Bobier Property Project

Biological Technical Report

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ACRONYMS AND ABBREVIATIONS

AMEC	AMEC Earth & Environmental
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFG Code	California Fish and Game Code
City	City of Vista
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
County	County of San Diego
CRPR	California Rare Plant Rank
CWA	Clean Water Act
FESA	Federal Endangered Species Act
FPA	Focused Planning Area
HELIX	HELIX Environmental Planning, Inc.
MBTA	Migratory Bird Treaty Act
MHCP	Multiple Habitat Conservation Plan
MSCP	Multiple Species Conservation Program
NCCP	Natural Communities Conservation Planning
NPPA	Native Plant Protection Act
NRCS	Natural Resource Conservation Service
NWI	National Wetland Inventory
project	Bobier Property Project
project proponent	SWS Engineering, Inc.
Porter-Cologne	Porter-Cologne Water Quality Control Act
RWQCB	Regional Water Quality Control Board
SR	State Route
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey

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EXECUTIVE SUMMARY

At the request of SWS Engineering, Inc. (project proponent), HELIX Environmental Planning, Inc. (HELIX) completed this biological resources technical report for the Bobier Property Project (project), in the City of Vista, San Diego County, California. The proposed project consists of residential development within Assessor Parcel Number 161-030-0700. The project would occur within an approximately 1.81-acre area, including 1.67 acres on-site and 0.14 acre off-site, referred to herein as the project site.

The purpose of this report is to document the existing biological conditions within the project site and provide an analysis of potential impacts on sensitive biological resources with respect to local, state, and federal policy. This report provides the biological resources technical documentation necessary for review under the California Environmental Quality Act by the City of Vista.

The project site is generally characterized by flat, disturbed habitat. The area surrounding the site consists of residential development.

HELIX conducted biological resources surveys in February 2021 and May 2025. The surveys confirmed the presence of two vegetation community/land use type: disturbed habitat and urban/developed land. Disturbed habitat and urban/developed land are not considered a sensitive natural communities. No special-status plant species were observed on the project site during HELIX's surveys. One special-status plant species was determined to have a high potential to occur: thread-leaved brodiaea (*Brodiaea filifolia*); however, a focused survey for this species was negative. No special-status animal species were observed on the project site during HELIX's surveys. One special-status animal species was determined to have a moderate potential to occur: San Diego (coastal) whiptail (*Aspidoscelis tigris stejnegeri*).

The project site does not supports jurisdictional waters or wetlands subject to the regulatory jurisdiction of the U.S. Army Corps of Engineers pursuant to Section 404 of the federal Clean Water Act (CWA); wetland and non-wetland waters of the state subject to the regulatory jurisdiction of the Regional Water Quality Control Board pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act; or jurisdictional streambed and riparian habitat subject to the regulatory jurisdiction of the California Department of Fish and Wildlife pursuant to California Fish and Game Code Sections 1600 *et seq*.

Potential significant impacts have been identified for raptor foraging and nesting birds. Mitigation measures are proposed that would reduce the potential significant impacts of the project to below a level of significance. Potential impacts on special-status species, sensitive natural communities, federally or state protected wetlands, wildlife corridors and nursery sites, and regional conservation plans were found to be less than significant.

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

At the request of SWS Engineering, Inc. (project proponent), HELIX Environmental Planning, Inc. (HELIX) completed this biological resources technical report for the Bobier Property Project (project), in the City of Vista (City), San Diego County (County), California. The proposed project consists of residential development. The purpose of this report is to document the existing biological conditions within the approximately 1.81-acre project site, including 1.67 acres on-site and 0.14 acre off-site, and provide an analysis of potential impacts on sensitive biological resources with respect to local, state, and federal policy. This report provides the biological resources technical documentation necessary for review under the California Environmental Quality Act (CEQA) by the lead agency, the City of Vista.

1.2 PROJECT LOCATION

The project site is generally located north of State Route (SR) 78, south of SR 76, and east of Interstate 5 in the City of Vista, San Diego County, California (Figure 1, *Regional Location*). The site is located in Section 13 of Township 11 South, Range 4 West of the San Luis Rey U.S. Geological Survey (USGS) 7.5-minute topographic map (Figure 2, *USGS Topography*). More specifically, the site is situated south of West Bobier Drive and east of Sports Park Way (Figure 3, *Aerial Vicinity*). The project site occurs within Assessor Parcel Number 161-030-0700. The site is bound by residential developments on all sides.

The property is located within the boundaries of the North County San Diego Multiple Habitat Conservation Program (MHCP; AMEC Earth & Environmental et al. [AMEC] 2003). Specifically, the site is located within the Vista Subarea of the MHCP. The property is not included within a Focused Planning Area (FPA) of the MHCP.

1.3 PROJECT DESCRIPTION

The project proposes the construction of 15 single-family attached residential units. The homes would each be approximately 2,200 square feet. Access would be provided by one driveway north of the project site on West Bobier Drive. Resident parking would be provided via garages along the proposed development's private drive. Off-site impacts include sewer replacement and improvements to the sidewalk and curb. The site plan can be found on Figure 4, *Site Plan*. The project proposes a residential density of 9 dwelling units per acre, which is within the Medium Density Residential allowable density of 10 dwelling units per acre.

Development of the proposed project would also include the construction of utility connections and drainage improvements. On-site improvements would include biofiltration best management practices, including biofiltration basins.

2.0 METHODS

2.1 LITERATURE REVIEW

Before conducting biological field surveys, a thorough review of relevant maps, databases, and literature pertaining to biological resources known to occur within the project vicinity was conducted. Recent and historical aerial imagery (Google 2025), topographic maps (USGS 2025, soils maps (Natural Resource Conservation Service [NRCS] 2025), and other maps of the project site and vicinity were acquired and reviewed to obtain updated information on the natural environmental setting.

In addition, a query of sensitive species and habitats databases was conducted, including the U.S. Fish and Wildlife Service (USFWS) species records (USFWS 2025a), California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2025a), and California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2025). The USFWS' National Wetland Inventory (NWI) was also reviewed (USFWS 2025b). Any recorded locations of species, habitat types, wetlands, and other resources were mapped and overlaid onto aerial imagery using Geographic Information Systems.

2.2 GENERAL BIOLOGICAL SURVEY

HELIX biologists Karl Osmundson and Mandy Mathews conducted an initial general biological survey of the project site on February 1, 2021. Ms. Mathews conducted an updated general biological survey on May 28, 2025. Vegetation was mapped on a 1"=200' scale aerial of the site at a minimum mapping unit size of 0.10 acre for the upland habitat. The site reconnaissance included a general inventory of existing conditions and focused primarily on verifying existing vegetation communities or land use types from the 2021 biological survey, assessing suitability for sensitive plant and animal species, assessing potential jurisdictional waters and wetlands, and identifying any other potential sensitive resources. Physical parameters assessed included vegetation and soil conditions, presence of wetland and vernal pool indicator plant and animal species, slope, aspect, and hydrology.

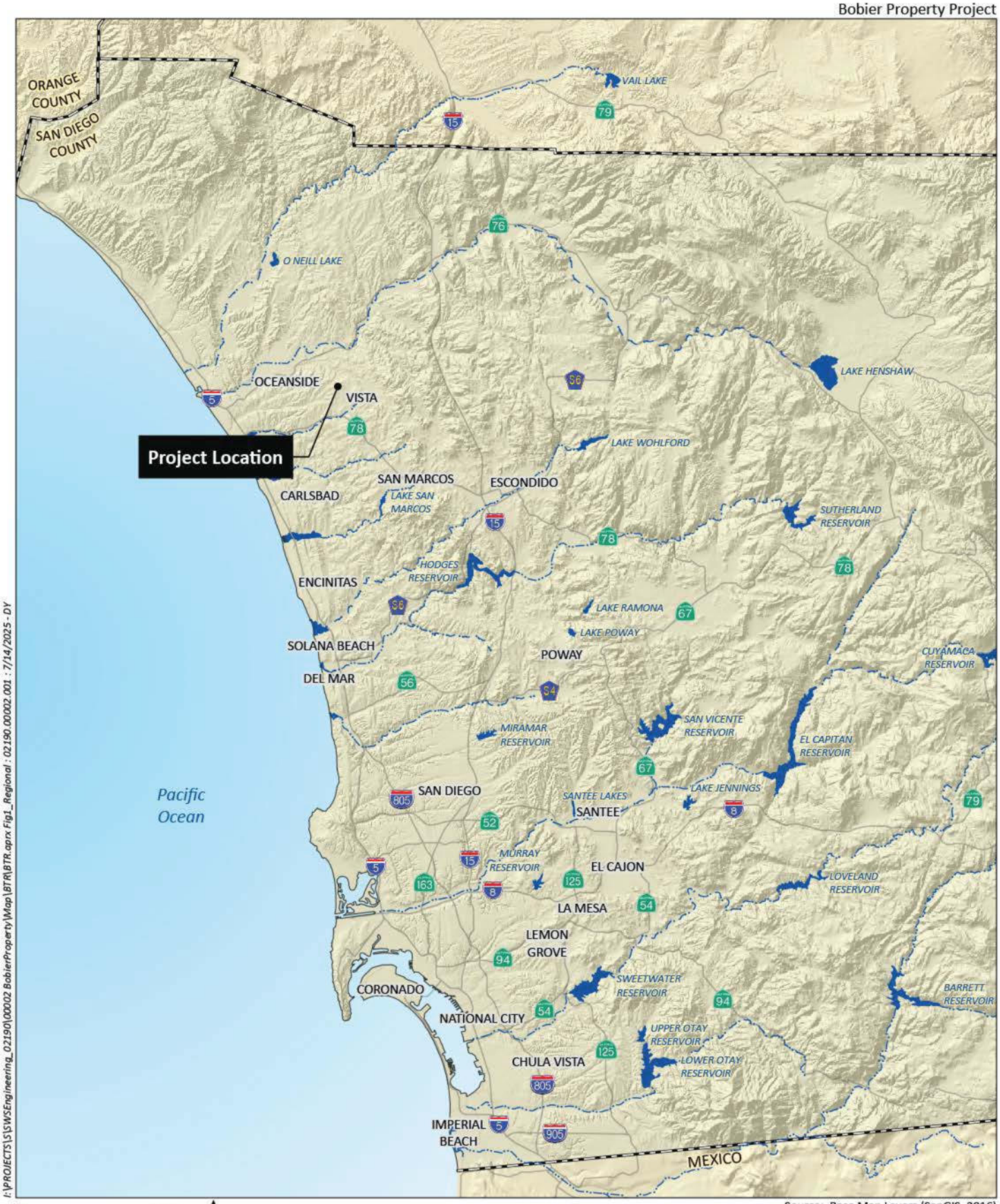
The project site was surveyed on foot and with the aid of binoculars. Plant and animal species observed or otherwise detected were recorded in field notebooks. Animal identifications were made in the field by direct, visual observation or indirectly by detection of calls, burrows, tracks, or scat. The project site was examined for evidence of potential jurisdictional waters and wetlands, including vernal pools.

Table 1, *Biological Surveys*, provides a summary of the biological surveys conducted for the project.

Table 1
BIOLOGICAL SURVEYS

Date	Personnel[1]	Survey Type
2021		
February 1, 2021	Karl Osmundson, Mandy Mathews	General biological survey, vegetation mapping, habitat assessment, plant and wildlife inventory, assessment of jurisdictional resources
2025		
May 28, 2025	Mandy Mathews	General biological survey, vegetation mapping, habitat assessment, plant and wildlife inventory, rare plant survey

[1] All HELIX biologists.



