Michael Baker INTERNATIONAL

We Make a Difference

July 6, 2026 JN 203063

CITY OF SAN JUAN CAPISTRANO
Izzak Mireles, Senior Planner
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

SUBJECT: Biological Resources Assessment for the French Hotel Project in San Juan Capistrano, Orange County, California

Dear Izzak Mireles,

Michael Baker International is pleased to submit this technical letter report documenting the results of a biological resources assessment for the proposed French Hotel project (Project) located in San Juan Capistrano, Orange County, California. This report is intended to satisfy the requirements of the California Environmental Quality Act (CEQA).

1.0 PROJECT LOCATION

The project site is generally located in the Historic Downtown area of the City of San Juan Capistrano, Orange County, California. The project is located in Section 1 of Township 8 South, Range 8 West of the USGS *San Juan Capistrano* and *Dana Point*, *California* 7.5-minute topographic quadrangle maps (Attachment A, Figure 1, Regional Vicinity Map). The project is located at 31871 Camino Capistrano and is generally bounded by Yorba Street to the north, Amtrak/Metrolink railroad tracks to the west, Forster Street to the south, and Camino Capistrano to the east. The project site is within the Coastal Subregion of the Orange County Natural Communities Conservation Plan/Habitat Conservation Plan (NCCP/HCP) as shown in Attachment A, Figure 2, NCCP/HCP Map, but is not within an existing use area, proposed NCCP reserve area, or special linkage area.

2.0 PROJECT DESCRIPTION

The proposed French Hotel Project, located at 31841–31871 Camino Capistrano, involves the rehabilitation of two historic adobes (Casa Manuel Garcia Adobe and the Domingo Yorba Adobe) and development of a 70-room boutique hotel complex with restaurant and event spaces. The Casa Manuel Garcia Adobe (Building 1) will be rehabilitated through removal of non-historic additions and structural improvements, with the first floor used for restaurant dining and the upper floor converted into two hotel rooms and a parlor space. The Domingo Yorba Adobe (Building 4) will also be rehabilitated, with non-contributing additions removed and a rear addition constructed to provide restrooms and code-compliant facilities, allowing use as an ancillary hotel space with dining, leisure, and event functions. New construction includes Building 1A, a 2,925-square-foot

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building containing kitchen, bar, and dining space with indoor-outdoor seating; Building 2, a 6,274-square-foot barn-style event building with an outdoor patio and supporting kitchen; and Building 3, a three-story, three-winged hotel containing 67 guest rooms and conference and meeting areas, arranged around a courtyard with pool, spa, and landscaped areas. Parking will be valet-operated, with vehicles received at the lobby and stored in Building 5, a 2,450-square-foot mechanical parking structure located at railroad level, accommodating up to 66 cars. Circulation improvements include a new 20-foot-wide driveway at the northern property line, removal of the existing central driveway to create a pedestrian plaza and public gathering area, and installation of ADA-compliant sidewalks along Camino Capistrano. Five additional on-street parking spaces will be provided on the northern side of the property. The landscape plan provides for removal of 18 trees and replacement planting at 150 percent of the lost caliper using drought-tolerant, native species. The project design follows the site's existing grade, with Buildings 1, 1A, 2, and 4 located at street level and Buildings 3 and 5 located at railroad level.

3.0 EXISTING SITE CONDITIONS

The project site is located at an elevation of approximately 100 to 110 feet above mean sea level, sloping gently downward from east to west. Based on historic aerial imagery, the project site has been in use since at least 1938 and appears to have been developed with its primary street-facing structures since at least 1972 (Google, Inc. 2026; HistoricAerials.com 2026). Based on the 1938 imagery, it is likely that the site was cleared before then and even appears to have been partially used for agriculture at that time, with what appears to be row trees on the southern end of the project site. Therefore the project site has had little to no biological value since at least 1938, a period of 88 years as of this writing. There are currently two buildings on the contemporary project site: a larger northern building and a smaller southern building, both facing Camino Capistrano. A large, corrugated metal barn was previously located in the open lot behind these two buildings and was observed during a previous field survey in 2024, but as of 2026 this barn has been removed. The project site is surrounded by development on all sides, with the western half of the site being the only undeveloped land in the immediate vicinity. Refer to Attachment B for representative photographs taken throughout the project site.

Soils on-site consist of the following types and are illustrated in Attachment A, Figure 5, Soils Map (USDA NRCS 2026):

- 208: Sorrento clay loam, 0-2 percent slopes, warm MAAT, MLRA 19
- 209: Sorrento clay loam, 2-9 percent slopes, warm MAAT, MLRA 19

4.0 METHODS

4.1 Literature Review

Prior to conducting the field surveys, Michael Baker conducted a thorough literature review and records search to characterize existing site conditions and assess the potential for special-status[1]

[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 1, 2, or 4 by the California Native Plant Society;

biological resources to occur that might pose a constraint to Project implementation. A query of the California Natural Diversity Database (CNDDB, CNDDB 2026) and California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (CNPS 2026) was conducted to obtain a list of special-status plant and wildlife species occurrence records within the U.S. Geological Survey (USGS) San Juan Capistrano and Dana Point 7.5-minute quadrangle maps. 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 2026a). Due to the results listed in the IPaC report, the USFWS Critical Habitat for Threatened & Endangered Species mapping tool (USFWS 2026b) 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) Web Soil Survey (USDA NRCS 2026) and the USFWS National Wetlands Inventory (USFWS 2026c). All the information obtained informed our 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 Assessments/Field Surveys

A general field survey of the project site as depicted in Attachment A, Figure 3, Project Site was conducted by Michael Baker senior biologist Mr. Ryan Winkleman on September 11, 2024. An additional field survey was conducted by Michael Baker biologist Mr. John Parent on March 4, 2026 to determine whether the project site contains any suitable habitat for Crotch's bumble bee (*Bombus crotchii*; CBB; California endangered species candidate). A third and final survey was conducted on May 28, 2026 by Mr. Winkleman to confirm that general site conditions had not changed since the preliminary 2024 survey.

