herb/Apr–June/100–2150	Not expected to occur. No suitable habitat is present.
Nemacaulis denudata var. denudata	coast woolly-heads	None/None/1B.2/None	None	Coastal dunes/annual herb/Apr–Sep/0–330	Not expected to occur. No suitable habitat is present.
Nemacaulis denudata var. gracilis	slender cottonheads	None/None/2B.2/None	None	Coastal dunes, Desert dunes, Sonoran desert scrub/annual herb/(Mar)Apr–May/-165–1310	Not expected to occur. No suitable habitat is present.
Nolina cismontana	chaparral nolina	None/None/1B.2/USFS-S	None	Chaparral, Coastal scrub; Gabbroic (sometimes), Sandstone (sometimes)/perennial evergreen shrub/(Mar)May–July/460–4185	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Orcuttia californica	California Orcutt grass	FE/SE/1B.1/None	List 3; Narrow Endemic	Vernal pools/annual herb/Apr–Aug/50–2165	Not expected to occur. No suitable habitat is present.
Phacelia stellaris	Brand's star phacelia	None/None/1B.1/None	None	Coastal dunes, Coastal scrub/annual herb/Mar–June/5–1310	Not expected to occur. No suitable habitat is present.
Pogogyne abramsii	San Diego mesa mint	FE/SE/1B.1/None	None	Vernal pools/annual herb/Mar–July/295–655	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2/None	None	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland; Gravelly, Sandy/perennial herb/(July)Aug–Nov(Dec)/0–6890	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in BSA
Quercus dumosa	Nuttall's scrub oak	None/None/1B.1/BLM-S, USFS-S	List 1	Chaparral, Closed-cone coniferous forest, Coastal scrub; Clay, Loam, Sandy/perennial evergreen shrub/Feb–Apr(May–Aug)/50–1310	Not expected to occur. No suitable habitat is present.
Salvia munzii	Munz's sage	None/None/2B.2/None	None	Chaparral, Coastal scrub/perennial evergreen shrub/Feb–Apr/375–3495	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Senecio aphanactis	chaparral ragwort	None/None/2B.2/None	None	Chaparral, Cismontane woodland, Coastal scrub; Alkaline (sometimes)/annual herb/Jan–Apr(May)/50–2625	Not expected to occur. No suitable habitat is present.
Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2/USFS-S	None	Chaparral, Coastal scrub, Lower montane coniferous forest, Mojavean desert scrub, Playas; Alkaline, Mesic/perennial herb/Mar–June/50–5020	Not expected to occur. No suitable habitat is present.
Sphaerocarpos drewiae	bottle liverwort	None/None/1B.1/None	None	Chaparral, Coastal scrub; Openings/ephemeral liverwort//295–1970	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Sphenopholis interrupta ssp. californica	prairie false oat	None/None/1B.1/None	None	Chaparral (coastal); Clay/annual herb/Apr/50–50	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Stemodia durantifolia	purple stemodia	None/None/2B.1/None	None	Sonoran desert scrub (often mesic, sandy)/perennial herb/(Jan)Apr–Dec/590–985	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.
Suaeda esteroa	estuary seablite	None/None/1B.2/None	None	Marshes and swamps (coastal salt)/perennial herb/(Jan–May)July–Oct/0–15	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in BSA
Tetracoccus dioicus	Parry's tetracoccus	None/None/1B.2/BLM-S, USFS-S	None	Chaparral, Coastal scrub/perennial deciduous shrub/Apr–May/540–3280	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable habitat present.