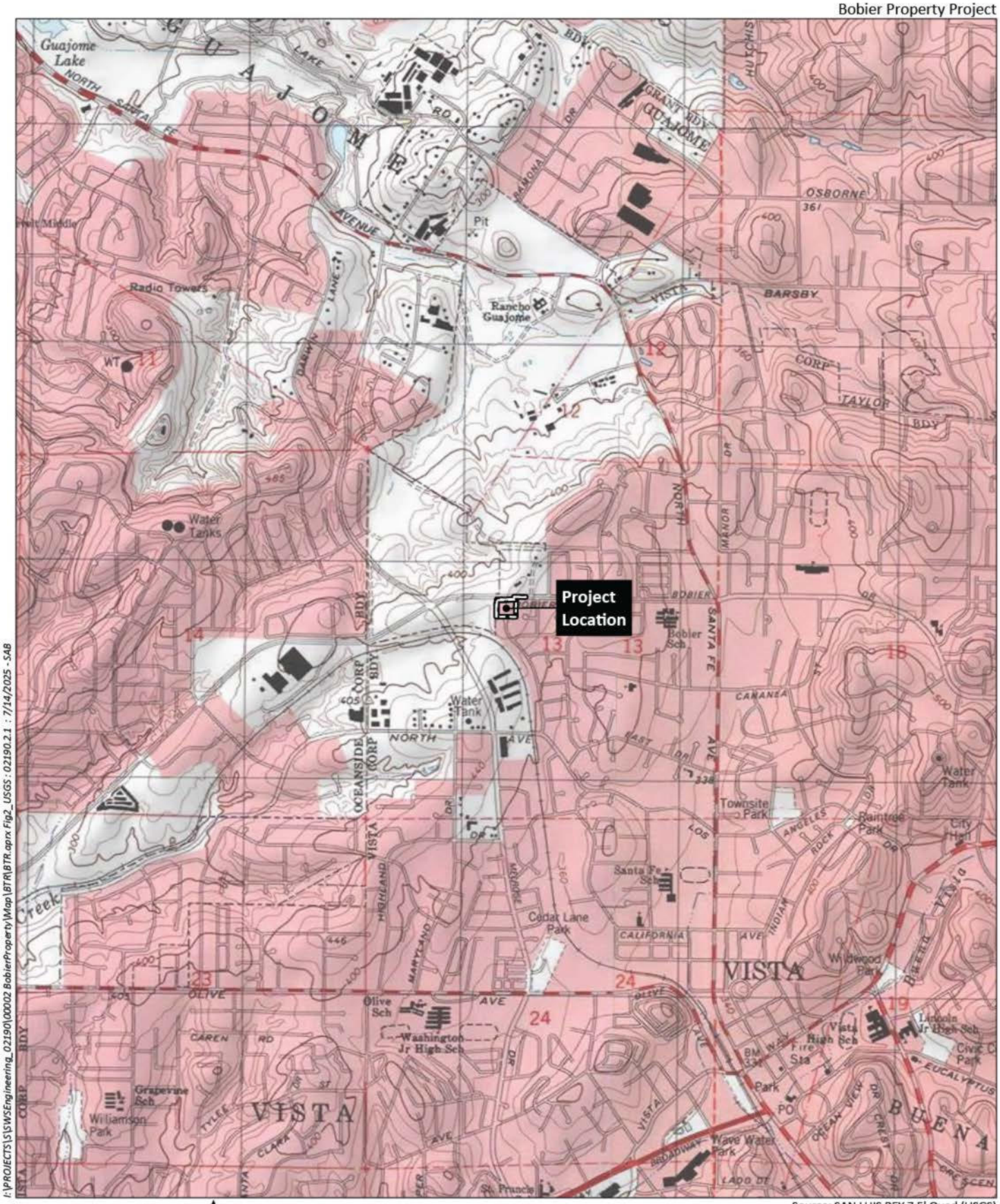
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Source: Base Map Layers (SanGIS, 2016)

HELIX Environmental Planning

Regional Location

Figure 1



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0 2,000 Feet

Source: SAN LUIS REY 7.5' Quad (USGS)

HELIX Environmental Planning

USGS Topography

Figure 2



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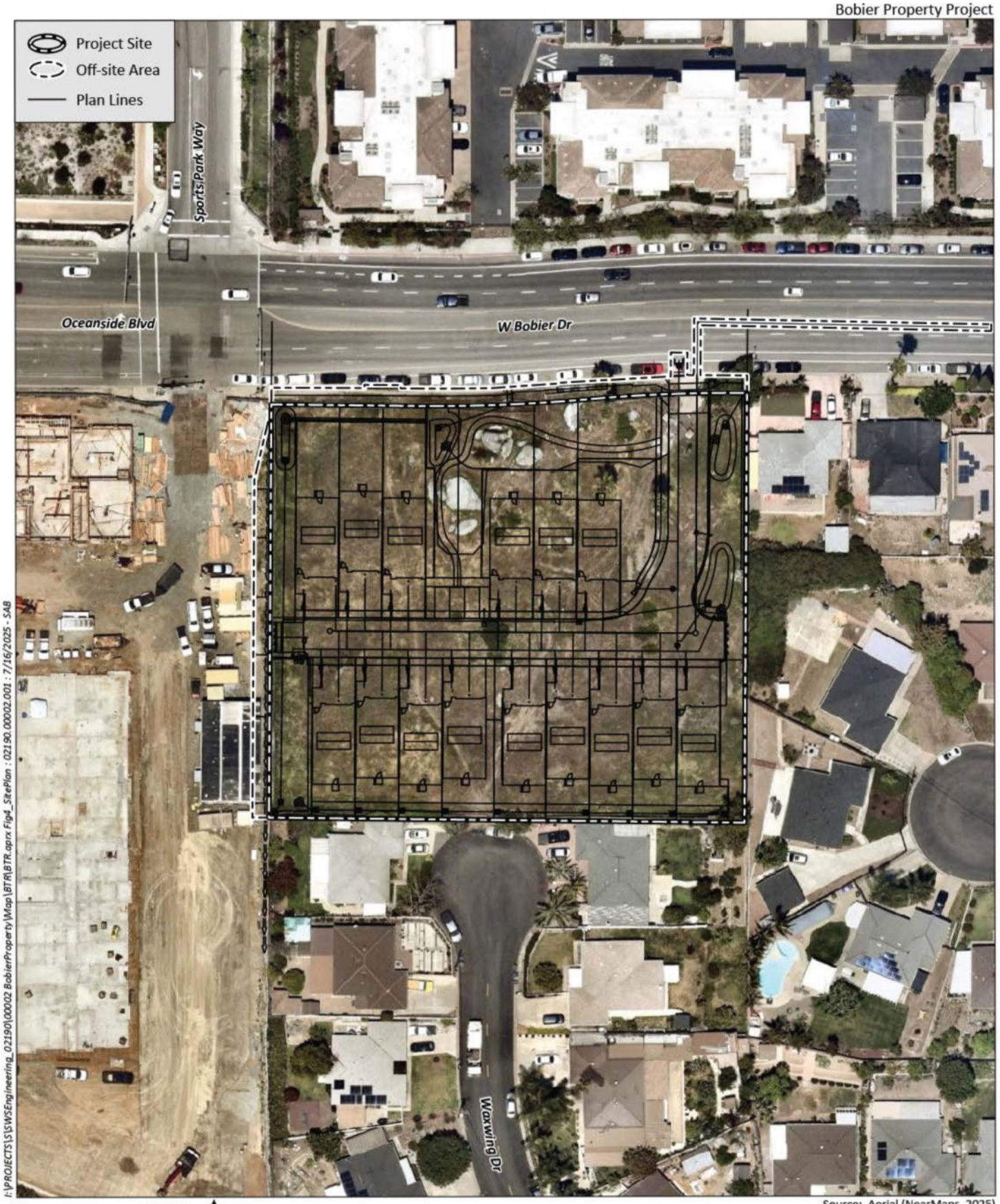
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Source: Aerial (NearMap, 2025)

HELIX Environmental Planning

Aerial Vicinity

Figure 3



Source: Aerial (NearMaps, 2025)

HELIX Environmental Planning

Site Plan

Figure 4

2.3 RARE PLANT SURVEY

HELIX biologist Mandy Mathews conducted a survey for special-status plant species on May 28, 2025 (Table 1). Special-status plant species include species that are: listed as threatened or endangered, proposed for listing, or are candidate species by the USFWS or the CDFW; and those with a California Rare Plant Rank (CRPR) 1 through 4 as designated by the CNPS. The survey was conducted on foot and included 100 percent visual coverage of the project site.

2.4 JURISDICTIONAL DELINEATION

An assessment of potentially jurisdictional aquatic resources was conducted in 2021 and verified in 2025 by HELIX. The assessment was conducted to identify and map potential wetlands and other waters of the U.S. subject to U.S. Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act (CWA; 33 USC 1344), waters of the State subject to Regional Water Quality Control Board (RWQCB) jurisdiction pursuant to CWA Section 401 and State Porter-Cologne Water Quality Control Act (Porter-Cologne), and streambed and riparian habitat subject to CDFW jurisdiction pursuant to Sections 1600 *et seq.* of the California Fish and Game Code (CFG Code). Areas generally characterized by depressions were evaluated.

2.5 SURVEY LIMITATIONS

Noted animal species were identified by direct observation, vocalizations, or the observance of scat, tracks, or other signs. However, the lists of species identified are not necessarily comprehensive accounts of all species that use the project site, as species that are nocturnal, secretive, or seasonally restricted may not have been observed. Those species that are of special status and have the potential to occur in the project site, however, are still addressed in this report. Last, 2025 was a drought year, which may have affected the vegetation composition of the site.

2.6 NOMENCLATURE

Nomenclature used in this report generally comes from Holland (1986) and Oberbauer (2008) for vegetation; Jepson eFlora (2025) and Baldwin et al. (2012) for plants; Society for the Study of Amphibians and Reptiles (2025) for reptiles and amphibians; American Ornithological Society (2025) for birds; North American Butterfly Association (2025) for butterflies; and Bradley et al. (2014) for mammals. Plant species status is from the CNPS's Rare Plant Inventory (CNPS 2025) and CDFW (2025b). Animal species status is from the CDFW (2025c).

3.0 ENVIRONMENTAL SETTING

3.1 REGIONAL CONTEXT

The project site is located within the boundaries of the North County MHCP, specifically, the Vista Subarea Plan (AMEC 2003). The North County MHCP is a comprehensive, multiple jurisdictional planning program designed to develop an ecosystem preserve in northwestern San Diego County. The North County MHCP is divided into sub-regional plans, with the City of Carlsbad Habitat Management Plan being the only approved and adopted sub-regional plan for the MHCP.

The City does not currently have an approved or draft MHCP Subarea Plan, and because the City is mostly developed, it is not actively pursuing approval of a Subarea Plan, nor is there an implementing agreement for the MHCP. The City's General Plan (City 2011) includes goals and policies to implement the provisions of the MHCP, and it is used as a basis for assessing projects within a regional context. This assessment report acknowledges the MHCP; however, as stated previously, the MHCP is not fully adopted.

3.2 GENERAL LAND USES

A single-family residence was on the project site until it was demolished sometime between 2008 and 2009. Currently, the project site is subject to illegal dumping. Land uses in the surrounding area include residential development in all directions. The property is bordered to the north and south by roads and development, and by residential development to the west and east.

3.3 TOPOGRAPHY AND SOILS

The property is generally characterized by previously graded and disturbed flat land. The flat portions of the property appear to have been disturbed since before 1994, with more recent disturbances occurring in 2019 in association with improvements to the adjacent Sprinter rail track (Google 2025). Elevations range from approximately 440 to 470 feet above mean sea level, sloping generally from east to west on the eastern portion of the property. The topography suggests that the property generally drains to the south. Several large boulders occur in the northern portion of the project site.

One soil type has been mapped in the project site, Diablo clay, 2 to 9 percent slopes (NRCS 2025; Figure 5, *Soils*). Diablo clay is characterized by neutral to mildly alkaline silty clay that is well-draining with slow permeability. Diablo clay is associated with several sensitive and rare plants known to the region. Diablo clay is not listed as hydric.