Table 1. Summary of Surveys and Survey Conditions

Date	Survey Type	Surveyor	Survey Time (start-end)	Weather Conditions (start-end)
09/11/2024	General Reconnaissance and Vegetation Mapping	RW	0910 – 1020	75°F, wind 0-4 mph, overcast – 78°F, wind 0-1 mph, sunny
03/04/2026	Crotch's Bumble Bee Habitat Assessment	JP	1045 – 1145	67°F, wind 0-1 mph, cloudy – 68°F, wind 0-1 mph, cloudy
05/28/2026	General Reconnaissance	RW	1035 – 1150	72°F, wind 0-3 mph, cloudy – 75°F, wind 0-4 mph, mostly sunny

Surveyors: RW – Ryan Winkleman; JP – John Parent
Weather Conditions: Temperature (F - Fahrenheit), Wind (mph – miles per hour)

Classification of the on-site vegetation communities and other land uses is based on the descriptions of terrestrial vegetation classification systems described in A Manual of California

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.

Vegetation (Sawyer et al. 2009). 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 surveys 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 follows 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 sign 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 2024) for butterflies, the Society for the Study of Amphibians and Reptiles (Nicholson 2025) for herpetofauna, the American Ornithological Society for birds (Chesser et al. 2025), and Wilson and Reeder (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 project site 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 project site during any of the three field surveys.
- Expected: The project site is within the known geographic distribution and elevation range of the species, there is high quality suitable habitat (considering vegetation, soils, and other factors) present, and there is viable landscape connectivity to a local, known extant population(s) or sighting(s) within the project site.
- Moderate: The project site is within the known geographic distribution and elevation range of the species, there is moderate to low quality suitable habitat (considering vegetation, soils, and other factors) present, and there is limited or no landscape connectivity to a local, known, extant population.

- Not Expected: The project site is outside the known geographic distribution and elevation range of the species, there is marginal to no suitable habitat present, 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

The following sections discuss the results of the three field surveys.

5.1 Vegetation Communities and Land Covers

The project site supports the following land cover types: landscaped/ornamental land, disturbed land, and developed land as depicted in Attachment A, Figure 5, Vegetation Communities and Other Land Cover Types. No native vegetation communities occur on the project site. The surrounding area consists of mixed-use suburban development.

Landscaped/Ornamental

Approximately 0.14 acre of the project site was mapped as landscaped/ornamental, encompassing a small area behind the southern building. This area is vegetated primarily with fruit trees including orange (*Citrus x sinesis*), lemon (*Citrus x limon*), and avocado (*Persea americana*), with other traditional landscaping plants such as pines (*Pinus* sp.), Indian hawthorn (*Rhaphiolepis indica*), bird of paradise (*Strelitzia* sp.), and rose (*Rosa* sp.).

Disturbed

Approximately 0.98 acre of the project site was mapped as disturbed, encompassing the entire western half of the site and a portion of the eastern half. This area is unpaved and unmaintained, generally vegetated with a high volume of both native and non-native weeds. Dominant species in this land cover type include horseweed (*Erigeron canadensis*), pigweed (*Amaranthus albus*), prickly lettuce (*Lactuca serriola*), tomato (*Lycopersicon esculentum*), orange trees, castor bean (*Ricinus communis*), and bristly ox-tongue (*Helminthotheca echioides*).

Developed

Approximately 0.56 acre of the project site was mapped as developed, encompassing most of the eastern half of the project including the street-facing buildings, existing barn, and paved blacktop surface. This land cover type generally consists of paved areas with little or no naturally-occurring vegetation (landscaping may be present). Vegetation on-site within this land cover type generally consisted of weeds growing in the pavement as well as traditional landscaping plants such as bougainvillea (*Bougainvillea* sp.).

5.2 General Floral Inventory

A total of 44 species of native or naturalized plants, 10 native (23 percent) and 34 non-native (77 percent), were recorded on-site. Attachment C, Species Compendiums, contains a list of observed plant species.

5.3 General Wildlife Inventory

A total of 20 wildlife species were observed during the field survey, 17 native (85 percent) and 3 non-native (15 percent). On-site wildlife was comprised of a mixture of birds, reptiles, mammals, and insects. Attachment C contains a full list of wildlife species detected on the project site.

5.4 Special-Status Biological Resources

Sensitive Natural Communities

Three natural communities considered sensitive by the CDFW were reported in the CNDDB from the San Juan Capistrano and Dana Point USGS 7.5-minute quadrangle maps. These include:

- Southern Coast Live Oak Riparian Forest
- Southern Cottonwood Willow Riparian Forest
- Southern Sycamore Alder Riparian Woodland

The site consists of landscaped/ornamental, disturbed, and developed land cover types. It does not support native vegetation communities; therefore, there are no sensitive natural communities present.

Special-Status Plant Species

A total of 31 special-status plant species were reported in the CNDDB and CNPS Inventory of Rare and Endangered Plants of California from the San Juan Capistrano and Dana Point USGS 7.5-minute quadrangle maps and in the vicinity by IPaC. After a review of specific habitat preferences, known distributions, and elevation ranges, it was determined that no special-status plant species have the potential to occur. A list of the special-status plant species identified during the database reviews and their potential to occur on the project site is included in Attachment D.

Special-Status Wildlife Species

Thirty-five special-status wildlife species were reported in the CNDDB from the San Juan Capistrano and Dana Point USGS 7.5-minute quadrangle maps and in the project vicinity by IPaC. One special-status wildlife species, monarch butterfly (*Danaus plexippus plexippus*; federal proposed threatened) was observed during the field survey. No typical foraging plants (i.e. milkweeds) were observed on the project site and the on-site trees do not represent suitable overwintering habitat. This species is expected to be a transient only during migration. Of the remaining special-status wildlife species, Cooper's hawk (*Astur cooperii*; CDFW Watch List) is expected to occur on-site but only as an occasional foraging species. There is no suitable nesting habitat on-site but this species is widespread in the region and vicinity and may periodically hunt

on-site or in the immediate vicinity if prey (typically other birds) is abundant on-site. The remaining 33 special-status wildlife species 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. A list of the special-status wildlife species identified during the database reviews and their potential to occur on the project site is included in Attachment D.

Although neither species is expected to occur on-site, due to recent legislative changes in their conservation status and consequently gaining a "high profile" in southern California, the following analyses are provided for CBB and burrowing owl (*Athene cunicularia*; BUOW; state candidate endangered).

