Biological Resources Assessment

901 Mission Avenue, Oceanside, California

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Executive Summary

Introduction: This report includes the findings of a Biological Resources Assessment (BRA) conducted by South Environmental where developments have been proposed (project site) in the City of Oceanside, California.

Proposed Development: The applicant proposes to develop a new mixed used (zoning) development with residential units structurally atop retail businesses and parking levels. The proposed development footprint is equal to the project site and is approximately 1.47-acres in size.

Plant Communities/ Land Cover: The project would be constructed on developed / ornamentally landscaped and mixed non-native grassland land cover. The proposed development footprint is equal to the project site and is approximately 1.47-acres in size and does not have any impact on native plant communities or habitats. These land covers for the proposed development do not have the potential to support special-status species as described in Section 2.6. The entirety of the areas surrounding the project site is already developed and lacks habitat due to urbanization and disturbance. The project site has no native habitats and is defined by ruderal, non-native, and landscaped plant species. No impacts would occur to native plant communities as a result. No impacts to sensitive natural communities would result from the project development because none are present.

MHCP Consistency Analysis: The MHCP contains a list of covered plant species and covered natural communities that require conservation and/or mitigation measures if disturbed (CDFW 2024d). The City of Oceanside does not have an adopted Subarea Plan. The City of Oceanside draft Subarea Plan has a covered species list applicable to the Oceanside Subarea Plan, as well as preservation designs for existing natural communities listed within the broader MHCP plan (Oceanside 2010). The project site does not contain natural communities or species covered by the MHCP or the draft Subarea Plan.

Nesting Birds and Raptors: The proposed development would require potential removal of trees, shrubs, and herbaceous plants that could provide potential nesting habitat for birds and raptors protected by the MBTA, MBPA, and the Fish and Game Code. If present at the time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration has the potential to disturb an active bird nest that may occur in adjacent landscaping to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To avoid impacts to active bird nests, eggs, or young, preconstruction nesting

bird surveys and monitoring is required per the MBTA and Fish and Game Code as described in BIO-1.

Special-Status Plants: No special-status plants were found during the survey, and none would occur on the site due to a lack of habitat resulting from urban development and disturbance. Therefore, the project would not have any impact on special-status plants.

Special-Status Wildlife: No special-status wildlife was found during the survey, and none would occur on the site due to a lack of habitat resulting from urban development, lack of habitat connectivity, and disturbance.

Protected Trees: There are no protected trees on the project site, and therefore none would be impacted by the project.

Water Resources: There are no water resources on the project site, and therefore none would be impacted by the project.

Wildlife Movement Corridors and Habitat Linkages: The project site and the study area are entirely developed/disturbed and do not contain a wildlife movement area. The proposed development will not alter any movement areas or have any new affects to the urban/wildlands interface because the resultant development is 1.) distal to wildlife movement areas and 2.) will be similar in scope to the existing surrounding developments.

Cumulative Impacts: The project is not expected to result in impacts to sensitive or protected biological resources and with the implementation of the nesting bird preconstruction surveys (BIO-1) described in this report, the project would have no effect on biological resources. The project site and surrounding areas are currently urbanized. There will be no cumulative impacts from the project.

1 Introduction

This report includes the findings of a Biological Resources Assessment (BRA) conducted by South Environmental for new developments for the 901 Mission Avenue Project (project site) in the City of Oceanside, California. The purpose of this report is to identify and characterize biological resources that occur on the project site and surrounding 500 feet (study area), quantify and assess potential impacts to protected biological resources, and propose measures to reduce impacts to a less than significant level. The scope of this report includes a description of the proposed development, methods used to assess the biological resources, the environmental setting including technical characterizations and maps of vegetation communities, an assessment of the potential for special-status plants and animals to occur on the study area, a description of the regulatory setting, an analysis of the potential for the project to impact biological resources according to the thresholds of the California Environmental Quality Act (CEQA), and detailed recommendations for avoiding or mitigating impacts. Representative photographs of the study area are in Appendix A.

1.1 Project Description

1.1.1 Location and Setting

The project site includes Assessor Identification Number [AIN] 1471-961-000 and is on the Oceanside USGS 7.5-minute quad in Section 26 of Township 11 South and Range 05 West. The project site includes 1.5-acres located northeast of N. Clementine Street, southwest of North Horne Street southeast of Mission Avenue, and northwest of Seagaze Drive. More broadly, the project site is approximately 0.26-miles southwest of Interstate Highway 5 and is within the City of Oceanside, California (attached Figure 1 and Figure 2). Developments and ornamental landscaping surround the project site in all directions.