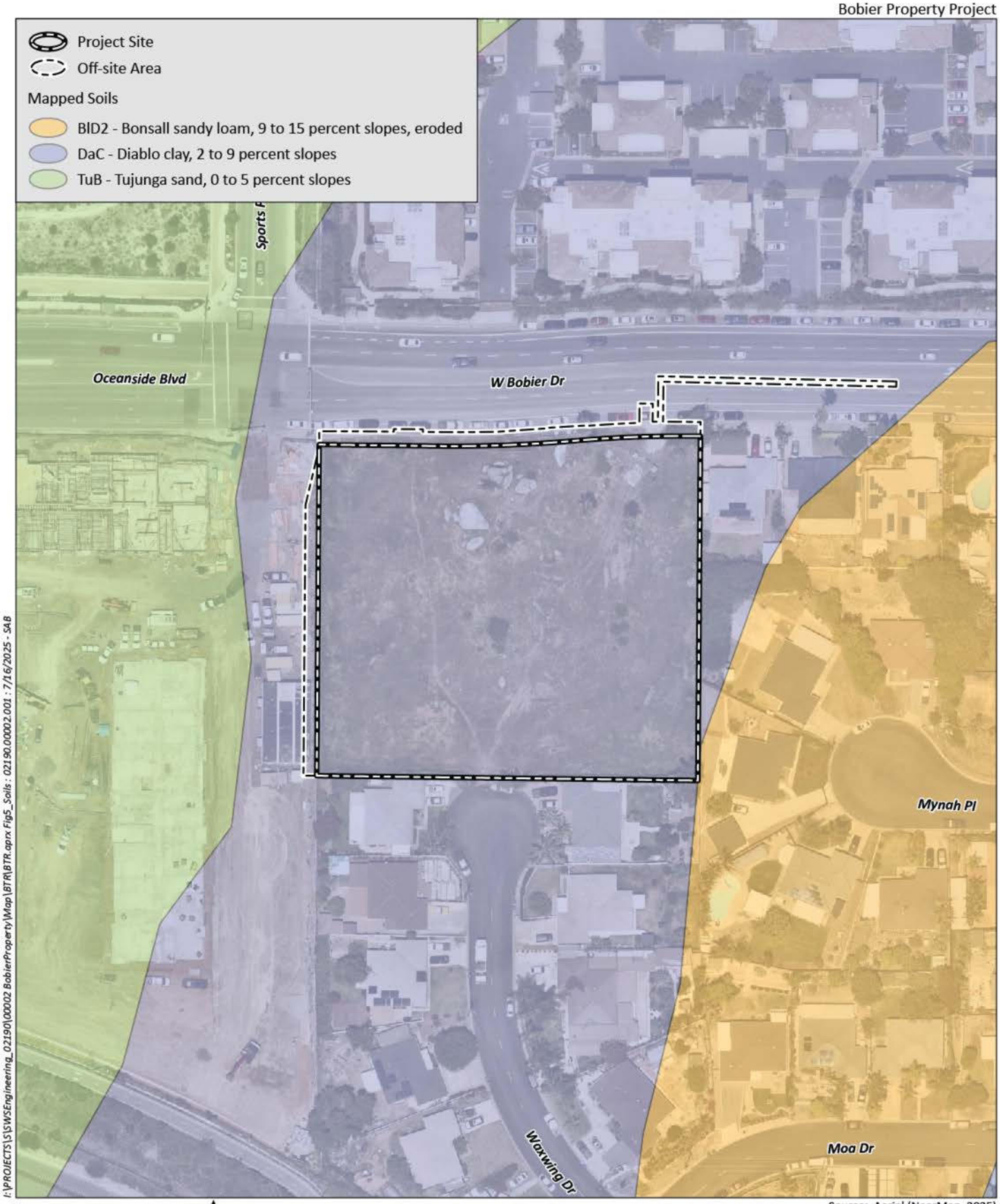
3.4 VEGETATION COMMUNITIES/LAND USE TYPES

Two vegetation communities/land use types occur in the project site (Table 2, *Existing Vegetation Communities/Land Use Types*; Figure 6, *Vegetation and Land Use Type*): disturbed habitat and urban/developed land. The numeric codes in parentheses following each community/land use type name are from the Holland classification system (Holland 1986) as added to by Oberbauer (2008).

Table 2
EXISTING VEGETATION COMMUNITIES/LAND USE TYPES

Vegetation Communities/Land Use Types[1]	Project Site Acres[2]		
	On-Site	Off-Site	Total
Uplands			
Disturbed Habitat (11300)	1.67	0.05	1.72
Urban/Developed Land (12000)	--	0.09	0.09
Uplands Subtotal	***1.67***	***0.14***	***1.81***
TOTAL	**1.67**	**0.14**	**1.81**

[1] Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).
[2] Acreages rounded to the nearest 0.01 acre for uplands; total reflects rounding.



Source: Aerial (NearMap, 2025)

HELIX Environmental Planning

Soils

Figure 5



Source: Aerial (NearMap, 2025)

HELIX Environmental Planning

Vegetation and Land Use Types

Figure 6

Disturbed Habitat (11300)

Disturbed habitat includes land cleared of vegetation (e.g., dirt roads), land containing a preponderance of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance (previously cleared or abandoned landscaping), or land showing signs of past or present animal usage that removes any capability of providing viable habitat. Within the project site, disturbed habitat consists of dirt trails, bare ground, shortpod mustard (*Hirschfeldia incana*), prickly sow thistle (*Sonchus asper*), and non-native grasses. It is found throughout the entirety of the site, totaling 1.72 acres.

Urban/Developed (12000)

Developed land is where permanent structures and/or pavement have been placed, which prevents the growth of vegetation, or where landscaping is clearly tended and maintained. Within the project's off-site area, urban/developed land consists of pavement and covers approximately 0.09 acre.

3.5 FLORA

A total of 45 plant species were identified by HELIX within the project site during surveys conducted to date, of which 39 (87 percent) are non-native species (Appendix A, *Plant Species Observed*).

3.6 FAUNA

A total of 18 animal species were observed or detected within the project site during biological surveys conducted to date, including one invertebrate, two reptiles, 13 birds, and two mammal species (Appendix B, *Animal Species Observed or Detected*).

4.0 SENSITIVE BIOLOGICAL RESOURCES

4.1 SENSITIVE VEGETATION COMMUNITIES/HABITAT TYPES

Sensitive vegetation communities/habitat types are defined as land that supports unique vegetation communities or the habitats of rare or endangered species or subspecies of animals or plants as defined by Section 15380 of the state CEQA Guidelines.

Disturbed habitat and urban/developed land do not meet the definition of sensitive habitat under CEQA. Impacts to these vegetation communities/land use types do not require mitigation.

4.2 SPECIAL-STATUS PLANT SPECIES

Special-status plant species have been afforded special status and/or recognition by the USFWS and/or CDFW and may also be included in the CNPS' Inventory of Rare and Endangered Plants. Their status is often based on one or more of three distributional attributes: geographic range, habitat specificity, and/or population size. A species that exhibits a small or restricted geographic range (such as those endemic to the region) is geographically rare. A species may be more or less abundant but occur only in very specific habitats. Lastly, a species may be widespread but exists naturally in small populations.

4.2.1 Special-Status Plant Species Observed

No special-status plant species were observed on the project site during the 2021 biological survey, the 2025 biological survey, or the rare plant survey.

4.2.2 Special-Status Plant Species with Potential to Occur

Special-status plant species that were not observed but may have the potential to occur in the project site are listed in Appendix C, *Special-Status Plant Species Observed or Evaluated for Potential to Occur*. One special-status plant species was determined to have a high potential to occur on-site based on proximity to USFWS designated critical habitat: thread-leaved brodiaea (*Brodiaea filifolia*). No other special-status plant species were determined to have a moderate or high potential to occur on-site primarily due to the lack of suitable conditions. The site does not support the vegetation associations, soils, or hydrology required by many of the special-status plants known to the region.

Thread-leaved brodiaea (*Brodiaea filifolia*)
Status: FT/SE; CNPS List 1B.1; CA Endemic; County List A; County Multiple Species Conservation Plan (MSCP) Narrow Endemic
Distribution: Interior valley regions of San Diego, Riverside, Orange, and Los Angeles counties
Habitat: Clay soils in vernally moist grasslands and vernal pool periphery are typical locales
Status on-site: A focused survey was conducted during the peak blooming period for this species. The survey was negative, and this species is presumed absent from the project site.

4.3 SPECIAL-STATUS ANIMAL SPECIES

Special-status animal species include those that have been afforded special status and/or recognition by the USFWS and/or CDFW. In general, the principal reason an individual taxon (species or subspecies) is given such recognition is the documented or perceived decline or limitations of its population size or geographical extent and/or distribution, resulting in most cases from habitat loss.

4.3.1 Special-Status Animal Species Observed or Otherwise Detected

No special-status animal species were observed on the project site during the 2021 biological survey or the 2025 biological survey.

4.3.2 Special-Status Animal Species with Potential to Occur

Special-status animal species that were not observed but may have the potential to occur in the project site are listed in Appendix D, *Special-Status Animal Species Observed or Evaluated for Potential to Occur*. One special-status species was determined to have a moderate potential to occur on-site: San Diego tiger (coastal) whiptail (*Aspidoscelis tigris stejnegeri*). No other special-status animal species were determined to have a high potential to occur on-site primarily due to the lack of suitable conditions.

San Diego tiger (coastal) whiptail (*Aspidoscelis tigris stejnegeri*)
Status: --/--; Species of Special Concern; County Group 2
Distribution: Ventura County south, in cismontane California, to south-central Baja California
Habitat: Open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Important habitat components include open, sunny areas, shrub cover with accumulated leaf litter, and an abundance of insects, spiders, or scorpions.
Status on-site: Although this species was not observed during surveys, the project site comprises marginally suitable dry open areas and rocky areas with sandy soils. This species can also be found in disturbed areas.

4.4 JURISDICTIONAL WATERS AND WETLANDS

In the context of this assessment, jurisdictional waters and wetlands include waters of the U.S., including wetlands, regulated by the USACE pursuant to CWA Section 404; waters of the state regulated by the Regional Water Quality Control Board (RWQCB) pursuant to Section 401 of the CWA and State Porter-Cologne; and streambed and riparian habitat regulated by the CDFW pursuant to Sections 1600 et seq. of California Fish and Game (CFG) Code.

No drainage features, potential wetlands, riparian habitat, or other potential aquatic resources were apparent within the property during the February 2021 site visit. No jurisdictional waters or wetlands are present within the project site.

4.5 HABITAT CONNECTIVITY AND WILDLIFE CORRIDORS

Wildlife corridors connect otherwise isolated pieces of habitat and allow the movement or dispersal of plants and animals. Local wildlife corridors allow access to resources such as food, water, and shelter within the framework of their daily routine. Regional corridors provide these functions over a larger scale and link two or more large habitat areas, allowing the dispersal of organisms and the consequent mixing of genes between populations. A corridor is a specific route that is used for the movement and migration of species and may be different from a linkage in that it represents a smaller or narrower avenue for movement. A linkage is an area of land that supports or contributes to the long-term movement of animals and genetic exchange by providing live-in habitat that connects to other habitat areas. Many linkages occur as stepping-stone linkages that are comprised of a fragmented archipelago arrangement of habitat over a linear distance.

Important corridors and linkages have been identified on a local and regional scale throughout the MHCP (AMEC 2003). The planning objectives of most corridors and linkages in western San Diego County include establishing a connection between the northern and southern regional populations of the coastal California gnatcatcher, in addition to facilitating movement and connectivity of habitat for large mammals and riparian bird species.