Crotch's Bumble Bee

A preliminary assessment of the site's potential to support CBB was conducted in March 2026. On-site vegetation in March 2026 consisted of non-native herbaceous vegetation including storksbill (*Erodium cicutarum*), cheeseweed (*Malva parviflora*), and brome grasses (*Bromu*s sp.), with few ornamental shrubs and trees throughout. The vegetation appeared to have been occasionally maintained by mowing or trimming and the soils appeared to be heavily compacted, with no sign of fossorial mammal activity. No bees, native or otherwise, were observed during the brief survey, or during either the September 2024 or May 2026 surveys. A literature review and database search (CNDDB 2026 and The Xerces Society et al. 2026) identified only one nearby record of CBB. This record occurred in 2014 and was within 1 mile to the southwest of the project site. Several more recent records ranging between 2021 and 2025 were noted from greater than 3 miles to the west of the project site.

The few plant species identified on-site and overall lack of plant species diversity are generally not considered to constitute suitable foraging habitat for CBB. The heavily compacted soils and disturbed nature of the site does not provide suitable nesting habitat for this species. The records search discovered several recent occurrences greater than 3 miles from the project, but current data suggest that CBB has a typical foraging range of 2-3 miles round-trip from their nests. Given the absence of both suitable forage species and nesting habitat within the project site, and distance from known recent occurrences of this species, CBB are not expected to occur within the project site. No further surveys or evaluations for this species are warranted based on these results.

Burrowing Owl

An assessment of the project site to support BUOW was conducted during the May 2026 survey in response to the species' change in protection status, which occurred after the initial September 2024 survey. On-site conditions largely mirrored those described above for CBB, given the close proximity in assessment dates. Although the site contains undeveloped open spaces, the soil is highly compacted and is not conducive to supporting fossorial species. BUOW require burrows to live in, but in California they do not dig their own burrows, relying instead on burrows dug by other animals (most often California ground squirrels [*Otospermophilus beecheyi*], which were not

observed during any of the three surveys). No burrows of any kind were observed on-site. The small project footprint, highly-developed surrounding area, and existing ambient disturbance including the train tracks running immediately adjacent to the project site are also not conducive to supporting this species, which typically needs larger areas of undisturbed open space to survive. A review of the CNDDB and eBird databases (CNDDB 2026 and eBird 2026) indicate that the closest known occurrence of this species was in 2005 and 2006 at the Prime Deshecha Landfill, approximately 2.8 miles away, with additional observations in 2007 at the Marblehead site in San Clemente and 2012 in Dana Point Headlands. This species has been extirpated as a breeding bird in Orange County since 2013 but still occurs as a transient and as a wintering species, nearly always in the northern half of Orange County between Irvine and Seal Beach. Based on the lack of suitable on-site habitat within the project site and knowledge of its current status in Orange County, this species is not expected to occur and no further surveys or evaluations are warranted.

Critical Habitat

Under the U.S. 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.

There is no designated Critical Habitat within or adjacent to the project site (Attachment A, Figure 6, Critical Habitat).

State and Federal Jurisdictional Aquatic Features

Three key agencies regulate activities within inland lakes, 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, State Wetland Definition and Procedures for

Discharges of Dredged or Fill Material to Waters of the State; and the CDFW regulates alterations to lakes, streambeds, and associated riparian habitat pursuant to Section 1600 et seq. of the CFGC.

Based on a review of aerial photographs, USGS 7.5-minute quadrangle maps, USFWS National Wetland Inventory maps (USFWS 2026c), and observations made during the field survey, there are no drainage features within or in the immediate vicinity of the project site. A formal aquatic resources delineation is not required.

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 approximately 650 feet east of Trabuco Creek, a major waterway and wildlife corridor in southern Orange County spanning from the Santa Ana Mountains in the north to its confluence with San Juan Creek approximately 0.7 mile to the south of the project site; San Juan Creek outlets directly into the Pacific Ocean at Doheny State Beach. However, the project is separated from Trabuco Creek by railroad tracks and a strip of commercial shops and eateries associated with Los Rios Street and the River Street Marketplace. The project site is also approximately 0.35 mile northeast of San Juan Creek, another major waterway and wildlife corridor stretching from the Santa Ana Mountains to the Pacific Ocean. The project is separated from San Juan Creek by residential housing, commercial marketplaces, and Interstate 5. The project site itself does not serve as a habitat linkage or wildlife corridor and due to the insulation provided by surrounding development, the project is not expected to have any impact on nearby wildlife corridors or migration pathways.

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.

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?*

No impact. The project site is completely developed and supports ornamental landscaping and disturbed, weedy vegetation, which is not suitable habitat for special-status plant or wildlife species. Although monarch butterfly was observed on-site and Cooper's hawk is expected to occur, neither one of these species are expected to inhabit the project site, which otherwise does not contain any suitable roosting/nesting habitat. There is no suitable habitat on-site for any other special-status species. Therefore, the project 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 is completely developed and supports ornamental landscaping and disturbed, weedy vegetation. There are no riparian habitats or other sensitive natural communities present within the project site boundaries. Therefore, the project would have no impact on riparian habitats or 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. The project site is entirely developed and does not contain any state or federally protected wetlands or other aquatic features. Therefore, there would be no impact to state or federally protected aquatic features.

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?

Less than significant with mitigation incorporated. The project site is highly disturbed and surrounded on all sides by existing development and disturbance. Although major waterways are present in the general vicinity (Trabuco Creek and San Juan Creek), the project site has no connectivity to any natural habitats that would serve as migration corridors, nor do adjacent areas. There would be no impact to native wildlife movement or wildlife corridors.

Nesting birds are protected pursuant to the Federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code[2] (CFGC). To maintain compliance with the MBTA and CFGC, clearance surveys are typically required during the breeding season (generally February 1 to August 31 but as early as January 1 for raptors) prior to any ground disturbance or vegetation removal activities to avoid direct and indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts to nesting birds (e.g., nest abandonment, loss of reproductive effort), it is considered “take” and is potentially punishable by fines and/or imprisonment. The vegetation within and adjacent to the project site provides suitable nesting opportunities for a variety of bird species. However, no nests were observed during the survey.