1.1.2 Proposed Development

As shown in Figure 3, the applicant proposes to develop a new mixed-use development with residential units structurally atop retail businesses and parking levels. The proposed development footprint includes the entire project site and is approximately 1.5-acres in size. The Site Plan is attached in Appendix C.

Source: ESRI USA Topo Maps and World Topo Map 2024

901 Mission Avenue Project

Figure 1. Regional Location

Project Site

Study Area (500-Foot Buffer)

0 1,000 2,000 Feet

Scale: 1:24,000

N

Project Location is within Oceanside, California, in San Diego County on the USGS Oceanside 7.5-minute quadrangle map in Section 26 of Township 11 South and Range 05 West

Center Coordinate (Decimal Degrees):
Latitude: 33.1975010N Longitude: -117.3757811W

SOUTH ENVIRONMENTAL

Source: BING Map 2024

901 Mission Avenue Project

Figure 2. Project Vicinity

0 175 350 Feet

N

Scale: 1:3,500

- Project Site
- Study Area (500-Foot Buffer)
- California Protected Area Database (CPAD)

SOUTH ENVIRONMENTAL

Source: BING Map 2024

901 Mission Avenue Project

Figure 3. Proposed Development

0 38.75 77.5 Feet

N

Scale: 1:750

Project Site

Mixed Use Development

SOUTH ENVIRONMENTAL

1.2 Methodology

This biological resource assessment is based on information compiled through a reconnaissance survey and a literature review involving an assessment of appropriate reference materials and literature regarding the biological resources of the region.

1.2.1 Literature Review

The assessment of the project began with a review of literature relating to the natural resources — flora, fauna, and water resources — that are possibly within the study area and project site. The following were consulted:

Flora and Fauna

- The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) was reviewed to identify special-status plants and animals that have previously recorded in the United States Geological Survey (USGS) Oceanview 7.5" quad in which the project site is located, and the five surrounding USGS 7.5" quads: San Onofre Bluff, Las Pulgas Canyon, Morro Hill, San Luis Rey, and Encinitas (CDFW 2024a).
- CDFW California Wildlife Habitat Relationships (CWHR) life history accounts and range maps (CDFW 2024b)
- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2024a)
- USFWS Designated and Proposed Critical Habitat GIS data (USFWS 2024b)
- California Native Plant Society (CNPS) online Inventory of Rare and Endangered Plants of California (CNPS 2024a)

Water Resources

- National Hydrography Dataset (USGS 2024a)
- National Wetlands Inventory (USFWS 2024c)
- California Protected Areas Database (CPAD 2024)

Soil Resources

- US Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Soils Database (USDA 2024)

1.2.2 Field Reconnaissance

South Environmental biologist Dana Briggs conducted a field reconnaissance on April 26, 2024 and, to record plants and animals observed on the site, characterize and map plant communities, and assess the potential for special-status species to occur. Biologist Justin Strauss conducted a follow-up site visit on April 17, 2025 to confirm the site conditions remain the same. The findings described in the reports are cited in the Literature Review, and results are referenced throughout the analysis in this report.

2 Environmental Setting

The project site has the physical address of 901 Mission Avenue. Broadly, the project site is approximately 0.26 miles southwest of Interstate Highway 5, and is within the City of Oceanside, California. Developments and ornamental landscaping surround the project site in all directions.