The project site is not located within an identified corridor, habitat linkage, and does not occur within or adjacent to any lands identified as a Pre-Approved Mitigation Area under the MHCP. Furthermore, the project site is located outside of the coastal zone and any USFWS-designated critical habitat (Figure 7, *Critical Habitat*). The disturbed habitat on the project provides very limited value to local wildlife, and the project site is surrounded by development. Given the roadblocks posed by surrounding development, the site is not expected to serve as a regional wildlife corridor or substantial habitat linkage that would be used by large mammals, riparian birds, or migratory birds.

5.0 REGULATORY FRAMEWORK

Biological resources in the project site are subject to regulatory review by federal, state, and local agencies. Under CEQA, impacts associated with a proposed project or program are assessed with regard to significance criteria determined by the CEQA Lead Agency (in this case, the City of Vista) pursuant to CEQA Guidelines. Biological resources-related laws and regulations that apply include the federal Endangered Species Act (FESA), Migratory Bird Treaty Act (MBTA), CEQA, CFG Code, and Natural Communities Conservation Planning (NCCP) Act.

With respect to the proposed project, the USFWS will be responsible for reviewing issues related to migratory birds pursuant to the MBTA and regional conservation planning in light of the MHCP. The CDFW will be responsible for reviewing issues related to nesting birds and raptors pursuant to CFG Code and regional conservation planning in light of the MHCP.

The City is the lead agency for the CEQA environmental review process in accordance with state law and local ordinances. During CEQA review, the City will be responsible for reviewing project issues pursuant to CEQA Appendix G. The City will also be responsible for reviewing the proposed project with respect to conservation planning, considering the MHCP and consistency with biological elements of the City Municipal Code and General Plan.

5.1 FEDERAL GOVERNMENT

5.1.1 Federal Endangered Species Act

Administered by the USFWS, the FESA provides the legal framework for the listing and protection of species (and their habitats) identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered a 'take' under the FESA. Section 9(a) of the FESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." 'Harm' and 'harass' are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species' behavioral patterns.

The USFWS designates critical habitat for endangered and threatened species. Critical habitat is defined as areas of land that are considered necessary for endangered or threatened species to recover. The goal is to restore healthy populations of listed species within their native habitats, so they can be removed from the list of threatened or endangered species. Once an area is designated as critical habitat pursuant to the FESA, all federal agencies must consult with the USFWS to ensure that any action they authorize, fund, or carry out is not likely to result in the destruction or adverse modification of the critical habitat. No critical habitat for any species occurs within the project site. The nearest critical habitats are for the least Bell's vireo (*Vireo bellii pusillus*), approximately 1.8 miles to the northwest, and thread-leaved brodiaea immediately to the north of the project site and approximately 0.9 mile to the northwest (Figure 7).

5.1.2 Migratory Bird Treaty Act

All migratory bird species that are native to the United States or its territories are protected under the federal MBTA, as amended under the Migratory Bird Treaty Reform Act of 2004 (FR Doc. 05-5127). The

Bobier Property Project



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Critical Habitat

Figure 7

MBTA is generally protective of migratory birds but does not actually stipulate the type of protection required. In common practice, the MBTA is used to place restrictions on disturbance of active bird nests during the nesting season (generally January 15 to September 15). In addition, the USFWS commonly places restrictions on disturbances allowed near active raptor nests.

5.1.3 Clean Water Act and Rivers and Harbors Act

Federal wetland regulation (non-marine issues) is guided by the Rivers and Harbors Act of 1899 and the CWA. The Rivers and Harbors Act deals primarily with discharges into navigable waters, while the purpose of the CWA is to restore and maintain the chemical, physical, and biological integrity of all waters of the U.S. Permitting for projects filling waters of the U.S. is overseen by the USACE under Section 404 of the CWA. Most development projects are permitted using an Individual Permit or Nationwide Permit. CWA Section 404 permits require Water Quality Certification by the RWQCB pursuant to CWA Section 401.

5.2 STATE OF CALIFORNIA

5.2.1 California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (state CEQA Guidelines), which require that projects with potential adverse effects (or impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

5.2.2 California Endangered Species Act

The California Endangered Species Act (CESA) established that it is State policy to conserve, protect, restore, and enhance State endangered species and their habitats. Under State law, plant and animal species may be formally designated rare, threatened, or endangered by official listing by the California Fish and Game Commission. The CESA authorizes that private entities may "take" plant or wildlife species listed as endangered or threatened under the FESA and CESA, pursuant to a federal Incidental Take Permit if the CDFW certifies that the incidental take is consistent with CESA (CFG Code Section 2080.1[a]). For State-only listed species, Section 2081 of the CFG Code authorizes the CDFW to issue an Incidental Take Permit for State listed threatened and endangered species if specific criteria are met.

5.2.3 Native Plant Protection Act

The Native Plant Protection Act (NPPA) enacted a process by which plants are listed as rare or endangered. The NPPA regulates the collection, transport, and commerce of plants that are listed. The CESA follows the NPPA and covers both plants and animals determined to be endangered or threatened with extinction. Plants listed as rare under the NPPA are also designated as rare under the CESA.

5.2.4 California Fish and Game Code

The CFG Code provides specific protection and listing for several types of biological resources. Sections 1600 *et seq*. of the CFG Code require notification and, if required, a Streambed Alteration Agreement for any activity that would alter the flow, change or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake. Typical activities that require

notification include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. Notification is required before any such activities.

The CFG Code provides specific protection and listing for several types of biological resources. Pursuant to CFG Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by CFG Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. These regulations could require that construction activities (particularly vegetation removal or construction near nests) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFW and/or USFWS.

5.2.5 Natural Communities Conservation Planning Act

The Natural Communities Conservation Planning program is a cooperative effort to protect habitats and species. It began under the state's NCCP Act of 1991, legislation broader in its orientation and objectives than the CESA or FESA. These laws are designed to identify and protect individual species that have already declined significantly in number. The NCCP Act of 1991 and the associated Southern California Coastal Sage Scrub NCCP Process Guidelines (1993), Southern California Coastal Sage Scrub NCCP Conservation Guidelines (1993), and NCCP General Process Guidelines (1998) have been superseded by the NCCP Act of 2003.

The primary objective of the NCCP program is to conserve natural communities at the ecosystem level while accommodating compatible land use. The program seeks to anticipate and prevent the controversies and gridlock caused by species' listings by focusing on the long-term stability of wildlife and plant communities and including key interests in the process.

This voluntary program allows the state to enter into planning agreements with landowners, local governments, and other stakeholders to prepare plans that identify the most important areas for a threatened or endangered species, and the areas that may be less important. These NCCP plans may become the basis for a state permit to take threatened and endangered species in exchange for conserving their habitat. The CDFW and USFWS worked to combine the NCCP program with the federal HCP process to provide take permits for state and federal listed species. Under the NCCP, local governments, such as the County, can take the lead in developing these NCCP plans and become the recipients of state and federal take permits. The North County MSCP Subarea Plan has not been adopted.

6.0 ANALYSIS OF PROJECT IMPACTS AND MITIGATION

This section describes potential direct and indirect impacts associated with the implementation of the proposed project, as well as outlining the criteria used for determining the significance of impacts. Direct impacts immediately alter the affected biological resources such that those resources are

eliminated temporarily or permanently. Indirect impacts consist of secondary effects of a project, including drainage and toxins (water quality), lighting, noise, and invasive plant species.

6.1 SPECIAL-STATUS SPECIES

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 CDFW or USFWS?

6.1.1 Impact Analysis

No special-status plant species were identified during biological surveys. One special-status animal species was determined to have moderate potential to occur on the project site: San Diego tiger (coastal) whiptail. The proposed project would not result in direct or indirect impacts to special-status species. Additionally, the project site provides marginal habitat to support foraging raptors and general nesting birds. Direct impacts to these groups could potentially be significant and are discussed further below.

Special-Status Plant Species

Impacts to special-status plant species would be considered significant; however, the project would not result in impacts to special-status plants. A focused survey for thread-leaved brodiaea was conducted in 2025 and was negative, so the species is considered absent from the project site.

Special-Status Animal Species

Impacts to special-status animal species would be considered significant. San Diego tiger (coastal) whiptail is a CDFW special-status animal species that has the potential to occur on and in the immediate vicinity of the project site. However, potential impacts on this species would be limited to the temporary displacement of individuals during project construction. In addition, based on the quality and size of the habitat that could be impacted, the project site is not expected to support locally or regionally significant populations of this sensitive species. Therefore, impacts to the species would be considered less than significant.

Raptor Foraging

Surveys for raptors, potential nests, and other sign were conducted during the general biological survey. In its current state, the project site provides marginal and relatively low-quality foraging opportunities for common raptors that are resident and migratory to the region. The ornamental trees provide suitable perching habitat, and the rest of the property is fairly open for hunting. There is likely the presence of prey items for certain raptor species. Taller, weedy species cover a good portion of the ground and would likely make foraging more difficult. Although the project site provides some function and value for raptor foraging, it has likely not functioned as a local or regional foraging resource of importance for raptors. The fragmented and urbanized nature of the site and surrounding area limits the potential for raptors to occur, given the proximity to existing developments and related disturbances, such as ongoing human activity, noise, and lighting. Other more expansive areas occur in the local area and region that provide foraging habitat. Impacts are expected to be less than significant.

Nesting Birds

The project site contains trees, shrubs, and other vegetation that provide suitable nesting habitat for common birds, including raptors, protected under the MBTA and CFG Code. Significant impacts could occur to nesting birds if suitable nesting habitat is removed during the general bird breeding season (January 15 to September 15).

Implementation of mitigation measure **BIO-1** would ensure compliance with the MBTA and CFG Code, and that impacts on nesting birds are reduced to a less than significant level.

6.1.2 Mitigation Measures

Implementation of mitigation measure **BIO-1**, which proposes avoiding the clearing of vegetation during the bird breeding season, would reduce potential impacts to nesting birds to below a level of significance.

BIO-1 Nesting Bird and Raptor Avoidance. If initial grading and vegetation removal activities (i.e., earthwork, clearing, and grubbing) must occur during the avian breeding season for migratory birds and raptors (January 15 through September 15), a pre-construction nesting bird survey shall be conducted by a qualified biologist. The survey shall consist of searching for nesting birds within the proposed work area and surrounding 100 feet, where feasible, and the final survey shall not be completed more than seven days before the beginning of initial grading and vegetation removal activities. If the surveys conclude there is no active nesting, the work shall resume as planned without further requirements. If the results of the survey identify nesting birds (including raptors), no-work disturbance buffers shall be implemented: 100 feet around non-listed active passerine (perching birds and songbirds) nests, 300 feet around listed passerine nests (e.g., coastal California gnatcatcher), and 300 feet around active raptor nests (e.g., Cooper's hawk). The buffers may be reduced, if appropriate, as directed by a qualified biologist. The reduction in no-work buffers shall be approved by the City before implementation. The buffers shall be respected and maintained until the end of the bird breeding season, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. The results of the pre-construction nesting bird survey shall be reported to the City in a brief memo.

6.1.3 Conclusions

Project implementation could result in significant impacts to nesting birds and raptors with the potential to nest within the project site. Implementation of mitigation measure **BIO-1** would reduce impacts to less than significant.

6.2 SENSITIVE NATURAL COMMUNITIES

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?

6.2.1 Impact Analysis

Impacts to sensitive natural communities would be considered significant; however, the proposed project would not result in impacts to sensitive natural communities.

Project impacts on vegetation communities are depicted on Figure 8, *Vegetation and Land Use Type Impacts*, and summarized below within Table 3, *Vegetation Communities/Land Use Impacts and Mitigation*.

Table 3
VEGETATION COMMUNITIES/LAND USE IMPACTS AND MITIGATION

Vegetation Community/Land Use Type[1]	Acres[2]			Ratio	Mitigation Required (Acres)[2]
	Existing	On-Site Impacts	Off-Site Impacts		
Uplands					
Disturbed Habitat	1.72	1.67	0.05	0	N/A
Urban/Developed Land	0.09	--	0.09	0	N/A
Subtotal	***1.81***	***1.67***	***0.14***	***0***	***N/A***
TOTAL	**1.81**	**1.67**	**0.14**	**0**	**N/A**

[1] Vegetation categories are from Holland (1986) and Oberbauer (2008).
[2] Acreages rounded to the nearest 0.1 acre for uplands and 0.01 acre for wetlands; total reflects rounding.