The project site has the potential to support nesting songbirds and raptors within the ornamental landscaped areas. Nesting activity typically occurs from February to August. Disturbing or destroying active nests is a violation of the MBTA. In addition, nests and eggs are protected under Fish and Game Code Section 3503. The removal of vegetation during the breeding season is

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

considered a potentially significant impact. Mitigation Measure BIO-1 provided below would reduce this impact to a less than significant level.

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. The proposed project is expected to remove one or more trees on the project site, which may conflict with San Juan Capistrano Municipal Code § 9-2.349 *Tree Removal Permit*. The City of San Juan Capistrano regulates the removal of trees on non-residential property that are at least six inches in diameter at a height of three feet above the ground, as long as the trees are not a safety concern, part of an established orchard, dead or dying, or invasive. A tree removal permit is required from the Department of Planning Services for removal of applicable trees. On the project site, this may include Peruvian pepper (*Schinus molle*) trees or the various fruit trees located on-site. If applicable, then the removal of such regulated trees would ordinarily be a potentially significant impact. However, a tree removal permit will be included as part of the project's entitlements, and therefore this impact will 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?

No impact. The project site is within the Coastal Subregion of the Orange County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), a comprehensive, multi-jurisdictional habitat conservation plan focusing on conservation of species and their associated habitats in Orange County (R.J. Meade 1996). However, it is not within an Existing Use Area, Special Linkage, or Proposed NCCP Reserve area. The project site has no covered or sensitive vegetation communities on-site and project implementation is not expected to have any impacts on species covered under the NCCP/HCP. Therefore, no impacts or conflicts with the Orange County NCCP/HCP would occur.

7.0 MITIGATION MEASURES

BIO-1 The project applicant shall retain a qualified biologist to conduct pre-construction clearance surveys. Within 7 days of ground-disturbing activities associated with Project implementation that would occur during the nesting/breeding season of native bird species potentially nesting on the site (generally February 1 to August 31 but as early as January 1 for raptors), the qualified biologist shall conduct a pre-construction clearance survey to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the project site. If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) or at a distance

to be determined at the discretion of the biologist shall be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

8.0 CONCLUSIONS

The proposed project, inclusive of the mitigation measure outlined above, will mitigate potentially significant adverse impacts to biological resources. Please feel free to contact me at 949-533-0918 or ryan.winkleman@mbakerintl.com with any questions you may have regarding the results and/or conclusions of this report.

Sincerely,



Ryan Winkleman
Senior Biologist

Attachments

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

REFERENCES

Baldwin et al. 2012, January. *The Jepson Manual: Vascular Plants of California, Thoroughly Revised and Expanded, Second Edition*.

Chesser, R. T., S. M. Billerman, K. J. Burns, C. Cicero, J. L. Dunn, B. E. Hernández-Baños, R. A. Jiménez, Oscar Johnson, N. A. Mason, and P. C. Rasmussen. 2025. Check-list of North American Birds (online). American Ornithological Society. https://checklist.americanornithology.org/taxa/

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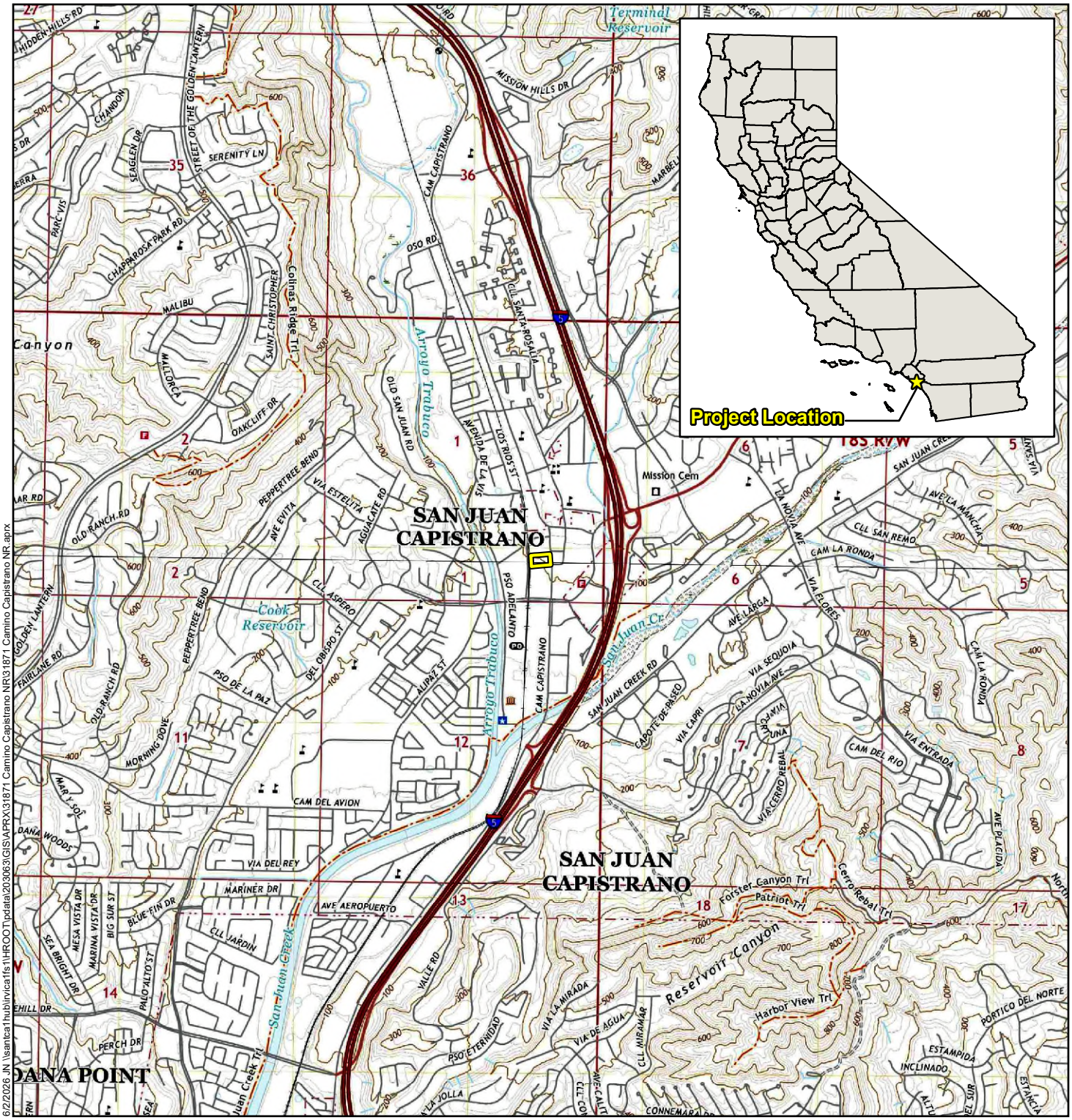
ATTACHMENT A