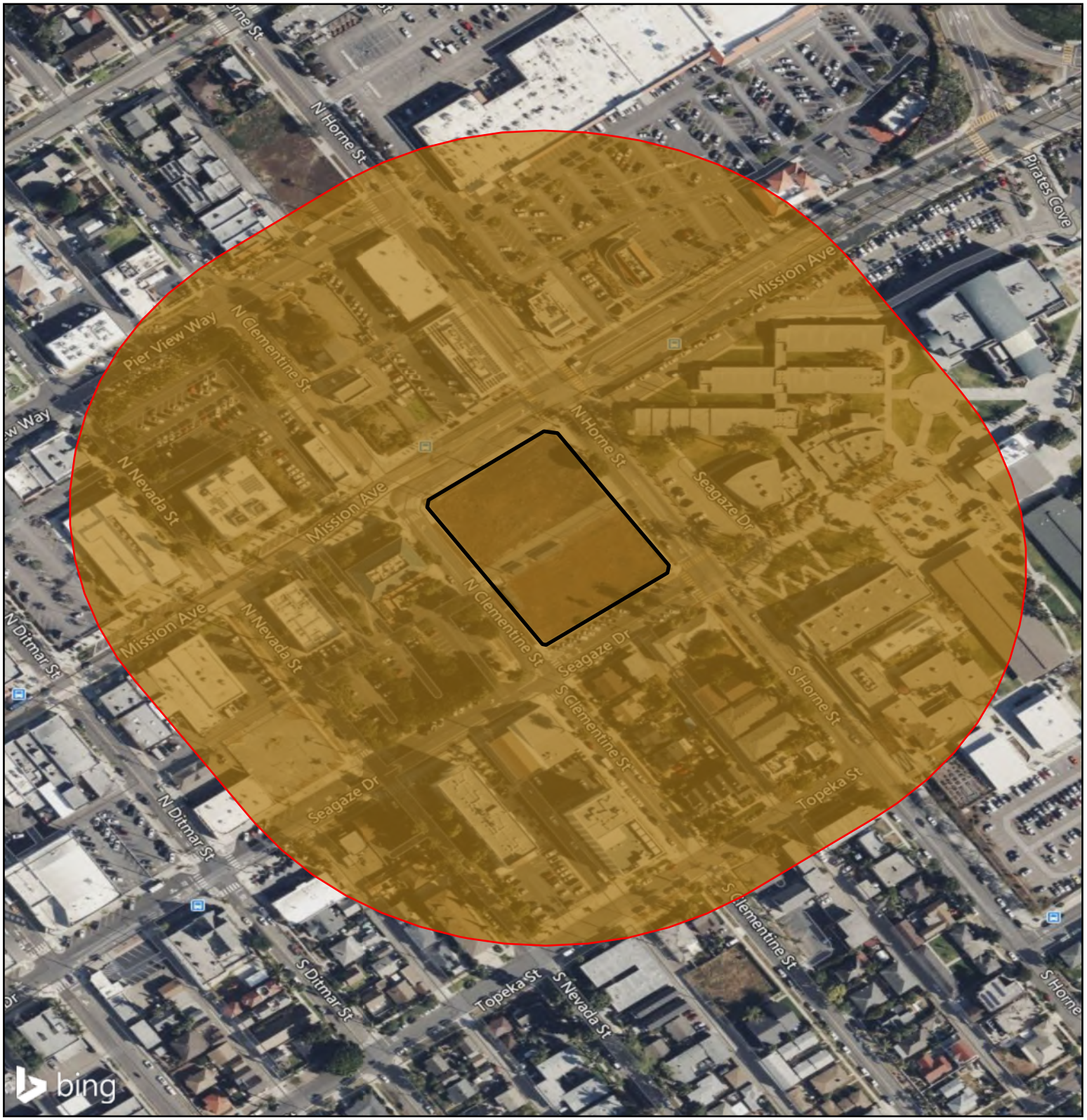
2.1 Topography and Climate

The topography for the project site and study area dips to the southwest and follows a regional dip towards the Pacific Ocean. The highest elevation for the project site is approximately 120 ft above mean sea level (amsl) at the northeastern border. The lowest elevation for the project site is approximately 102 ft amsl within at the southwestern border (USGS 2024). The climate in the region is temperate, with average summer high temperatures in the low 70s and average winter lows in the mid-40s. Average yearly rainfall is approximately 10.32-inches, and the wettest months are December – March. There is almost no precipitation between June-September.

2.2 Soils

One soil type occurs on the project site/ study area as shown in Figure 4 (USDA/NRCS 2024):

- **Tujunga sand, 0 to 5 percent slopes** occurs within the entire study area and project site. This is a floodplain soil and is somewhat excessively drained.



Source: BING Map 2024

901 Mission Avenue Project

Figure 4. Soils

0 135 270 Feet

N

Scale: 1:2,700

- Project Site
- Study Area (500-Foot Buffer)
- Tujunga sand, 0 to 5 percent slopes

SOUTH ENVIRONMENTAL

2.3 Plants

A total of 23 plant species were identified on the project site. One species, coastal morning glory, is native to this region of California and the remaining 22 are non-native/ruderal species and landscaping plants. A list of the species observed on the site is presented below in Table 1.