Impacts would occur to disturbed habitat and urban/developed land. Impacts to these vegetation communities/land use types are not considered significant because they are not considered sensitive and do not require mitigation.

6.2.2 Mitigation Measures

No additional mitigation measures are required.

6.2.3 Conclusions

Project impacts would be less than significant, and no additional mitigation measures are required.

6.3 JURISDICTIONAL WETLANDS AND WATERWAYS

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the federal Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means?

6.3.1 Impact Analysis

No potential jurisdictional features occur on the project site; therefore, there would be no impacts to federally protected wetlands.

6.3.2 Mitigation Measures

As no potentially jurisdictional features occur on the project site, no mitigation would be required.

6.3.3 Conclusions

Project impacts would be less than significant, and no additional mitigation measures are required.

6.4 WILDLIFE MOVEMENT AND NURSERY SITES

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 corridors, or impede the use of native wildlife nursery sites?

6.4.1 Impact Analysis

The project site is surrounded by existing development, and as such, does not by itself function as, and does not contribute to, any wildlife corridors or linkages. As such, the project would not substantially interfere with the movement of any wildlife species or impede the use of nursery sites. Impacts would be less than significant.

6.4.2 Mitigation Measures

No additional mitigation measures are required.

6.4.3 Conclusions

Project implementation would not result in significant impacts on wildlife movement and nursery sites. No impact would occur, and mitigation is not required.

6.5 LOCAL POLICIES AND ORDINANCES

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

6.5.1 Impact Analysis

The project would not conflict with any local policies or ordinances protecting biological resources. Proposed project impacts would be less than significant; no mitigation is required or proposed under this guideline.

6.5.2 Mitigation Measures

No additional mitigation measures are required.

6.5.3 Conclusions

The project would not conflict with any local policies or ordinances protecting biological resources, and impacts would be less than significant.



Source: Aerial (NearMap, 2025)

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Vegetation and Sensitive Resources/Impacts

Figure 8

6.6 ADOPTED CONSERVATION PLANS

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

6.6.1 Impact Analysis

The project site occurs within the boundaries of the North County MHCP, specifically within the boundaries of the Vista Subarea, which does not have an approved or adopted Subarea Plan. The only Subarea Plan that has been approved and adopted within the North County MHCP is the City of Carlsbad MHCP Subarea Plan, also known as the Carlsbad Habitat Management Plan.

Within the North County MHCP, the site is situated in areas identified as Developed/Disturbed Land, outside of areas targeted for conservation, including FPA, Hardline Areas (90 percent to 100% percent Conservation), Softline Areas (Less than 90 percent Conservation), Hardline Preserves, Major Amendment Area, Natural Habitats (Outside of FPA), Core Gnatcatcher Conservation, Biological Core and Linkage Area, and Edge Habitat. No suitable habitat for covered species and other resources targeted for conservation under the North County MHCP occurs on the site. As such, the project is not proposed in any areas targeted for conservation and would not conflict with the provisions of the North County MHCP. No impact would occur.

Therefore, the project does not conflict with any adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan.

6.6.2 Mitigation Measures

No additional mitigation measures are required.

6.6.3 Conclusions

Project implementation does not conflict with any adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, and mitigation is not required.

6.7 CUMULATIVE IMPACTS

A cumulative study area for biological resources was identified based on the local environmental setting and areas that share similar biological resources as those determined to occur on the project site. The cumulative study area generally includes the project site and the area within 1.0 mile of the project site. This study area is considered adequate based on the disturbed and developed nature of the project site and immediate vicinity, and the overall lack of sensitive biological resources.

As addressed above, potential significant impacts were identified at the project level for issues related to raptor foraging and nesting birds. Therefore, the project would contribute to the cumulative impact on these resources, as analyzed further below. However, the project would not contribute to the cumulative impact on other biological resources that include, but are not limited, to special-status species, jurisdictional features, sensitive upland natural communities, wildlife movement and nursery sites, and adopted conservation plans.

If left unmitigated, the project could result in significant impacts to raptor foraging and nesting birds and contribute to the cumulative impact on these resources. Avoidance of nesting birds is a regulatory requirement for any project occurring within the cumulative study area. Nesting birds are protected under federal and state policy, including the MBTA and CFG Code, respectively. In complying with the MBTA and CFG Code, projects are required to restrict impacts on potential nesting habitat to periods when birds are not nesting (i.e., to periods that occur outside of regional breeding seasons). If impacts must occur, projects are required to retain a qualified biologist to complete nesting bird surveys of potential nesting habitat to determine the presence or absence of active bird nests. If active bird nests are determined present, no impacts are allowed, and the project is required to avoid the areas until the nests are determined no longer to be active. These requirements ensure that no project in the cumulative study area results in impacts to nesting birds protected under the MBTA and CFG Code. Mitigation measure **BIO-1** would ensure that the proposed project avoids impacts to these resources. Therefore, with the implementation of **BIO-1** and considering that projects are required to comply with the MBTA and CFG Code, the project's contribution to the cumulative impact would be reduced to less than significant.

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Appendix A

Plant Species Observed

Family	Scientific Name*,†	Common Name	Habitat[1]
Dicots			
Anacardiaceae	*Malosma laurina*	laurel sumac	DH
	*Schinus molle**	Peruvian pepper tree	DH
	*Schinus terebinthifolia**	Brazilian pepper tree	DH
Apiaceae	*Foeniculum vulgare**	fennel	DH
Apocynaceae	*Vinca major**	periwinkle	DH
Asteraceae	*Ambrosia psilostachya*	ragweed	DH
	*Centaurea melitensis**	tocalote	DH
	*Glebionis coronaria**	crown daisy	DH
	*Hedypnois cretica**	crete weed	DH
	Heterotheca grandiflora	telegraph weed	DH
	Isocoma menziesii	goldenbush	DH
	*Lactuca serriola**	prickly lettuce	DH
	Pseudognaphalium californicum	ladies' tobacco	DH
	*Sonchus asper**	spiny sowthistle	DH
Bignoniaceae	*Jacaranda mimosifolia**	jacaranda	DH
Boraginaceae	*Phacelia cicutaria*	caterpillar phacelia	DH
Brassicaceae	*Brassica nigra**	black mustard	DH
	*Hirschfeldia incana**	shortpod mustard	DH
	*Sisymbrium irio**	London rocket	DH
Chenopodiaceae	*Chenopodium murale**	nettle leaf goosefoot	DH
	*Salsola tragus**	Russian thistle	DH
Convolvulaceae	*Convolvulus arvensis**	field bindweed	DH
Geraniaceae	*Erodium cicutarium**	coastal heron's bill	DH
Lythraceae	*Punica granatum**	pomegranate	DH
Malvaceae	*Malva pseudolavatera**	Cretan mallow	DH
Myrtaceae	*Syzygium jambos**	rose apple	DH
Oleaceae	*Fraxinus uhdei**	shamel ash	DH
Oxalidaceae	*Oxalis pes-caprae**	Bermuda buttercup	DH
Rosaceae	*Pyracantha koidzumii**	Formosa firethorn	DH
Pinaceae	*Pinus canariensis**	Canary Island pine	DH
Rutaceae	*Citrus* sp.*	citrus	DH
Scrophulariaceae	*Verbascum thapsus**	woolly mullein	DH
Solanaceae	*Nicotiana glauca**	tree tobacco	DH
	*Solanum elaeagnifolium**	horse nettle	DH
Urticaceae	*Urtica urens**	annual stinging nettle	DH
Monocots			
Arecaceae	*Phoenix canariensis**	Canary Island date palm	DH
	*Washingtonia robusta**	Mexican fan palm	DH
Asphodelaceae	*Aloe striata**	coral aloe	DH
Poaceae	*Avena fatua**	wild oats	DH
	*Bromus diandrus**	ripgut brome	DH
	*Bromus hordeaceus**	soft chess	DH
	*Bromus madritensis ssp. rubens**	red brome	DH
	*Cynodon dactylon**	Bermuda grass	DH
	*Hordeum murinum**	foxtail barley	DH
	*Lolium multiflorum**	Italian rye grass	DH

* Non-native

† Sensitive

1 DH=Disturbed habitat

Appendix B

Animal Species Observed or Detected

Taxon		Scientific Name†	Common Name
Order	**Family**		
INVERTEBRATES			
Hymenoptera	Apidae	*Apis* sp.	honey bee
VERTEBRATES			
Amphibians and Reptiles			
Squamata	Phrynosomatidae	*Sceloporus occidentalis*	western fence lizard
		Uta stansburiana	side-blotched lizard
Birds			
Accipitriformes	Accipitridae	*Buteo jamaicensis*	red-tailed hawk
Columbiformes	Columbidae	*Columba livia*	rock pigeon
		Zenaida macroura	mourning dove
Passeriformes	Aegithalidae	*Psaltriparus minimus*	bushtit
	Corvidae	*Corvus brachyrhynchos*	American crow
	Estrildidae	*Lonchura punctulata*	scaly-breasted munia
	Fringillidae	*Haemorhous mexicanus*	house finch
		Spinus psaltria	lesser goldfinch
	Icteridae	*Icterus cucullatus*	hooded oriole
	Mimidae	*Mimus polyglottos*	northern mockingbird
	Passerellidae	*Melospiza melodia*	song sparrow
	Troglodytidae	*Thryomanes bewickii*	Bewick's wren
	Tyrannidae	*Tyrannus vociferans*	Cassin's kingbird
Mammals			
Lagomorpha	Leporidae	*Sylvilagus audubonii*	desert cottontail
Rodentia	Geomyidae	*Thomomys bottae*	Botta's pocket gopher

† Sensitive

Appendix C

Special-Status Plant Species Observed or Evaluated for Potential to Occur

Scientific Name	Common Name	Status[1]	Habitat, Ecology and Life History	Potential to Occur[2]
Acanthomintha ilicifolia	San Diego thorn-mint	FT/SE CRPR 1B.1 County List A MSCP Covered NE	Annual herb. Typically grows on clay soils within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found in San Diego County. Flowering period: April to June. Elevation: below 30 to 3,150 feet (10 to 960 meters).	**Low**. Although this species has been reported in the project vicinity and the project site is partially comprised of clay soils, the project site lacks suitable chaparral, coastal scrub, native grasslands, or vernal pools to support this species.
Adolphia californica	California adolphia	--/-- CRPR 2B.1 County List B	Perennial shrub. Most often found in coastal scrub but occasionally occurs in peripheral chaparral habitats, particularly hillsides near creeks on clay soils. Found in San Diego County. Flowering period: December to May. Elevation: 30 to 2,430 feet (10 to 740 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Ambrosia pumila	San Diego ambrosia	FE/-- CRPR 1B.1 County List A NE	Perennial herb. Occurs on sandy loam or clay, sometimes alkaline, soils within grasslands, dry drainages, stream floodplain terraces, and vernal pool margins. Also occurs on slopes, disturbed places, and in coastal sage scrub or chaparral. Found in Riverside and San Diego counties. Flowering period: April to October. Elevation: 65 to 1,360 feet (20 to 415 meters).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable drainages, floodplain terraces, or vernal pools to support this species.
Arctostaphylos glandulosa ssp. *crassifolia*	Del Mar manzanita	FE/-- CRPR 1B.1 County List A MSCP Covered	Perennial shrub. Occurs within a relatively open, coastal chaparral and maritime chaparral on sandy soils. At occasional inland sites it occurs in denser mixed chaparral vegetation. Found in San Diego County. Flowering Period: December to June. Elevation: below 1,200 feet (365 meters).	**None.** Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Artemisia palmeri	San Diego sagewort	--/-- CRPR 4.2 County List D	Perennial herb. Typically found along stream courses, often beneath riparian woodland, on sandy and mesic soils. May occur in coast live oak woodland, coastal sage scrub, and southern mixed chaparral. Found in San Diego County. Flowering period: June to October. Elevation: 50 to 3,000 feet (15 to 915 meters).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable stream courses or riparian habitat to support this species.