Figures



6/2/2026 JN \\santca1hublrvlca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

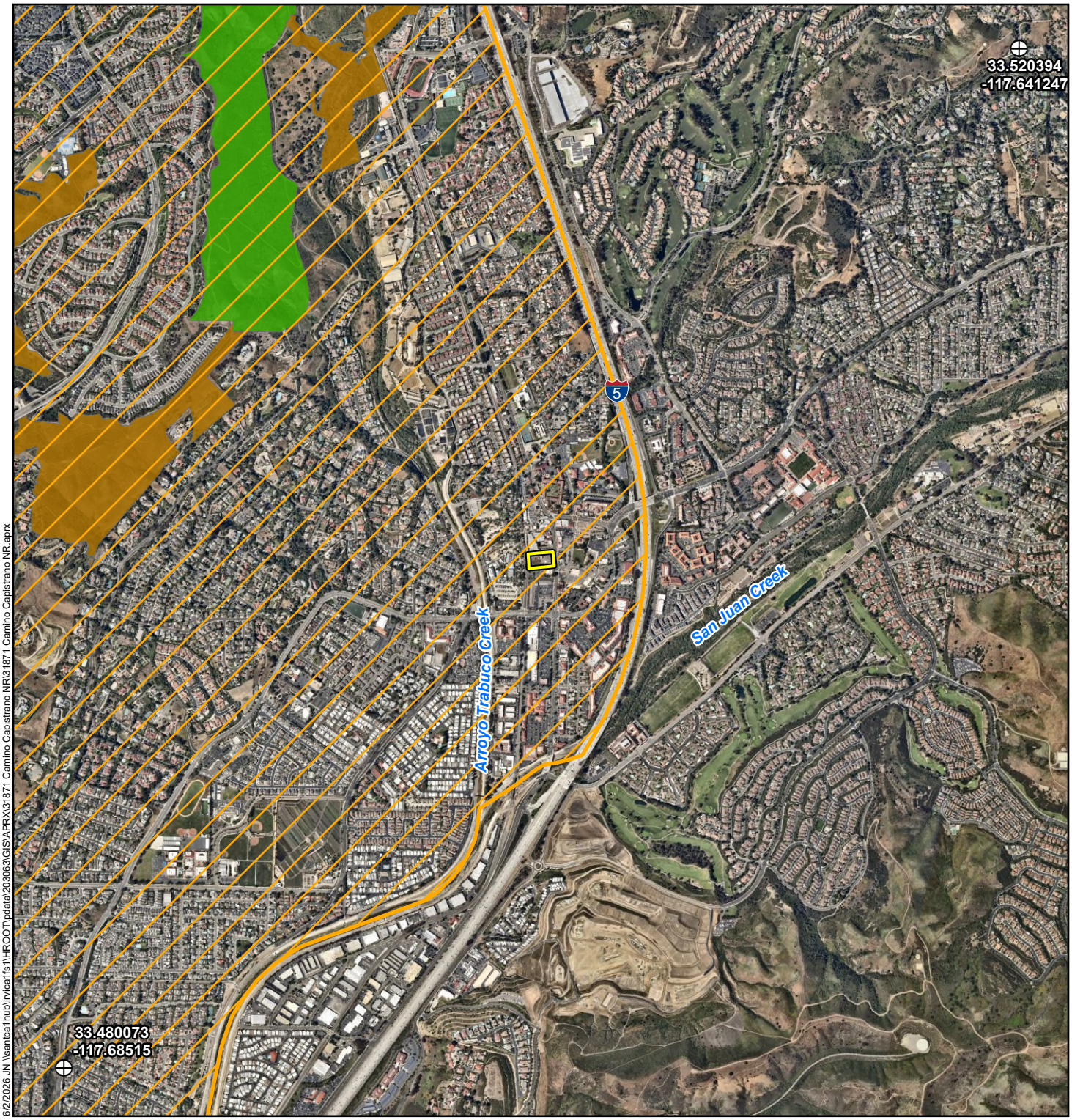
Michael Baker INTERNATIONAL

Source: USGS 7.5-Minute topographic quadrangle maps: *Dana Point and San Juan Capistrano, California (2022)*

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

Regional Vicinity Map

Figure 1



6/2/2026 JN \\santca1\hublirv\ca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

Legend

- Project Site
- Reference Point
- County of Orange Central/Coastal NCCP/HCP Boundary
- Reserve
- Existing Use

Michael Baker INTERNATIONAL

0 1,000 2,000 Feet

Source: Raymore/Nearmap Imagery (2026), CDFW (2025)

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

NCCP/HCP Map

Figure 2



6/2/2026 JN \\santca1hublirvlca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

Legend

Project Site

Reference Point

Michael Baker INTERNATIONAL

0 50 100 Feet

Source: Raymore/Nearmap Imagery (2026)

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

Project Site

Figure 3



6/2/2026 JN \\santca1hublirvlca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

Legend

▭	Project Site	208	Sorrento clay loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
⊕	Reference Point	209	Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Michael Baker INTERNATIONAL

0 50 100 Feet

Source: Raymore/Nearmap Imagery (2026), USDA (09/2025)

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

Soils Map

Figure 4



6/2/2026 JN \\santca1hublirvlca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

Legend

- Project Site
- Reference Point
- Landscaped/Ornamental (0.14 acre)
- Disturbed (0.98 acre)
- Developed (0.56 acre)

Michael Baker INTERNATIONAL

0 50 100 Feet

Source: Raymore/Nearmap Imagery (2026)

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

Vegetation Communities and Other Land Cover Types

Figure 5



6/2/2026 JN \\santca1\hublirv\ca1fs1\HROOT\pdata\203063\GIS\APRX\31871 Camino Capistrano NR\31871 Camino Capistrano NR.aprx

Legend

- Project Site
- Reference Point
- Arroyo Toad (*Anaxyrus californicus*)
- Coastal California Gnatcatcher (*Polioptila californica californica*)

Michael Baker INTERNATIONAL

0 1,000 2,000 Feet

Source: Raymore/Nearmap Imagery (2026), USFWS (05/2026)

FRENCH HOTEL PROJECT
BIOLOGICAL RESOURCES ASSESSMENT

Critical Habitat

Figure 6

ATTACHMENT B

Site Photographs



Photograph 1: West-facing view from Camino Capistrano. A historic barn was previously located to the left of the recreational vehicle.