Table 1. List of plant species at the project site in Oceanside, California.

Scientific name	Common name	Habit	On project site?	CRPR*
Araucaria heterophylla	Norfolk Island pine	Perennial tree*	No	NR
Calystegia macrostegia	coastal morning glory	Perennial herb	Yes	NR
Carissa macrocarpa	natal plum	Perennial shrub*	Yes	NR
Ceratonia siliqua	carob tree	Perennial tree*	No	NR
Chenopodiastrum murale	nettle-leaved goosefoot	Annual herb*	Yes	NR
Cynodon dactylon	Bermuda grass	Perennial grass*	Yes	NR
Erigeron canadensis	horseweed	Annual herb*	Yes	NR
Erodium botrys	broadleaf filaree	Annual herb*	Yes	NR
Ficus benghalensis	banyan tree	Perennial tree*	No	NR
Heterotheca grandiflora	telegraph weed	Perennial/ annual herb*	Yes	NR
Hirschfeldia incana	shortpod mustard	Perennial/ annual herb*	Yes	NR
Horedeum murinum	mouse barley	Annual grass*	Yes	NR
Hypochaeris glabra	smooth cat's ear	Annual herb*	Yes	NR
Lysimachia arvensis subsp. *arvensis*	scarlet pimpernel	Annual herb*	Yes	NR
Magnolia grandiflora	southern magnolia	Perennial tree*	No	NR
Malva parviflora	cheeseweed	Perennial/ annual herb*	Yes	NR
Medicago polymorpha	bur clover	Perennial/ annual herb*	Yes	NR
Melilotus indicus	sweet clover	Annual herb*	Yes	NR
Phoenix canariensis	Canary Island date palm	Palm*	No	NR
Pinus elliottii	slash pine	Perennial tree*	No	NR
Syagrus romanzoffiana	queen palm	Palm*	No	NR
Vulpia myuros	rat's-tail fescue	Annual grass*	Yes	NR
Washingtonia robusta	Mexican fan palm	Palm*	No	NR
*= Non-native species; NR= Not Ranked				

2.4 Plant Communities and Land Cover

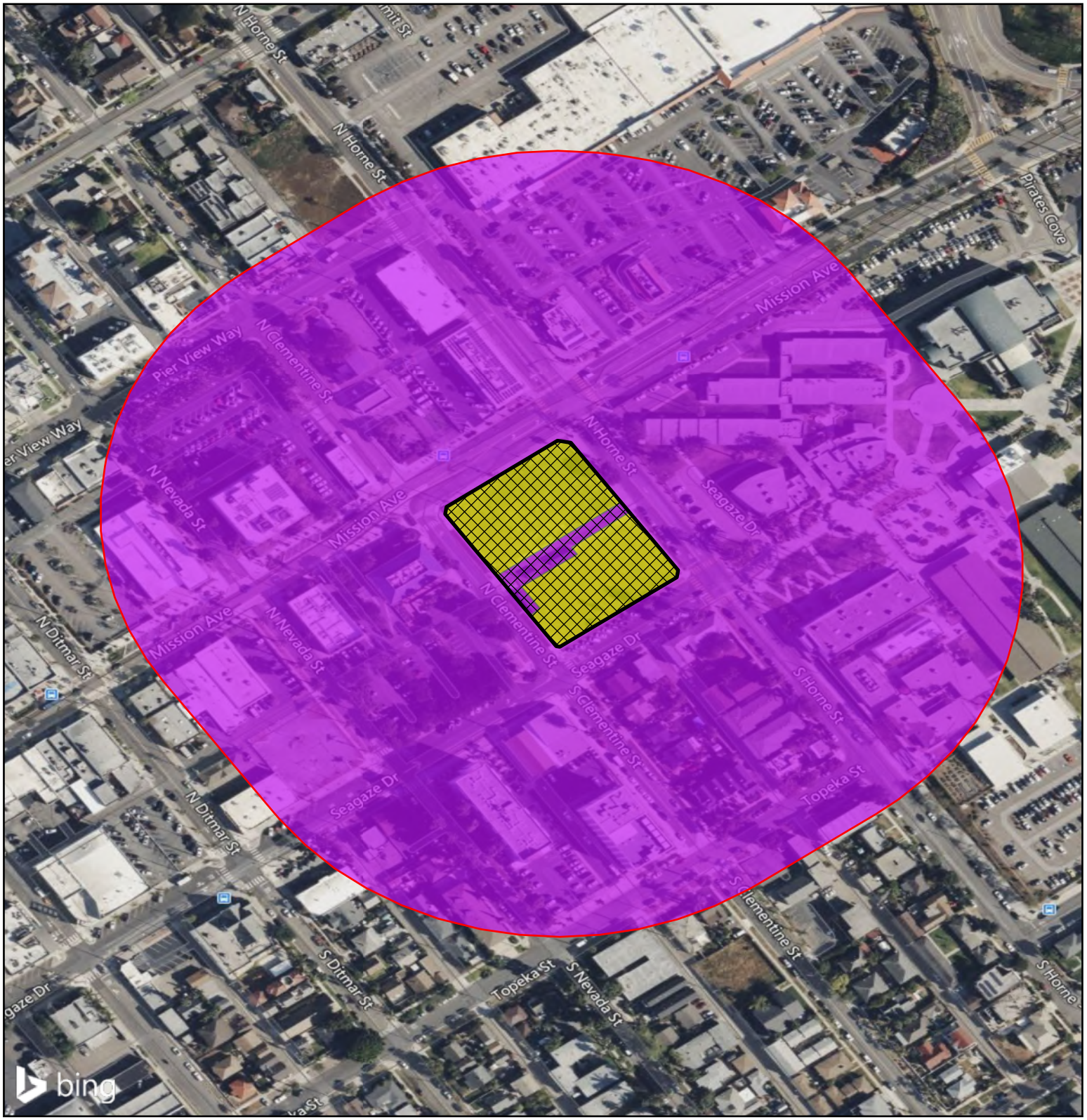
There are two land cover types and no plant communities in the study area and the project site. They are shown in Figure 5 below and acres of each is summarized in Table 2 below.