Scientific Name	Common Name	Status[1]	Habitat, Ecology and Life History	Potential to Occur[2]
Atriplex pacifica	South coast saltscale	--/-- CRPR 1B.2 County List A	Annual herb. Found coastally on dunes and within playas in alkali sinks, sage scrub, and wetland and riparian habitats. Found along the coastal regions from Santa Barbara County south to San Diego County, western portions of San Bernardino and Riverside counties, and the Channel Islands. Flowering period: March to October. Elevation: below 460 feet (140 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable dunes and playas, sage scrub, or riparian habitats to support this species.
Brodiaea filifolia	thread-leaved brodiaea	FT/SE CRPR 1B.1 County List A MSCP Covered NE	Perennial herb. Often associated with vernal pools. Also occurs within playas, grasslands, coastal scrub, openings in chaparral, and cismontane woodland; often on clay soils. Found in Los Angeles, Orange, San Bernardino, Riverside, and San Diego counties. Flowering period: March to June. Elevation: 80 to 3,675 feet (25 to 1,120 meters).	**Presumed Absent**. A rare plant survey targeting this species was conducted by HELIX in 2025 and this species was absent from the project site.
Ceanothus verrucosus	Wart-stemmed ceanothus	--/-- CRPR 2B.2 County List B MSCP Covered	Perennial shrub. Found on rocky slopes within chaparral, particularly southern maritime chaparral. Found in Riverside and San Diego counties. Flowering period: December to May. Elevation: below 1,245 feet (380 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Comarostaphylis diversifolia ssp. *diversifolia*	Summer holly	--/-- CRPR 1B.2 County List A	Perennial shrub. Occurs in chaparral and cismontane woodland. Found in Santa Barbara, Orange, Riverside, and San Diego counties. Flowering period: April to June. Elevation: 95 to 2,590 feet (30 to 790 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Corethrogyne filaginifolia var. *linifolia*	Del Mar Mesa sand aster	--/-- CRPR 1B.1 MSCP Covered	Perennial herb. Found on sandy soils and disturbed areas within southern maritime chaparral, coastal sage scrub, and coastal bluffs. Found in San Diego County. Flowering Period: May to September. Elevation: 45 to 490 feet (15 to 150 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable southern maritime chaparral, coastal sage scrub, or coastal bluff habitat to support this species.

Scientific Name	Common Name	Status[1]	Habitat, Ecology and Life History	Potential to Occur[2]
Dichondra occidentalis	Western dichondra	--/-- CRPR 4.2 County List D	Perennial herb. Found among rocks and shrubs within grasslands, coastal sage scrub, chaparral, and oak woodlands. Often proliferates on recently burned slopes. Found along the coastal regions from San Luis Obispo County south to San Diego County. Flowering period: March to July. Elevation: 165 to 1,640 feet (50 to 500 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable grassland, coastal sage scrub, chaparral, or oak woodlands to support this species.
Eryngium aristulatum var. *parishii*	San Diego button celery	FE/SE CRPR 1B.1 County List A MSCP Covered	Annual or perennial herb. Grows in vernal pools and other mesic areas, such as marshes. Found in Los Angeles, Orange, Riverside, and San Diego counties. Flowering period: April to June. Elevation: 65 to 2,035 feet (20 to 620 meters).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable vernal pools or other mesic areas to support this species.
Euphorbia misera	Cliff spurge	--/-- CRPR 2B.2 County List B	Perennial shrub. Found in rocky areas of coastal bluffs, coastal sage scrub, and Mojave desert scrub. Found in Riverside, Orange, and San Diego counties and the Channel Islands. Flowering period: December to August. Elevation: 30 to 1,640 feet (10 to 500 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable rocky areas to support this species.
Ferocactus viridescens	San Diego barrel cactus	--/-- CRPR 2B.1 County List B MSCP Covered	Perennial (stem succulent) shrub. Grows in sandy to rocky areas within chaparral, valley grassland and coastal sage scrub communities. Found in San Diego County. Flowering period: May to June. Elevation: 5 to 492 feet (3 to 450 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable chaparral, valley grassland, or coastal sage scrub habitats to support this species.
Harpagonella palmeri	Palmer's grapplinghook	--/-- CRPR 4.2 County List D	Annual herb. Grows on clay soils within openings of grasslands, coastal sage scrub, and chaparral. Found in Los Angeles, Orange, San Diego, and Riverside counties. Flowering Period: March to May. Elevation: 65 to 3,135 feet (20 to 955 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable native grasslands, coastal sage scrub, or chaparral habitats to support this species.
Hazardia orcuttii	Orcutt's hazardia	--/ST CRPR 1B.1 County List A	Perennial shrub. Often grows on clay soils within coastal sage scrub and southern maritime chaparral. Found in San Diego County. Flowering period: August to October. Elevation: 260 to 280 feet (80 to 85 meters).	**Low**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.

Scientific Name	Common Name	Status[1]	Habitat, Ecology and Life History	Potential to Occur[2]
Isocoma menziesii var. *decumbens*	Decumbent goldenbush	--/-- CRPR 1B.2 County List A	Perennial shrub. Occurs in sandy soil and disturbed areas on the inland side of dunes, hillsides, and arroyos within coastal sage scrub and chaparral. Found along the coast of southern California, Peninsular Ranges, and Channel Islands. Flowering period: July to November. Elevation: below 656 feet (200 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Iva hayesiana	San Diego marsh-elder	--/-- CRPR 2B.2 County List B	Perennial herb. Found in alkaline flats, depressions, and streambanks within wetland habitats in San Diego County. Flowering period: April to October. Elevation: 30 to 1,640 feet (10 to 500 meters).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable alkaline flats, depressions, or streambanks to support this species.
Juncus acutus ssp. *leopoldii*	Southwestern spiny rush	--/-- CRPR 4.2 County List D	Perennial herb. Found along the coastal regions from San Luis Obispo County south to San Diego County. Flowering period: May to June. Elevation: below 984 feet (300 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous species would have been apparent at the time of the 2025 rare plant survey.
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	--/-- CRPR 4.3 County List A	Annual herb. Grows in openings of sage scrub and chaparral at the coastal and foothill elevations throughout California. Typically observed in relatively dry, exposed locales rather than beneath a shrub canopy. Also, found in disturbed areas. Flowering period: March to June. Elevation: below 9,186 feet (2,800 meters).	**Low**. Although this species has been reported in the project vicinity and the project site comprises disturbed habitat, the project site only supports marginally suitable dry, exposed land to support this species.
Navarretia fossalis	Spreading navarretia	FT/-- CRPR 1B.1 County List A	Annual herb. Occurs in vernal pools, vernal swales, roadside depressions, playas, marshes and swamps, and chenopod scrub. Population size is strongly correlated with rainfall. Depth of pool appears to be a significant factor as this species is rarely found in shallow pools. Found in the Mojave Desert, desert mountains, Channel Islands, and the Transverse and Peninsular Ranges. Flowering period: April to June. Elevation: 98 to 4,265 feet (30 to 1,300 meters).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable vernal pools or other wet habitats to support this species.

Scientific Name	Common Name	Status[1]	Habitat, Ecology and Life History	Potential to Occur[2]
Quercus dumosa	Nuttall's scrub oak	--/-- CRPR 1B.1 County List A	Perennial shrub. Occurs on sandy or clay loam soils near the coast within coastal scrub, chaparral, cismontane woodland, and riparian woodland. Found along the coast, San Jacinto Mountains, and Peninsular Ranges of southern California. Flowering period: March to May. Elevation: below 1,310 feet (400 meters).	**None**. Although this species has been reported in the project vicinity, this conspicuous shrub would have been apparent at the time of the general biological survey and rare plant survey.
Selaginella cinerascens	Ashy spike-moss	--/-- CRPR 4.1 County List D	Perennial herb. Grows in sunny spots or under shrubs within coastal sage scrub and chaparral. Often associated with "red clay" soils. Found in coastal regions from southern Los Angeles County south to San Diego County. Flowering period: none. Elevation: below 1,804 feet (550 meters).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable scrub or chaparral habitat to support this species.

[1] Listing codes as follows: F = Federal; S = State of California; E = Endangered; T = Threatened; C = Candidate for listing; R = Rare.

CRPR = California Native Plant Society California Rare Plant Rank: 1A – presumed extirpated in California and either rare or extinct elsewhere; 1B – rare, threatened, or endangered in California and elsewhere; 2A – presumed extirpated in California, but more common elsewhere; 2B – rare, threatened, or endangered in California, but more common elsewhere; 3 – plants for which more information needed (review list); 4 – watch list for species of limited distribution. Extension codes: .1 – seriously endangered; .2 – moderately endangered; .3 – not very endangered.

County of San Diego Sensitivity Status: Plant species are divided into Lists A through D on the County Rare Plant List. **Lists A and B** Plants include those that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met. **Lists C and D** Plants include those species that are becoming less common but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

[2] Potential to Occur is assessed as follows – **None:** There are no recent or historical records of the species occurring on or in the immediate vicinity (within 2 miles) of the study area and the diagnostic habitats and soils associated with the species do not occur on or in the immediate vicinity of the study area; **Low:** Suitable habitat is present in the study area and a recent or historical record of the species occurs in the immediate vicinity (within 2 miles), but existing conditions such as elevation, soils, density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, and/or isolation reduce the possibility that the species may occur; **Moderate:** The diagnostic habitats associated with the species occur on or in the immediate vicinity of the study area but there is not a recorded occurrence of the species within the immediate vicinity, or recorded occurrences are limited to historical records. Some species that have extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity; **High:** Suitable habitat occurs in the study area and the species has been recorded recently on or in the immediate vicinity but the species was not observed during project surveys; **Presumed Absent:** Species would be visible all year and would have been observed if present; **Present:** The species was observed within the study area during biological surveys for the project.