Special-Status Plant Species Designations

Status Legend:

Federal

FE: Federally listed as endangered
FT: Federally listed as threatened
FPE: Federally proposed for listing as endangered
FPT: Federally proposed for listing as threatened
FC: Federal candidate species (former Category 1 candidates)
None: No federal listing
FDL: Delisted

State

SE: State listed as endangered
ST: State listed as threatened
SR: State rare
SCE: State candidate for listing as endangered
SCT: State candidate for listing as threatened
None: No state listing
SDL: State delisting

California Rare Plant Rank (CRPR)

CRPR 1A: Plants presumed extirpated in California and either rare or extinct elsewhere
CRPR 1B: Plants rare, threatened, or endangered in California and elsewhere
CRPR 2A: Plants presumed extirpated in California but common elsewhere
CRPR 2B: Plants rare, threatened, or endangered in California but more common elsewhere
CRPR 3: Review List: Plants about which more information is needed
CRPR 4: Watch List: Plants of limited distribution
.1 Seriously threatened in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 Moderately threatened in California (20–80% occurrences threatened / moderate degree and immediacy of threat)
.3 Not very threatened in California (<20% of occurrences threatened / low degree and immediacy of threat or no current threats known)

WILDLIFE

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats	Potential to Occur in BSA
Amphibians					
Anaxyrus californicus	arroyo toad	FE / None / CDFW-SSC	NE	Desert wash | Riparian scrub | Riparian woodland | South coast flowing waters | South coast standing waters; Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Not expected to occur. No suitable habitat is present.
Spea hammondii	western spadefoot	FPT / None / BLM-S, CDFW-SSC	None	Cismontane woodland | Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland; Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Not expected to occur. No suitable habitat is present.
Birds					
Accipiter cooperii	Cooper's hawk	None / None / None	Covered	Cismontane woodland | Riparian forest | Riparian woodland | Upper montane coniferous forest; Woodland, chiefly of open, interrupted or marginal type.	Not expected to occur. No suitable habitat is present.
Agelaius tricolor	tricolored blackbird	None / ST / BLM-S, CDFW-SSC	None	Freshwater marsh | Marsh & swamp | Swamp | Wetland; Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Not expected to occur. No suitable habitat is present.
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	None / None / None	Covered	Chaparral | Coastal scrub; Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Not expected to occur. No suitable habitat is present.
Aquila chrysaetos	golden eagle	None / None / BLM-S, CDFW-FP	None	Broadleaved upland forest | Cismontane woodland | Coastal prairie | Great Basin grassland | Great Basin scrub | Lower montane coniferous forest | Pinon & juniper woodlands | Upper montane coniferous forest | Valley & foothill grassland; Rolling foothills, mountain areas, sage-juniper flats, and desert.	Not expected to occur. No suitable habitat is present.
Buteo swainsoni	Swainson's hawk	None / ST / BLM-S	None	Great Basin grassland | Riparian forest | Riparian woodland | Valley & foothill grassland; Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Not expected to occur. No suitable habitat is present.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	None / None / CDFW-SSC, USFS-S	None	Coastal scrub; Southern California coastal sage scrub.	Not expected to occur. No suitable habitat is present.
Charadrius nivosus nivosus	western snowy plover	FT / None / CDFW-SSC	None	Great Basin standing waters | Sand shore | Wetland; Sandy beaches, salt pond levees and shores of large alkali lakes.	Not expected to occur. No suitable habitat is present.
Circus hudsonius	northern harrier	None / None / CDFW-SSC	None	Coastal scrub | Great Basin grassland | Marsh & swamp | Riparian scrub | Valley & foothill grassland | Wetland; Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas.	Not expected to occur. No suitable habitat is present.
Coccyzus americanus occidentalis	western yellow-billed cuckoo	FT / SE / BLM-S, USFS-S	None	Riparian forest; Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Not expected to occur. No suitable habitat is present.
Elanus leucurus	white-tailed kite	None / None / BLM-S, CDFW-FP	None	Cismontane woodland | Marsh & swamp | Riparian woodland | Valley & foothill grassland | Wetland; Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Not expected to occur. No suitable habitat is present.
Empidonax traillii extimus	southwestern willow flycatcher	FE / SE / None	Covered	Riparian woodland; Riparian woodlands in Southern California.	Not expected to occur. No suitable habitat is present.
Icteria virens	yellow-breasted chat	None / None / CDFW-SSC	Covered	Riparian forest | Riparian scrub | Riparian woodland; Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Not expected to occur. No suitable habitat is present.
Ixobrychus exilis	least bittern	None / None / CDFW-SSC	None	Marsh & swamp | Wetland; Colonial nester in marshlands and borders of ponds and reservoirs which provide ample cover.	Not expected to occur. No suitable habitat is present.
Laterallus jamaicensis coturniculus	California black rail	None / ST / BLM-S, CDFW-FP	None	Brackish marsh | Freshwater marsh | Marsh & swamp | Salt marsh | Wetland; Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Not expected to occur. No suitable habitat is present.
Passerculus sandwichensis beldingi	Belding's savannah sparrow	None / SE / None	Covered	Marsh & swamp | Wetland; Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Not expected to occur. No suitable habitat is present.
Plegadis chihi	white-faced ibis	None / None / None	Covered	Marsh & swamp | Wetland; Shallow freshwater marsh.	Not expected to occur. No suitable habitat is present.
Polioptila californica californica	coastal California gnatcatcher	FT / None / CDFW-SSC	Covered	Coastal bluff scrub | Coastal scrub; Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Present. Species was observed within study area.