Table 2. Summary of Plant Communities on the Study Area and Project Site

Community or Cover Type	Acres on Study Area	Acres on Project Site	Acres Permanently Impacted by Project
Developed / Ornamental Landscaped	29.67	0.17	0.17
Mixed Non-Native Grassland	0	1.30	1.30
Total	**29.67**	**1.47**	**1.47**

- **Developed / Ornamental Landscaped** areas occur outside of the project site on 29.67-acres of the study area and 0.17-acres of the project site. The land cover includes existing single-family house developments with ornamental landscaping, driveways, garages, swimming pool, patios, walkways, and roadways. Mission Avenue, Seagaze Drive, Topeka Street, North Horne Street, Clementine Street, and North Nevada Street are roadways in the study area. Ornamental landscaped vegetation observed in the study area and project site include Norfolk Island pine (*Araucaria heterophylla*), natal plum (*Carissa macrocarpa*), carob tree (*Ceratonia siliqua*), banyan tree (*Ficus benghalensis*), southern magnolia (*Magnolia grandiflora*), Canary Island date palm (*Phoenix canariensis*), slash pine (*Pinus elliotti*), queen palm (*Syagrus romanzoffiana*), and Mexican fan palm (*Washingtonia robusta*). Developed and landscaped areas are not considered habitat for native plants and animals.

- **Mixed Non-Native Grassland** occurs on 1.30-acres project site and is not within the study area outside the project site. Plants observed within this land cover include coastal morning glory (*Calystegia macrostegia*), nettle-leafed goosefoot (*Chenopdiastrum murale*), Bermuda grass (*Cynodon dactylon),* horseweed (*Erigeron canadensis*), broadleaf filaree (*Erodium botrys*), telegraph weed (*Heterotheca grandiflora*), shortpod mustard (*Hirschfeldia incana*), mouse barley (*Hordeum murinum*), smooth cat's ear (*Hypochaeris glabra*), scarlet pimpernel (*Lysimachia arvensis* subsp. *arvensis*), cheeseweed (*Malva parviflora*), bur clover (*Medicago polymorpha*), sweet clover (*Melilotus indicus*), and rat's tail fescue (*Vulpia myuros*). Mixed Non-Native Grassland areas are not considered habitat for special-status plants and animals.