Appendix D

Special-Status Animal Species Observed or Evaluated for Potential to Occur

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
INVERTEBRATES				
Bombus crotchii	Crotch's Bumble Bee	--/SCE	Found throughout southwestern California from the Central Valley south to the U.S./Mexico border. Inhabits open grasslands and scrub habitats. Primarily nests underground and forages on a wide variety of flowers, but a short tongue renders it best suited to open flowers with short corollas. Most commonly observed on flowering species in the Fabaceae, Asteraceae, and Lamiaceae families. Occurrence has also been linked to habitats containing *Asclepias, Chaenactis, Lupinus, Medicago, Phacelia,* and *Salvia* genera.	**Low.** Although this species has been reported in the vicinity of the project site, the project site regularly mowed which eliminates any nectar resources to support this species.
Branchinecta sandiegonensis	San Diego Fairy Shrimp	FE/-- County Group 1	Restricted to vernal pools and other ephemeral basins in southern California from coastal Orange County to San Diego County. Found in seasonally astatic pools which occur in tectonic swales or earth slump basins and other areas of shallow, standing water often in patches of grassland and agriculture interspersed in coastal sage scrub and chaparral.	**None.** Although this species has been reported in the project vicinity, the project site lacks basins that can hold water required by this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Danaus plexippus	Monarch	FPT/-- County Group 2	Two migratory populations occur in North America to the east and west of the Rocky Mountains. The population west of the Rocky Mountains migrates to and overwinters along the coast of central and southern California. Inhabits a wide variety of open habitats including fields, meadows, marshes, and roadsides and roosts on wind-protected tree groves (such as eucalyptus [*Eucalyptus* spp.], Monterey pine [*Pinus radiata*], and cypress [*Hesperocyparis* sp.]), with nectar and water sources nearby. Breeds in areas that have a suitable abundance of the species' larval host plant, milkweed (*Asclepias* sp.).	**Low.** Although this species has been reported in the project vicinity, the project site regularly mowed which eliminates any nectar resources to support this species.
VERTEBRATES				
Reptiles				
Anniella stebbinsi	San Diegan Legless Lizard	--/-- SSC County Group 2	Found throughout southern California from the Transverse Ranges south to the U.S./Mexico border. Occurs in sparsely vegetated areas with moist, warm, loose soil with plant cover; moisture is essential. Common in several habitats but especially in beach dunes, coastal scrub, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces. Found primarily in areas with sandy or loose organic soils or where there is plenty of leaf litter. Sometimes found in suburban gardens.	**Low**. Although this species has been reported in the project vicinity and the project site partially comprises sandy soils, the project site lacks suitable dunes, scrub, woodlands, or washes to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Aspidoscelis hyperythra beldingi	Belding's Orange-throated Whiptail	--/-- WL County Group 2	Found within the southwestern portion of California in southern San Bernardino, western Riverside, Orange, and San Diego counties on the western slopes of the Peninsular Ranges at elevations below 3,500 feet. Suitable habitat includes coastal sage scrub, chaparral, juniper woodland, oak woodland, and grasslands along with alluvial fan scrub and riparian areas. Occurrence of the species is correlated with the presence of perennial plants which provide a food base for its major food source, termites.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable scrub, chaparral, woodland, or alluvial fan habitats to support this species.
Aspidoscelis tigris stejnegeri	San Diego Tiger (Coastal) Whiptail	--/-- SSC County Group 2	Occurs along the coastal region of southern California from San Luis Obispo south to San Diego County. Inhabits a wide variety of habitats, primarily in hot and dry open areas with sparse vegetation, from sea level up to 4,900 feet. Suitable habitat includes coastal sage scrub, chaparral, riparian areas, woodlands, and rocky areas with sandy or gravelly substrates.	**Moderate**. This species has been reported in the project vicinity, and the project site comprises marginally suitable dry open areas and rocky areas with sandy soils.
Thamnophis hammondii	Two-striped Garter Snake	--/-- SSC County Group 1	Found in California from Monterey County south along the coast to San Diego County at elevations below 7,000 feet. Commonly inhabits perennial and intermittent streams with rocky beds bordered by riparian habitats dominated by willows (*Salix* spp.) and other dense vegetation. Has also been found in stock ponds, and other artificially created aquatic habitats, if bordered by dense vegetation and potential prey, such as amphibians and fish, are present.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable streams and riparian habitats to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Birds				
Agelaius tricolor	Tricolored Blackbird	--/ST BCC, SSC County Group 1	Highly colonial, nomadic species occurring as a year-round resident of California from Sonoma County to San Diego County. Common locally in the Central Valley and sporadically throughout the state. Breeds in dense colonies. Breeding habitat typically characterized by emergent freshwater marsh dominated by tall, dense cattails (*Typha* spp.) and bulrush (*Schoenoplectus* spp.; *Scirpus* ssp.), though also utilizes willow (*Salix* spp.), blackberries (*Rubus* spp.), thistles (*Cirsium* and *Centaurea* spp.), nettles (*Urtica* sp.), and agricultural crops. Forages in grasslands and cropland habitats adjacent to breeding areas.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable freshwater marsh habitat to support this species.
Astur (formerly *Accipiter*) *cooperii*	Cooper's Hawk	--/-- WL County Group 1	In California, breeds from Siskiyou County south to San Diego County and eastwards to Owens Valley at elevations below 9,000 feet. Inhabits forests, riparian areas, and, more recently, suburban and urban areas. Nests within dense woodlands and forests and isolated trees in open areas.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable nesting trees for this species. However, this species may hunt on the project site.
Athene cunicularia hypugaea	Western Burrowing Owl	--/SC BCC, SSC County Group 1 County NE	In California, found from central California east to the Mojave Desert and south to coastal San Diego County. Primarily a grassland species that prefers areas with level to gentle topography and well-drained soils. Also occupies agricultural areas, vacant lots, and pastures. Requires underground burrows for nesting and roosting that are typically dug by other species such as the California ground squirrel (*Otospermophilus beecheyi*). Will also utilize natural rock cavities, debris piles, culverts, and pipes for nesting and roosting.	**Low**. Although this species has been reported in the project vicinity, the project site lacks burrows and/or colonies of California ground squirrel, which is required by this species. A portion of the project site comprises suitable sandy soils, but without burrows this species is unlikely to occur on the project site.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Buteo lineatus	Red-shouldered Hawk	--/-- County Group 1	Year-round resident in California, occurs to the west of the Sierra Nevada, occupying mature oak and riparian woodlands, eucalyptus groves, and suburban areas near forested areas. Nests in trees, both native and non-native, often located near a water source such as a stream or pond.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable mature tree groves to support this species. However, this species may hunt on the project site.
Buteo swainsoni	Swainson's Hawk	--/ST County Group 1	Uncommon breeding resident and migrant within California. Migrates from breeding grounds in North America to wintering areas in South America and forages in flocks, sometimes numbering up into the thousands. In California, breeds locally in the Central Valley and Great Basin regions within Shasta Valley, Owens Valley, and the Mojave Desert. Inhabits open grasslands and shrub habitats as well as canyons, foothills, and smaller interior valleys in otherwise mountainous regions. Increasingly becoming more dependent on agriculture, especially alfalfa crops. Nests in stands with few trees, often on the edge of riparian habitats, though also uses lone trees in agricultural fields and pastures, and along roadsides with suitable foraging habitat nearby.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable grasslands or shrub habitats to support foraging for this species. Nearby reports of this species are historical (greater than 50 years old).

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Campylorhynchus brunneicapillus sandiegensis	Coastal Cactus Wren	--/-- BCC, SSC (San Diego and Orange counties) County Group 1 County NE	One of seven subspecies occurring restricted to southern California from southern Orange County and San Diego County. Occupies native scrub vegetation with thickets of mature cacti consisting of cholla (*Cylindropuntia* spp.) or prickly-pear cactus (*Opuntia littoralis*). Cacti must be tall enough to support and protect the bird's nest (typically three feet or more in height). Surrounding vegetation usually consists of coastal sage scrub habitat with shrubs normally below the level of nest placement.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable stands of mature cacti to support this species.
Circus cyaneus	Northern Harrier	--/-- SSC County Group 1	Occurs as a year-round resident in California, breeding throughout most of the state at elevations below 9,000 feet, though generally absent from the eastern desert regions. Breeding populations in southern California occurring from Ventura County to San Diego County are highly fragmented with many local populations extirpated, mostly likely a result of habitat loss and degradation. Inhabits open areas including wetlands, marshes, marshy meadows, grasslands, riparian woodlands, desert scrub, and pastures and agricultural areas. Nests on the ground in wetlands and uplands within patches of dense, often tall, vegetation in undisturbed areas.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable wetlands or dense vegetation in undisturbed areas to support nesting for this species. However, this species may hunt on the project site.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Coccyzus americanus occidentalis	Western Yellow-billed Cuckoo	FT/SE BCC County Group 1 County NE	Uncommon summer resident of California. Current breeding range is restricted to isolated sites in Sacramento, Amargosa, Kern, Santa Ana, and Colorado River valleys. Riparian obligates that nest in riparian woodlands with native broadleaf trees and shrubs, such as cottonwoods (*Populus* spp.) and willows (*Salix* spp.), at least 50 acres or more in size within arid to semiarid landscapes. Typically found in patches of riparian habitat greater than 200 acres.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable riparian habitats to support this species.
Empidonax traillii extimus	Southwestern Willow Flycatcher	FE/SE County Group 1 County NE	In California, breeds from the central portion of the state in Owens Valley (Inyo County) south to San Diego County. Restricted in San Diego County to two modest colonies at the San Luis Rey River and Santa Margarita River, with a few scattered pairs. Riparian obligates that breed in relatively dense riparian habitats along rivers, streams, or other wetlands where surface water is present, or soils are very saturated. Breeding habitat can consist of monotypic stands of willows (*Salix* spp.), a mixture of native broadleaf trees and shrubs, monotypic stands of exotics such as tamarisk (*Tamarix* spp.) or Russian olive (*Elaeagnus angustifolia*), or a mixture of native broadleaf trees and shrubs with exotics.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable riparian habitats to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Falco mexicanus	Prairie Falcon	--/-- BCC, WL County Group 1	Uncommon permanent resident and migrant of California ranging from the Sierra Nevada southwest along the inner coastal mountains and east to the southeastern deserts but absent from northern coastal fog belt. Primary habitats include grasslands, savannahs, alpine meadows, some agricultural fields during the winter season, and desert scrub areas where suitable cliffs or bluffs are present for nest sites. Requires sheltered cliff ledges for cover and nesting that may range in height from low rock outcrops of 30 feet to cliffs up to and higher than 400 feet.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable open areas with cliffs or bluffs for this species to nest.
Laterallus jamaicensis coturniculus	California Black Rail	--/ST BCC, FP County Group 2	In California, breeds in the Sacramento-San Joaquin River Delta, San Francisco Bay area, Bolinas Lagoon and Tomales Bay in Marin County, Morro Bay in San Luis Obispo County, White Slough in San Joaquin County, the Salton Sea in Imperial County, and the Lower Colorado River Valley. Inhabits salt and freshwater marshes and wet meadows. Associated with pickleweed (*Salicornia* ssp.), bulrush (*Scirpus* spp.), alkali heath (*Frankenia salina*), and cordgrass (*Spartina* ssp.). Requires dense cover of upland vegetation in tidal areas for protection when rails must leave marsh habitats during high tide events.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable saltwater or freshwater marshes to support this species. Furthermore, this species is considered extirpated from San Diego County.
Passerculus sandwichensis beldingi	Belding's Savannah Sparrow	--/SE BCC County Group 1 County NE	Year-round resident of coastal salt marshes within southern California from Santa Barbara County south to San Diego County. Particularly associated with salt marsh habitat dominated by dense pickleweed (*Salicornia* ssp.) within which most nests are found.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable coastal salt marsh habitat to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Polioptila californica californica	Coastal California Gnatcatcher	FT/-- SSC County Group 1	Year-round resident of California occurring from Ventura County south to San Diego County, and east to the western portions of San Bernardino and Riverside counties. Typically occurs in arid, open sage scrub habitats on gently sloped hillsides to relatively flat areas at elevations below 3,000 feet. Composition of sage scrub in which gnatcatchers are found varies though California sagebrush (*Artemisia californica*) present as dominant or co-dominant species. Mostly absent from areas dominated by black sage (*Salvia mellifera*), white sage (*Salvia apiana*), or lemonade berry (*Rhus integrifolia*), though may occur more regularly in inland regions dominated by black sage.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable sage scrub habitat to support this species.
Rallus obsoletus levipes	Light-footed Ridgway's Rail	FE/SE FP County Group 1 County NE	One of six recognized subspecies occurring as a resident in coastal salt marshes and lagoons from Santa Barbara County south to Baja California. The species is found primarily in tall, dense cordgrass and occasionally pickleweed (*Salicornia* ssp.) in the low marsh zone. Also found in freshwater marshes in winter.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable marsh habitat to support this species.
Riparia riparia	Bank Swallow	--/ST County Group 1	In California, occurs as a locally common to uncommon breeding resident in northern and central California. Extirpated from historical breeding sites in southern California. Breeds in lowland areas along the coast, rivers, streams, lakes, reservoirs, and wetlands. Nesting colony sites occur on vertical banks, bluffs, or cliffs in alluvial, friable soils suitable for burrowing.	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable waterways and banks, cliffs, or bluffs to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Vireo bellii pusillus	Least Bell's Vireo	FE/SE BCC County Group 1 County NE	In California, breeds along the coast and western edge of the Mojave Desert from Santa Barbara County south to San Diego County, and east to Inyo, San Bernardino, and Riverside counties. Breeding habitat consists of early to mid-successional riparian habitat, often where flowing water is present, but also found in dry watercourses within the desert. A structurally diverse canopy and dense shrub cover is required for nesting and foraging. Dominant species within breeding habitat includes cottonwood (*Populus* spp.) and willows (*Salix* spp.) with mule fat (*Baccharis salicifolia*), oaks (*Quercus* ssp.), and sycamore (*Platanus racemosa*), and mesquite (*Prosopis* spp.) and arrowweed (*Pluchea sericea*) within desert habitats. Can be tolerant of the presence of non-native species such as tamarisk (*Tamarix* spp.).	**None**. Although this species has been reported in the project vicinity, the project site lacks suitable riparian habitats to support this species.
Mammals				
Dipodomys stephensi	Stephens' Kangaroo Rat	FT/ST County Group 1	Occurs in southern California within the San Jacinto Valley, western Riverside County, and southwestern San Bernardino County, and northwestern San Diego County at elevations between 180 to 4,100 feet. Inhabits native to open grasslands and sparse coastal sage scrub (less than 30 percent cover) on relatively flat or gently sloping ground with loose, friable, well-drained soil. Dominant species include native and non-native herbaceous species such as filaree (*Erodium* spp.), non-native grasses (*Bromus* ssp.), California sagebrush (*Artemesia californica*), and California buckwheat (*Eriogonum fasciculatum*).	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable open grassland or sparse sage scrub habitat to support this species. While the project site does support filaree species that this species prefers, the site primarily comprises dense, non-native forbs that would most likely exclude this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Myotis yumanensis	Yuma Myotis	--/-- County Group 2	Widespread in California but uncommon in the Mojave and Colorado deserts, except in the mountain ranges bordering Colorado River Valley. Found in a variety of habitats including juniper and riparian woodlands, riparian forests, and desert regions where bodies of water (i.e., rivers, streams, ponds, lakes, etc.) are present. Closely associated with water which it uses for foraging and sources of drinking water. Roosts in caves, attics, buildings, and mines, and underneath bridges and other similar structures.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable bodies of water to support foraging for this species.
Neotoma bryanti intermedia	San Diego Bryant's (formerly Desert) Woodrat	--/-- SSC County Group 2	Occurs along the coastal regions of California from San Luis Obispo County south to San Diego County, and in the western portions of San Bernardino and Riverside counties. Inhabits a variety of shrub and desert habitats such as coastal sagebrush scrub, chaparral, piñon-juniper woodland, and Joshua tree woodland among others. Often associated with rock outcroppings, boulders, cacti patches, and areas with dense understories. Construct dens used for shelter, food storage, and nesting around rock outcroppings and cacti using various materials such as twigs, sticks, and other debris.	**Low**. Although this species has been reported in the project vicinity, the project site lacks suitable dense shrub habitat to support this species.