Photograph 2: Southeast-facing view from the center of the project site.



Photograph 3: West-facing view across the disturbed portion of the site from the center of the project site.



Photograph 4: Southeast-facing view showing highly disturbed habitat covered in weedy vegetation.



Photograph 5: East-facing view across the project site from the western edge, showing highly disturbed habitat covered in weedy vegetation.



Photograph 6: North-facing view across the project site from near the southern end.



Photograph 7: South-facing view across the developed portion of the project site from the back of the on-site buildings.



Photograph 8: Southwest-facing view from the balcony of one of the buildings showing the developed foreground and disturbed and landscaped background.

ATTACHMENT C

Species Compendiums

PLANTS

Scientific Name	Common Name	Status Federal/State/CRPR
VASCULAR SPECIES		
EUDICOTS		
ADOXACEAE	**MUSKROOT FAMILY**	
Sambucus nigra	blue elderberry	
AMARANTHACEAE	**AMARANTH FAMILY**	
Amaranthus albus	prostrate pigweed*	
ANACARDIACEAE	**SUMAC OR CASHEW FAMILY**	
Schinus molle	Peruvian peppertree*	
ARALIACEAE	**GINSENG FAMILY**	
Hedera helix	English ivy*	
ASTERACEAE	**SUNFLOWER FAMILY**	
Cynara cardunculus	cardoon*	
Dittrichia graveolens	stinkwort*	
Erigeron canadensis	Canadian horseweed	
Helianthus annuus	common sunflower	
Helminthotheca echioides	bristly oxtongue*	
Heterotheca grandiflora	telegraphweed	
Lactuca serriola	prickly lettuce*	
BIGNONIACEAE	**BIGNONIA FAMILY**	
Campsis radicans	trumpet creeper*	
BRASSICACEAE	**MUSTARD FAMILY**	
Lepidium strictum	upright pepperweed	
CHENOPODIACEAE	**GOOSEFOOT FAMILY**	
Chenopodium album	lambsquarters*	
EBENACEAE	**EBONY AND PERSIMMON FAMILY**	
Diospyros kaki	ornamental persimmon*	
EUPHORBIACEAE	**SPURGE FAMILY**	
Ricinus communis	castorbean*	
GERANIACEAE	**GERANIUM FAMILY**	
Erodium cicutarium	redstem stork's bill*	
JUGLANDACEAE	**Walnut Family**	
Juglans sp.	black walnut	
LAMIACEAE	**MINT FAMILY**	
Marrubium vulgare	horehound*	
LAURACEAE	**LAUREL FAMILY**	
Persea americana	avocado*	
MALVACEAE	**MALLOW FAMILY**	
Hibiscus rosa-sinensis	tropical hibiscus *	
Malva nicaeensis	bull mallow*	

Scientific Name	Common Name	Status Federal/State/CRPR
Malva parviflora	cheeseweed mallow*	
MORACEAE	**MULBERRY FAMILY**	
Ficus carica	edible fig*	
NYCTAGINACEAE	**FOUR O'CLOCK FAMILY**	
Mirabilis jalapa	marvel of Peru*	
OLEACEAE	**OLIVE FAMILY**	
Syringa vulgaris	common lilac*	
ONAGRACEAE	**EVENING PRIMROSE FAMILY**	
Oenothera speciosa	pinkladies*	
PORTULACACEAE	**PURSLANE FAMILY**	
Portulaca oleracea	little hogweed*	
ROSACEAE	**ROSE FAMILY**	
Prunus ilicifolia	holly leaf cherry	
Rhaphiolepis indica	Indian hawthorn*	
RUTACEAE	**RUE FAMILY**	
Citrus ×limon	lemon*	
Citrus ×sinensis	orange*	
Citrus aurantiifolia	key lime*	
SIMAROUBACEAE	**QUASSIA OR SIMAROUBA FAMILY**	
Ailanthus altissima	tree of heaven*	
SOLANACEAE	**NIGHTSHADE FAMILY**	
Datura wrightii	sacred thorn-apple	
Lycopersicon esculentum	garden tomato*	
VITACEAE	**GRAPE FAMILY**	
Vitis californica	California wild grape	
MONOCOTS		
ARECACEAE	**PALM FAMILY**	
Washingtonia robusta	Washington fan palm*	
POACEAE	**GRASS FAMILY**	
Agapanthus praecox	African-lily*	
Bromus madritensis	compact brome*	
Melica imperfecta	smallflower melicgrass	
Pennisetum setaceum	fountain grass*	
Polypogon monspeliensis	annual rabbitsfoot grass*	
STRELITZIACEAE	**NO COMMON NAME**	
Strelitzia sp.	bird of paradise *	