Source: BING Map 2024

901 Mission Avenue Project

Figure 5. Plant Communities and Land Cover

0 140 280 Feet

Scale: 1:2,800

N

Project Site

Study Area (500-Foot Buffer)

Proposed Deveopment Footprint

Plant Communities and Land Cover

Developed / Ornamental Lanscaped

Mixed Non-Native Grassland

SOUTH ENVIRONMENTAL

2.5 Wildlife

Five bird species were observed during the site visit on April 26, 2024, and are listed in Table 3 below.

Table 3. List of wildlife at the project site in Oceanside, California.

Scientific name	Common name	Status
Birds		
Corvus brachyrhynchos	American crow	None
Haemorhous mexicanus	House finch	None
Psaltriparus minimus	Bushtit	None
Streptopelia decaocto	Eurasian collard-dove	None
Tyrannus vociferans	Cassin's kingbird	None

Table 4 below shows records for wildlife occurrences near the project site (iNaturalist, 2024).

Table 4. Summary of Wildlife Observed on iNaturalist within the Study Area

Scientific name	Common name	Status
Mammals		
Genus Peromyscus	North American deer mice	None
Reptiles		
Sceloporus occidentalis	Western fence lizard	None

2.6 Special-Status Species

The literature analysis of the CNDDB, CNPS, and IPAC databases for special-status species with the potential to inhabit the project site resulted in 150 special-status species, including 64 animals and 86 plants. The list includes rare, threatened, endangered species at a federal and state level. In the case of plants, it also includes California Rare Plant Rank (CRPR) species with a classification of 1-4.

Special-Status Plants

The 86 special-status plant species that CNDDB, CNPS, and IPAC identify as occurring in the region of the project and an assessment of their likelihood to inhabit the project site are presented in Appendix B. No special-status plant species were observed during the survey. Based on the analysis in Appendix B, none of the special-status plants have the potential to occur in the project site due to a lack of native habitats and high level of disturbance. The site lacks native habitats that are required for special-status plant species to occur.

Special-Status Wildlife

The 64 special-status animal species that CNDDB, CNPS, and IPAC identify as occurring in the region of the project and an assessment of their likelihood to inhabit the project site are presented in Appendix B. No special-status animal species were observed during the survey. Based on the analysis in Appendix B, none of the special-status animals have the potential to occur on the project site due to a lack of native habitats and high level of disturbance. The site lacks native habitats that are required for special-status animal species to occur.

2.7 Sensitive Natural Communities

CDFW 2018 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Sensitive Natural Communities* defines sensitive natural communities as those that are "of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects." CDFW considers a natural community sensitive if it has a Global or State rarity rank of 1-3, which includes communities that are vulnerable (G3/S3), imperiled (G2/S2), and critically imperiled (G1/S1). CDFW uses the alliances and groups described in the California Natural Community List (CDFW 2024c) and the California Natural Communities List from A Manual of California Vegetation Online (CNPS 2024b) to characterize California's natural communities. The current global and state rarity rank for natural communities of California are listed in these resources. The entire study area and project site is developed / ornamentally landscaped or a mixed non-native grassland and does not have a Global or State rarity rank; therefore, no sensitive natural communities occur on the study area or project site.

2.8 Protected Trees

The City of Oceanside has a sub area plan under the San Diego County MHCP that lists Nuttail's scrub oak (*Quercus Dumosa*) as a protected tree within the context of the MHCP (City of Oceanside 2010). Scrub oak is absent from the project site; therefore, there are no protected trees on the project site.

2.9 Hydrology Features

The project site is located within the San Luis Rey-Escondido watershed (HUC8) and within the Loma Alta Creek-Frontal Gulf of Santa Catalina sub-watershed (HUC12). There is no hydrology feature within either the study area or the project site.

During the South Environmental field visit the survey area was inspected for the presence of potential jurisdictional features such as wetlands, streams, lakes, or other water features. No formal delineation of jurisdictional waters was performed, only a preliminary investigation was conducted.

Based on the field visit and the literature review, no hydrology features exist on the project site or the survey area.

2.10 Habitat Linkages and Wildlife Migration Corridors

The assessment of the potential for wildlife movement to and from the project site consisted of consulting the following resources:

- United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS) Information for Planning and Consultation (IPaC) (USFWS 2024a)
- USFWS Designated and Proposed Critical Habitat GIS data online (USFWS 2024b)
- GreenInfo Network, Park Information online (2024)
- California Protected Areas Database Map online (CPAD 2024)
- City of Oceanside: Sub Area Plan for the San Diego County Multiple Habitat Conservation Plan (MHCP) (Oceanside 2024).