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Rallus obsoletus levipes	light-footed Ridgway's rail	FE / SE / CDFW-FP	Covered	Marsh & swamp | Salt marsh | Wetland; Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Not expected to occur. No suitable habitat is present.
Riparia riparia	bank swallow	None / ST / BLM-S	None	Riparian scrub | Riparian woodland; Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Not expected to occur. No suitable habitat is present.
Setophaga petechia	yellow warbler	None / None / CDFW-SSC	None	Riparian forest | Riparian scrub | Riparian woodland; Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Not expected to occur. No suitable habitat is present.
Sternula antillarum browni	California least tern	FE / SE / CDFW-FP	Covered	Alkali playa | Wetland; Nests along the coast from San Francisco Bay south to northern Baja California.	Not expected to occur. No suitable habitat is present.
Vireo bellii pusillus	least Bell's vireo	FE / SE / None	Covered	Riparian forest | Riparian scrub | Riparian woodland; Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Not expected to occur. No suitable habitat is present.
Fishes					
Eucyclogobius newberryi	tidewater goby	FE / None / CDFW-SSC	None	Aquatic | Klamath/North coast flowing waters | Sacramento/San Joaquin flowing waters | South coast flowing waters; Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Not expected to occur. No suitable habitat is present.
Gila orcuttii	arroyo chub	None / None / CDFW-SSC, USFS-S	None	Aquatic | South coast flowing waters; Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Not expected to occur. No suitable habitat is present.
Invertebrates					
Bombus crotchii	Crotch's bumble bee	None / SCE / None	None	Open grassland and scrub communities supporting suitable floral resources. ; Coastal California east to the Sierra-Cascade crest and south into Mexico.	Moderate potential to occur. Suitable habitat (Diegan Coastal Sage Scrub) is present.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE / None / None	Covered (List 3), NE	Chaparral | Coastal scrub | Vernal pool | Wetland; Endemic to San Diego and Orange County mesas.	Not expected to occur. No suitable habitat is present.
Danaus plexippus plexippus	monarch - California overwintering population	FPT / None / USFS-S	None	Closed-cone coniferous forest; Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Not expected to occur. No suitable habitat is present.
Streptocephalus woottoni	Riverside fairy shrimp	FE / None / None	Covered (List 3), NE	Coastal scrub | Valley & foothill grassland | Vernal pool | Wetland; Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	Not expected to occur. No suitable habitat is present.
Mammals					
Antrozous pallidus	pallid bat	None / None / BLM-S, CDFW-SSC, USFS-S	None	Chaparral | Coastal scrub | Desert wash | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Riparian woodland | Sonoran desert scrub | Upper montane coniferous forest | Valley & foothill grassland; Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Not expected to occur. There is marginal to no suitable habitat.
Chaetodipus californicus femoralis	Dulzura pocket mouse	None / None / CDFW-SSC	None	Chaparral | Coastal scrub | Valley & foothill grassland; Variety of habitats including coastal scrub, chaparral, and grassland primarily in San Diego County.	Not expected to occur. No suitable habitat is present.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None / None / CDFW-SSC	None	Chaparral | Coastal scrub; Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego, Riverside, San Bernardino, and Los Angeles Counties, inclusive of Orange County.	Not expected to occur. No suitable habitat is present.
Choeronycteris mexicana	Mexican long-tongued bat	None / None / CDFW-SSC	None	Pinon & juniper woodlands | Riparian scrub | Sonoran thorn woodland; Occasionally found in San Diego County, which is on the periphery of their range.	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats	Potential to Occur in BSA