* non-native

WILDLIFE

Scientific Name	Common Name	Status Federal/State | Other
BIRDS		
ACCIPITRIDAE	**HAWKS, KITES, EAGLES, & ALLIES**	
Buteo lineatus	red-shouldered hawk	
NYMPHALIDAE	**BRUSH-FOOTED BUTTERFLIES**	
Danaus plexippus	monarch	FPT
Nymphalis antiopa	mourning cloak	
Vanessa cardui	painted lady	
ICTERIDAE	**BLACKBIRDS**	
Icterus cucullatus	hooded oriole	
SCIURIDAE	**SQUIRRELS**	
Sciurus niger	eastern fox squirrel*	
PIERIDAE	**WHITES & SULFURS**	
Pieris rapae	cabbage white	
CORVIDAE	**CROWS & JAYS**	
Corvus brachyrhynchos	American crow	
TROCHILIDAE	**HUMMINGBIRDS**	
Calypte anna	Anna's hummingbird	
Selasphorus sasin	Allen's hummingbird	
PHRYNOSOMATIDAE	**IGUANID LIZARDS**	
Sceloporus occidentalis	western fence lizard	
TROGLODYTIDAE	**WRENS**	
Troglodytes aedon	house wren	
LARIDAE	**GULLS, TERNS, & SKIMMERS**	
Larus occidentalis	western gull	
FRINGILLIDAE	**FRINGILLINE & CARDUELINE FINCHES & ALLIES**	
Haemorhous mexicanus	house finch	
Spinus psaltria	lesser goldfinch	
LEPORIDAE	**HARES & RABBITS**	
Sylvilagus audubonii	desert cottontail	
LIBELLULIDAE	**SKIMMERS, EMERALDS, AND BASKETTAILS, AND CRUISERS**	
Sympetrum corruptum	variegated meadowhawk	
PASSERIDAE	**OLD WORLD SPARROWS**	
Passer domesticus	house sparrow*	
AEGITHALIDAE	**LONG-TAILED TITS & BUSHTITS**	
Psaltriparus minimus	bushtit	
ZOSTEROPIDAE	**WHITE-EYES**	
Zosterops simplex	Swinhoe's white-eye*	

* non-native

Status Legend:
Federal
FPT: Federally proposed for listing as threatened

ATTACHMENT D

Special-Status Species Potential to Occur Tables

SPECIAL-STATUS PLANT SPECIES WITH POTENTIAL TO OCCUR IN STUDY AREA

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Project Site
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 in the project site.
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. No suitable habitat is present in the project site.
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 in the project site.
Berberis nevinii	Nevin's barberry	FE/SE/1B.1/None	None	Chaparral, Cismontane woodland, Coastal scrub, Riparian scrub; Gravelly (sometimes), Sandy (sometimes)/perennial evergreen shrub/(Feb)Mar–June/230–2705	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1/None	None	Chaparral (openings), Cismontane woodland, Coastal scrub, Playas, Valley and foothill grassland, Vernal pools; Clay (often)/perennial bulbiferous herb/Mar–June/80–3675	Not expected to occur. No suitable habitat is present in the project site.
Calochortus weedii var. intermedius	intermediate mariposa-lily	None/None/1B.2/USFS-S	None	Chaparral, Coastal scrub, Valley and foothill grassland; Rocky/perennial bulbiferous herb/May–July/345–2805	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
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 in the project site.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Project Site
Cistanthe maritima	seaside cistanthe	None/None/4.2/None	None	Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; Sandy/annual herb/(Feb)Mar–June(Aug)/15–985	Not expected to occur. No suitable habitat is present in the project site.
Comarostaphylis diversifolia ssp. diversifolia	summer holly	None/None/1B.2/BLM-S	None	Chaparral, Cismontane woodland/perennial evergreen shrub/Apr–June/100–2590	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Convolvulus simulans	small-flowered morning-glory	None/None/4.2/None	None	Chaparral (openings), Coastal scrub, Valley and foothill grassland; Clay, Seeps, Serpentine/annual herb/Mar–July/100–2430	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Deinandra paniculata	paniculate tarplant	None/None/4.2/None	None	Coastal scrub, Valley and foothill grassland, Vernal pools; Sandy (sometimes), Vernally Mesic (usually)/annual herb/(Mar)Apr–Nov/80–3085	Not expected to occur. No suitable habitat is present in the project site.
Dichondra occidentalis	western dichondra	None/None/4.2/None	None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland/perennial rhizomatous herb/(Jan)Mar–July/165–1640	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	None/None/1B.1/None	None	Chaparral, Coastal bluff scrub, Coastal scrub, Valley and foothill grassland; Clay (often), Rocky, Serpentine/perennial herb/Apr–June/15–1475	Not expected to occur. No suitable habitat is present in the project site.
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. No suitable habitat is present in the project site.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Project Site
Dudleya stolonifera	Laguna Beach dudleya	FT/ST/1B.1/None	None	Chaparral, Cismontane woodland, Coastal scrub, Valley and foothill grassland; Rocky/perennial stoloniferous herb/May–July/35–855	Not expected to occur. No suitable habitat is present in the project site.
Euphorbia misera	cliff spurge	None/None/2B.2/None	None	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 in the project site.
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. No suitable habitat is present in the project site.
Hordeum intercedens	vernal barley	None/None/3.2/None	None	Coastal dunes, Coastal scrub, Valley and foothill grassland (depressions, saline flats), Vernal pools/annual herb/Mar–June/15–3280	Not expected to occur. No suitable habitat is present in the project site.
Juncus acutus ssp. leopoldii	southwestern spiny rush	None/None/4.2/None	None	Coastal dunes (mesic), Coastal scrub, Marshes and swamps (coastal salt), Meadows and seeps (alkaline seeps)/perennial rhizomatous herb/(Mar)May–June/10–2955	Not expected to occur. No suitable habitat is present in the project site.
Lycium californicum	California box-thorn	None/None/4.2/None	None	Coastal bluff scrub, Coastal scrub/perennial shrub/Mar–Aug(Dec)/15–490	Not expected to occur. No suitable habitat is present in the project site.
Malacothrix saxatilis var. saxatilis	cliff malacothrix	None/None/4.2/None	None	Coastal bluff scrub, Coastal scrub/perennial rhizomatous herb/Mar–Sep/10–655	Not expected to occur. No suitable habitat is present in the project site.
Microseris douglasii ssp. platycarpha	small-flowered microseris	None/None/4.2/None	None	Cismontane woodland, Coastal scrub, Valley and foothill grassland, Vernal pools; Clay/annual herb/Mar–May/50–3510	Not expected to occur. No suitable habitat is present in the project site.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Project Site
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	None/None/1B.1/None	None	Coastal scrub (openings), Valley and foothill grassland/annual herb/Mar–June/245–1705	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	None/None/3.2/None	None	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt); Rocky (sometimes), Sandy/perennial herb/Mar–Aug/15–985	Not expected to occur. No suitable habitat is present in the project site.
Pseudognaphaliu m 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 in the project site.
Quercus dumosa	Nuttall's scrub oak	None/None/1B.1/BLM-S, USFS-S	None	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 in the project site.
Rhinotropis cornuta var. fishiae	Fish's milkwort	None/None/4.3/None	None	Chaparral, Cismontane woodland, Riparian woodland/perennial deciduous shrub/May–Aug/330–3280	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.
Romneya coulteri	Coulter's matilija poppy	None/None/4.2/None	None	Chaparral, Coastal scrub; Burned areas (often)/perennial rhizomatous herb/Mar–July(Aug)/65–3935	Not expected to occur. No suitable habitat is present in the project site.
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 in the project site.