Aerial photographs were used to assess the level of connectivity of habitat to the site. The foremost considerations were whether there was a direct connection of high-quality habitat to the site — without interference from development — and whether the connecting habitat linked to large habitat tracts.

During the South Environmental field visit, the project site and surrounding 500-ft survey area were assessed for their potential use as a wildlife corridor or habitat linkage. The level of disturbance of the site and surrounding areas are by way of development that includes roads, house and commercial structures, fences, and lighting. No adjacent higher quality habitat exists in the study area and only dense urban development occurs; therefore, the project site lacks a wildlife corridor or habitat linkage. The only expected wildlife movement on the project site would be from common urban species known to inhabit the Oceanside area.

3 Impacts Analysis

For the purposes of this report, impacts to protected biological resources are analyzed within the context of the regulatory setting. Below is an overview of the federal, state, and local regulations pertaining to protected biological resources in the study area, and an analysis of impacts to those resources that may occur as a result of the proposed development follows.

3.1 Regulatory Setting

3.1.1 Federal Regulations

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) protects individuals as well as any part, nest, or eggs of any bird listed as migratory. In practice, federal permits issued for activities that potentially impact migratory birds typically have conditions that require pre-disturbance surveys for nesting birds. In the event nesting is observed, a buffer area with a specified radius must be established, within which no disturbance or intrusion is allowed until the young have fledged and left the nest, or it has been determined that the nest has failed. If not otherwise specified in the permit, the size of the buffer area varies with species and local circumstances (e.g., presence of busy roads, intervening topography, etc.), and is based on the professional judgment of a monitoring biologist. A list of migratory bird species protected under the MBTA is published by USFWS.

3.1.2 California Regulations

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. CEQA applies to certain activities of state and local public agencies. A public agency must comply with CEQA when it undertakes an activity defined by CEQA as a "project." A project is an activity undertaken by a public agency or a private activity which must receive some discretionary approval (meaning that the agency has the authority to deny the requested permit or approval) from a government agency which may cause either a direct physical change in the environment or a reasonably foreseeable indirect change in the environment.

State of California Fish and Game Code Section 3500

Section 3503.5 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy any birds in the order Falconiformes or Strigiformes (birds of prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Activities that result in the abandonment of an active bird of prey nest may also be considered in violation of this code. In addition, California Fish and Game Code, Section 3511 prohibits the taking of any bird listed as fully protected, and California Fish and Game Code, Section 3515 states that is it unlawful to take any non-game migratory bird protected under the MBTA.

California Migratory Bird Protection Act

The California Migratory Bird Protect Act (MBPA) was enacted in September 2019 to reinforce the MBTA at the state level. The Act states:

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.) before January 1, 2017, any additional migratory nongame bird that may be designated in that federal act after that date, or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act before January 1, 2017, or subsequent rules or regulations adopted pursuant to that federal act, unless those rules or regulations are inconsistent with this code." This section is inactive on January 20, 2025 and the following language below will be adopted.

- "It is unlawful to take or possess any migratory nongame bird as designated in the federal Migratory Bird Treaty Act (16 U.S.C. Sec. 703 et seq.), or any part of a migratory nongame bird described in this section, except as provided by rules and regulations adopted by the United States Secretary of the Interior under that federal act." This section is operative starting on January 20, 2025.

3.1.3 Local Regulations

City of Oceanside Sub Area Plan for the San Diego County Multiple Habitat Conservation Plan (MHCP)

The San Diego County MHCP "is a comprehensive conservation planning process that addresses the needs of multiple plant and animal species in Northwestern San Diego County. The MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. Its goal is to conserve approximately 19,000 acres of habitat, of which roughly 8,800 acres (46 percent) are already in public ownership and contribute toward the habitat preserve system for the protection of more than 80 rare, threatened, or endangered species. MHCP Subregional Plan and

Final Environmental Impact Statement/Environmental Impact Report (EIS/EIR) were adopted and certified by the Sand Diego Associated Governments (SANDAG) Board of Directors on March 28, 2003. Each MCHP-encompassing cities must adopt subarea plans and implement agreements with the California Department of Fish and Game and U.S. Fish and Wildlife Service before incidental take permits can be issued" (SANDAG 2024).