Scientific Name	Common Name[1]	Status	Habitat Associations	Potential to Occur[2]
Perognathus longimembris pacificus	Pacific Pocket Mouse	FE/-- SSC County Group 1 County NE	Historically occurred in coastal southern California from Los Angeles County south to San Diego County. Current distribution is within one mile of the coast with three known populations still present: Dana Point Headlands (Orange County), San Mateo Creek (northern San Diego County), and Camp Pendleton (northern San Diego County). Occurs on fine-grained, sandy, or gravelly substrates in coastal strand, coastal dunes, river alluvium, and coastal sage scrub growing on marine terraces.	**Not Expected**. Although this species has been reported in the project vicinity, the project site lacks suitable coastal strand, dunes, alluvium, or marine terraces where this species is found.

[1] Listing codes are as follows: FE = Federally Endangered; FT = Federally Threatened; FPE = Federally Proposed Endangered; FPT = Federally Proposed Threatened; FC = Federal Candidate species; FD = Federally Delisted; SE = State of California Endangered; ST = State of California Threatened; SC = State of California Candidate for listing as endangered or threatened; SD = State of California Delisted; U.S. Fish and Wildlife Service (USFWS) BCC = Birds of Conservation Concern; California Department of Fish and Wildlife (CDFW) FP = State of California Fully Protected; CDFW SSC = State of California Species of Special Concern; CDFW WL = State of California Wait-Listed.

County of San Diego (County) Sensitivity Status: Animals are divided into Groups 1 and 2 on the Sensitive Animal List. **Group 1** Animals include those that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met. **Group 2** Animals include those species that are becoming less common but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

[2] Potential to Occur is assessed as follows – **None**: The project site is located outside of the species known range and distribution, the species is so limited to a particular habitat that it cannot disperse on its own, and/or habitat suitable for species establishment and survival does not occur in the project site; **Not Expected**: There are no recent or historical records of the species occurring on or in the immediate vicinity (within five miles) of the project site and the suitable habitats associated with the species do not occur on or adjacent to the project site. The species moves freely and might disperse through or across the project site, but suitable habitats for residence or breeding do not occur; **Low**: There is a recent or historical record of the species on or in the immediate vicinity of the project site (within five miles) and potentially suitable habitats associated with the species occur in or adjacent to the project site, but existing conditions such as elevation, species composition, density of cover, prevalence of non-native species, evidence of disturbance, limited habitat area, and/or isolation may substantially reduce the possibility that the species may occur; **Moderate:** Suitable habitats associated with the species occur on or adjacent to the project site but there is not a documented occurrence of the species within the immediate vicinity (within five miles), or recorded occurrences are limited to historical records. Some species that contain extremely limited distributions may be considered moderate, even if there is a recorded occurrence in the immediate vicinity; **High**: Suitable habitats associated with the species occur in the project site and the species has been recently recorded on or in the immediate vicinity (within three miles) of the project site, but was not observed during project surveys; **Present**: The species was observed in or adjacent to the project site during biological surveys or during a previous survey and is assumed to occupy the project site.

Appendix E

Explanation of Status Codes for Plant and Animal Species

FEDERAL AND STATE CODES

U.S. Fish and Wildlife Service (USFWS)

BCC Bird of Conservation Concern
FE Federally listed endangered
FT Federally listed threatened

USFWS Birds of Conservation Concern (BCC)

The primary legal authority for Birds of Conservation Concern (2008) is the Fish and Wildlife Conservation Act of 1980 (FWCA), as amended. Other authorities include the Endangered Species Act, Fish and Wildlife Act (1956), and 16 USC §701. An FWCA 1988 amendment (Public Law 100-653, Title VIII) requires the Secretary of the Interior through the USFWS to "identify species, subspecies, and populations of all migratory non-game birds that, without additional conservation actions, are likely to become candidates for listing under the Endangered Species Act of 1973." The 2008 BCC report is the most recent effort by the USFWS to carry out this proactive conservation mandate.

The BCC report aims to identify accurately the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent the USFWS' highest conservation priorities and draw attention to species in need of conservation action. The USFWS hopes that by focusing attention on these highest-priority species, the report will promote greater study and protection of the habitats and ecological communities upon which these species depend, thereby ensuring the future of healthy avian populations and communities. Birds of Conservation Concern 2008 lists are available at: https://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php.

USFWS Federal Candidate (FC) Species

Federal candidate species are those for which the USFWS has on file "sufficient information on biological vulnerability and threats to support a proposal to list as endangered or threatened, but for which preparation and publication of a proposal is precluded by higher-priority listing actions. [The USFWS] maintain[s] this list for a variety of reasons: to notify the public that these species are facing threats to their survival; to provide advance knowledge of potential listings that could affect decisions of environmental planners and developers; to provide information that may stimulate conservation efforts that will remove or reduce threats to these species; to solicit input from interested parties to help us identify those candidate species that may not require protection under the [Endangered Species Act] or additional species that may require the Act's protections; and to solicit the necessary information for setting priorities for preparing listing proposals" (Federal Register 70:90 [May 11, 2005]).

USFWS Federal Proposed Endangered (FPE) Species

Any species the Service has determined is in danger of extinction throughout all or a significant portion of its range, and the Service has proposed a draft rule to list as endangered. Proposed endangered species are not protected by the take prohibitions of section 9 of the ESA until the rule to list is finalized. Under section 7(a)(4) of the ESA, federal agencies must confer with the Service if their action will jeopardize the continued existence of a proposed species.

USFWS Federal Proposed Threatened (FPT) Species

Any species the Service has determined is likely to become endangered within the foreseeable future throughout all or a significant portion of its range, and the Service has proposed a draft rule to list as threatened. Proposed threatened species are not protected by the take prohibitions of section 9, consistent with any protective regulations finalized under section 4(d) of the ESA, until the rule to list is finalized. Under section 7(a)(4) of the ESA, federal agencies must confer with the Service if their action will jeopardize the continued existence of a proposed species.

USFWS Bald and Golden Eagle Protection Act (BGEPA)

In 1782, Continental Congress adopted the bald eagle as a national symbol. During the next one and a half centuries, the bald eagle was heavily hunted by sportsmen, taxidermists, fishermen, and farmers. To prevent the species from becoming extinct, Congress passed the Bald Eagle Protection Act in 1940. The Act was extremely comprehensive, prohibiting the take, possession, sale, purchase, barter, or offer to sell, purchase, or barter, export, or import of the bald eagle "at any time or in any manner."

In 1962, the Congress amended the Eagle Act to cover golden eagles, a move that was partially an attempt to strengthen the protection of bald eagles since the latter were often killed by people mistaking them for golden eagles. The golden eagle, however, is accorded somewhat lighter protection under the Act than the bald eagle. Another 1962 amendment authorizes the Secretary of the Interior to grant permits to Native Americans for the traditional religious use of eagles and eagle parts and feathers.

California Department of Fish and Wildlife (CDFW)

SE	State listed endangered
SSC	State species of special concern
WL	Watch List
FP	Fully Protected species refers to all vertebrate and invertebrate taxa of concern to the Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW.
Special Animal	Refers to all vertebrate and invertebrate taxa of concern to the Natural Diversity Database regardless of legal or protection status.

California Environmental Quality Act (CEQA)

For plants with no current federal or state legal standing, "CEQA" refers to the fact that under the Act, impacts to species may be found significant under certain circumstances (e.g., the species are regionally sensitive and/or are protected by a local policy, ordinance, or habitat conservation plan; or the impact involves interference with certain movements or migrations, with wildlife corridors or with nursery sites).

OTHER CODES AND ABBREVIATIONS

California Native Plant Society California Rare Plant Rank (CRPR) Codes

Lists

1A = Presumed extirpated in California and either rare or extinct elsewhere. Eligible for state listing.

1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.

2A = Presumed extirpated in California but common elsewhere. Eligible for state listing.

2B = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.

3 = Review List: Plants about which more information is needed. Some eligible for state listing.

4 = Watch List: Plants of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.

List/Threat Code Extensions

.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 (less than 20% of occurrences threatened / low degree and immediacy of threat or no current threats known).

A “CA Endemic” entry corresponds to those taxa that only occur in California.

All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Code.

LOCAL JURISDICTIONS

County of San Diego

Plant sensitivity

List A	Plants rare, threatened, or endangered in California or elsewhere
List B	Plants rare, threatened, or endangered in California but more common elsewhere
List C	Plants that may be quite rare, but more information is needed to determine rarity status
List D	Plants of limited distribution and are uncommon, but not presently rare or endangered

Animal sensitivity

Group 1	Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements that must be met
Group 2	Animals include those species that are becoming less common but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types

Multiple Species Conservation Program (MSCP) Covered

Multiple Species Conservation Program covered species for which the County has take authorization within the MSCP area.

MSCP Narrow Endemic (NE)

Narrow endemic species are native species that have “restricted geographic distributions, soil affinities, and/or habitats.” The MSCP participants’ subarea plans have specific conservation measures to ensure impacts to narrow endemics are avoided to the maximum extent practicable.