Scientific Name	Common Name	Status (Federal/State/CRPR/Other)	HCP/NCCP Protection	Habitats/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur in Project Site
Suaeda taxifolia	woolly seablite	None/None/4.2/None	None	Coastal bluff scrub, Coastal dunes, Marshes and swamps (coastal margins)/perennial evergreen shrub/Jan–Dec/0–165	Not expected to occur. No suitable habitat is present in the project site.
Verbesina dissita	big-leaved crownbeard	FT/ST/1B.1/None	None	Chaparral (maritime), Coastal scrub/perennial herb/(Mar)Apr–July/150–675	Not expected to occur. The project site is outside of the species' known elevation range and there is no suitable habitat present.

Status Legend:

Federal

FE: Federally listed as endangered
FT: Federally listed as threatened
None: No federal listing

State

SE: State listed as endangered
ST: State listed as threatened
None: No state listing

Other

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)

HCP/NCCP Designations:

Covered: Species afforded incidental take coverage
None: Species not afforded incidental take coverage

SPECIAL-STATUS ANIMAL SPECIES WITH POTENTIAL TO OCCUR IN STUDY AREA

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
Amphibians					
Anaxyrus californicus	arroyo toad	FE / None / CDFW-SSC	Covered	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 in the BSA.
Spea hammondii	western spadefoot	FPT / None / BLM-S, CDFW-SSC	Covered	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 in the BSA.
Birds					
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 in the BSA.
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 in the BSA.
Ammodramus savannarum	grasshopper sparrow	None / None / CDFW-SSC	None	Valley & foothill grassland; Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	Not expected to occur. No suitable habitat is present in the BSA.
Astur cooperii	Cooper's hawk	None / None / None	None	Cismontane woodland | Riparian forest | Riparian woodland | Upper montane coniferous forest; Woodland, chiefly of open, interrupted or marginal type.	Expected to occur. There is no suitable nesting habitat in the BSA, but there is foraging habitat and this species is widespread in the vicinity.

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
Athene cunicularia	burrowing owl	None / SCE / BLM-S, CDFW-SSC	None	Coastal prairie | Coastal scrub | Great Basin grassland | Great Basin scrub | Mojavean desert scrub | Sonoran desert scrub | Valley & foothill grassland; Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Not expected to occur. No suitable habitat is present in the BSA.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	None / None / CDFW-SSC, USFS-S	Covered	Coastal scrub; Southern California coastal sage scrub.	Not expected to occur. No suitable habitat is present in the BSA.
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 in the BSA.
Empidonax traillii extimus	southwestern willow flycatcher	FE / SE / None	None	Riparian woodland; Riparian woodlands in Southern California.	Not expected to occur. No suitable habitat is present in the BSA.
Icteria virens	yellow-breasted chat	None / None / CDFW-SSC	None	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 in the BSA.
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.	Not expected to occur. No suitable habitat is present in the BSA.
Sternula antillarum browni	California least tern	FE / SE / CDFW-FP	None	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 in the BSA.
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 in the BSA.

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
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 in the BSA.
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 in the BSA.
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	FE / SCE / None	None	Aquatic | South coast flowing waters; Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Not expected to occur. No suitable habitat is present in the BSA.
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.	Not expected to occur. No suitable habitat is present in the BSA.
Bombus pensylvanicus	American bumble bee	None / None / None	None	Coastal prairie | Great Basin grassland | Valley & foothill grassland	Not expected to occur. No suitable habitat is present in the BSA.
Branchinecta sandiegonensis	San Diego fairy shrimp	FE / None / None	Covered	Chaparral | Coastal scrub | Vernal pool | Wetland; Endemic to San Diego and Orange County mesas.	Not expected to occur. No suitable habitat is present in the BSA.
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.	Present. This species was observed on-site in 2026. However, there is no overwintering or typical foraging (i.e. milkweed) habitat present on-site.

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
Streptocephalus woottoni	Riverside fairy shrimp	FE / None / None	Covered	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 in the BSA.
Mammals					
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 in the BSA.
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 in the BSA.
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 in the BSA.
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. No suitable habitat is present in the BSA.
Neotoma lepida intermedia	San Diego desert woodrat	None / None / CDFW-SSC	Covered	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 in the BSA.
Perognathus longimembris pacificus	Pacific pocket mouse	FE / SCE / CDFW-SSC	Covered	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 in the BSA.

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
Reptiles					
Actinemys pallida	southwestern pond turtle	FPT / None / BLM-S, CDFW-SSC, USFS-S	None	Freshwater environments such as ponds, lakes, reservoirs, and slow-moving streams with abundant aquatic vegetation, typically in low to mid-elevation areas.	Not expected to occur. No suitable habitat is present in the BSA.
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 in the BSA.
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 in the BSA.
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 in the BSA.
Aspidoscelis tigris stejnegeri	coastal whiptail	None / None / CDFW-SSC	Covered	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 in the BSA.

Scientific Name	Common Name	Status Federal/State/Other	HCP/NCCP Protection	Habitats	Potential to Occur
Phrynosoma blainvillii	coast horned lizard	None / None / BLM-S, CDFW-SSC	Covered	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 in the BSA.
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 in the BSA.

Status Legend:

Federal
FE: Federally listed as endangered
FT: Federally listed as threatened
FPT: Federally proposed for listing as threatened)
None: No federal listing

State
SE: State listed as endangered
ST: State listed as threatened
SCE: State candidate for listing as endangered
None: No state listing

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