Corynorhinus townsendii	Townsend's big-eared bat	None / None / BLM-S, CDFW-SSC, USFS-S	None	Broadleaved upland forest | Chaparral | Chenopod scrub | Great Basin grassland | Great Basin scrub | Joshua tree woodland | Lower montane coniferous forest | Meadow & seep | Mojavean desert scrub | Riparian forest | Riparian woodland | Sonoran desert scr; Throughout California in a wide variety of habitats. Most common in mesic sites.	Not expected to occur. No suitable habitat is present.
Dipodomys stephensi	Stephens' kangaroo rat	FT / ST / None	None	Coastal scrub | Valley & foothill grassland; Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover.	Not expected to occur. No suitable habitat is present.
Eumops perotis californicus	western mastiff bat	None / None / BLM-S, CDFW-SSC	None	Chaparral | Cismontane woodland | Coastal scrub | Valley & foothill grassland; Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Not expected to occur. No suitable habitat is present.
Leptonycteris yerbabuenae	lesser long-nosed bat	FD / None / CDFW-SSC	None	Mojavean desert scrub | Sonoran desert scrub | Upper Sonoran scrub; Arid regions such as desert grasslands and shrub land. Suitable day roosts (caves, mines) and suitable concentrations of food plants (columnar cacti, agaves) are critical resources. No maternity roosts known from California; may only be vagrant.	Not expected to occur. No suitable habitat is present.
Myotis yumanensis	Yuma myotis	None / None / BLM-S	None	Lower montane coniferous forest | Riparian forest | Riparian woodland | Upper montane coniferous forest; Optimal habitats are open forests and woodlands with sources of water over which to feed.	Not expected to occur. There is marginal to no suitable habitat.
Neotoma lepida intermedia	San Diego desert woodrat	None / None / CDFW-SSC	None	Coastal scrub; Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Not expected to occur. No suitable habitat is present.
Nyctinomops femorosaccus	pocketed free-tailed bat	None / None / CDFW-SSC	None	Joshua tree woodland | Pinon & juniper woodlands | Riparian scrub | Sonoran desert scrub; Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Not expected to occur. No suitable habitat is present.
Perognathus longimembris pacificus	Pacific pocket mouse	FE / SCE / CDFW-SSC	NE	Coastal scrub; Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Not expected to occur. No suitable habitat is present.
Taxidea taxus	American badger	None / None / CDFW-SSC	None	Alkali marsh | Alkali playa | Alpine | Alpine dwarf scrub | Bog & fen | Brackish marsh | Broadleaved upland forest | Chaparral | Chenopod scrub | Cismontane woodland | Closed-cone coniferous forest | Coastal bluff scrub | Coastal dunes | Coastal prairie; Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Not expected to occur. No suitable habitat is present.
Reptiles					
Actinemys pallida	southwestern pond turtle	FPT / None / BLM-S, CDFW-SSC, USFS-S	None		Not expected to occur. No suitable habitat is present.
Anniella stebbinsi	Southern California legless lizard	None / None / CDFW-SSC, USFS-S	None	Broadleaved upland forest | Chaparral | Coastal dunes | Coastal scrub; Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Not expected to occur. No suitable habitat is present.
Arizona elegans occidentalis	California glossy snake	None / None / CDFW-SSC	None	Arid scrub, rocky washes, grasslands, chaparral, open areas with loose soil; Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Not expected to occur. No suitable habitat is present.
Aspidoscelis hyperythra	orange-throated whiptail	None / None / USFS-S	Covered	Chaparral | Cismontane woodland | Coastal scrub; Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Not expected to occur. No suitable habitat is present.
Aspidoscelis tigris stejnegeri	coastal whiptail	None / None / CDFW-SSC	None	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.; Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Not expected to occur. No suitable habitat is present.
Crotalus ruber	red-diamond rattlesnake	None / None / CDFW-SSC, USFS-S	None	Chaparral | Mojavean desert scrub | Sonoran desert scrub; Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Not expected to occur. No suitable habitat is present.

Scientific Name	Common Name	Status (Federal/State/Other)	HCP/NCCP Protection	Habitats	Potential to Occur in BSA
Diadophis punctatus similis	San Diego ringneck snake	None / None / USFS-S	None	Moist habitats including wet meadows, rocky hillsides, gardens, farmland grassland, chaparral, mixed-conifer forest, and woodland habitats; Open, fairly rocky areas. Use boards, flat rocks, woodpiles, stable talus, rotting logs and small ground holes for cover.	Not expected to occur. No suitable habitat is present.
Phrynosoma blainvillii	coast horned lizard	None / None / BLM-S, CDFW-SSC	None	Chaparral | Cismontane woodland | Coastal bluff scrub | Coastal scrub | Desert wash | Pinon & juniper woodlands | Riparian scrub | Riparian woodland | Valley & foothill grassland; Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Not expected to occur. No suitable habitat is present.
Plestiodon skiltonianus interparietalis	Coronado skink	None / None / BLM-S	None	Chaparral | Cismontane woodland | Pinon & juniper woodlands; Grassland, chaparral, pinon-juniper and juniper sage woodland, pine-oak and pine forests in Coast Ranges of Southern California.	Not expected to occur. No suitable habitat is present.
Salvadora hexalepis virgultea	coast patch-nosed snake	None / None / CDFW-SSC	None	Coastal scrub; Brushy or shrubby vegetation in coastal Southern California.	Not expected to occur. No suitable habitat is present.
Thamnophis hammondii	two-striped gartersnake	None / None / BLM-S, CDFW-SSC, USFS-S	None	Marsh & swamp | Riparian scrub | Riparian woodland | Wetland; Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Not expected to occur. No suitable habitat is present.
Thamnophis sirtalis pop. 1	south coast gartersnake	None / None / CDFW-SSC	None	Artificial standing waters | Marsh & swamp | Riparian scrub | Riparian woodland | South coast flowing waters | South coast standing waters | Wetland; Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m.	Not expected to occur. No suitable habitat is present.

Special-Status Wildlife Species Designations

Status Legend:

Federal

FE: Federally listed as endangered
FT: Federally listed as threatened
FPE: Federally proposed for listing as endangered
FPT: Federally proposed for listing as threatened
FC: Federal candidate species (former Category 1 candidates)
None: No federal listing
FDL: Delisted

State

SE: State listed as endangered
ST: State listed as threatened
SR: State rare
SCE: State candidate for listing as endangered
SCT: State candidate for listing as threatened
None: No state listing
SDL: State delisting

Other

BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
BLM-S: Bureau of Land Management Sensitive Species
CDFW-FP: California Fully Protected Species
CDFW-SSC: California Species of Special Concern
USFS-S: U.S. Forest Service Sensitive Species