The MHCP contains a list of covered plant species and covered natural communities that require conservation and/or mitigation measures for a sub area plan (CDFW 2024d). The City of Oceanside has a covered species list that is narrowed for the Oceanside sub area plan, as well as preservation designs for existing natural communities listed within the broad MHCP plan (Oceanside 2010).

An application with mitigation fees and/or replacement requirements is required for damaging or removing plants and natural communities covered within the MHCP.

3.2 Project Impacts

3.2.1 Impacts to Plant Communities/Habitat/Sensitive Natural Communities

The project would be constructed on developed / ornamentally landscaped and mixed non-native grassland land cover. The proposed development footprint is equal to the project site and is approximately 1.47-acres in size and does not have any impact on native plant communities or habitats. These land covers for the proposed development do not have the potential to support special-status species as described in Section 2.6. The entirety of the areas surrounding the project site is already developed and lacks habitat due to urbanization and disturbance. The project site has no native habitats and is defined by ruderal, non-native, and landscaped plant species. No impacts would occur to native plant communities as a result. No impacts to sensitive natural communities would result from the project development because none are present.

MHCP Consistency Analysis: The MHCP contains a list of covered plant species and covered natural communities that require conservation and/or mitigation measures if disturbed (CDFW 2024d). The City of Oceanside does not have an adopted Subarea Plan. The City of Oceanside draft Subarea Plan has a covered species list applicable to the Oceanside Subarea Plan, as well as preservation designs for existing natural communities listed within the broader MHCP plan (Oceanside 2010). The project site does not contain natural communities or species covered by the MHCP or the draft Subarea Plan.

3.2.2 Impacts to Nesting Birds and Raptors

The proposed development would require potential removal of trees, shrubs, and herbaceous plants in the landscaping that, during specific times of the year, could provide potential nesting habitat for birds and raptors protected by the MBTA, MBPA, and the Fish and Game Code. If present at the

time of vegetation removal, active nests, eggs, or young could be destroyed or otherwise disturbed to a point at which the young do not survive, which would be a violation of the MBTA, MBPA, and the Fish and Game Code. In addition, indirect impacts from noise or vibration has the potential to disturb an active bird nest that may occur in adjacent landscaping to the point of failure if the nest is within immediate proximity to project activities, and this would also be a violation of the MBTA and Fish and Game Code. To ensure compliance with the applicable laws, the MBTA, MBPA and Fish and Game Code require that the project take the following steps as part of the construction process:

- If possible, limit ground disturbing activities and vegetation removal to September 1 – January 31, which is outside the bird and raptor nesting season.

- In accordance with applicable law, if ground disturbing activities are scheduled prior to vegetation removal or vegetation removal (including tree trimming) is scheduled to occur during bird nesting season between February 1 – August 31, the developer must contract a qualified biologist to perform a preconstruction survey for active nests within 72 hours prior to the start of construction and take remedial measures required by the MBTA, MBPA and Fish and Game Code to comply with applicable law. The survey should be conducted by a qualified biologist with prior experience conducting nesting bird surveys for construction projects. The study area should include the affected area and suitable habitat within a 500-foot buffer, or a buffer size determined by the qualified biologist based on level of proposed disturbance and access. If no active nests are found, no additional measures are required.

- If active nests are found the biologist will map the location and document the species and nesting stage. A no-work buffer will be established around the active nest as determined by the qualified biologist and based on the species sensitivity to disturbance and the type and duration of the disturbance. No construction activities shall occur within the no-work buffer until the biologist has determined the nest is no longer active.

3.2.3 Impacts to Special-Status Species

No special-status plants were found during the survey, and none would occur on the site due to a lack of habitat resulting from urban development and disturbance. No special-status wildlife was found during the survey, and none would occur on the site due to a lack of habitat resulting from urban development and disturbance. Cumulatively, no impacts (direct or indirect) to special-status species would be expected from the project because the study area and project site lack native habitats that could support special-status species. No impacts to special-status species would result from the project.

3.2.4 Impacts to Water Resources

No jurisdictional waters are on the study area or project site; therefore, the proposed project will have no permanent or temporary impact on jurisdictional waters.

3.2.5 Impacts to Protected Trees

The project site does not contain trees protected by the Oceanside sub area plan for the San Diego County MHCP; therefore, no protected trees are on the project site, and none would be impacted by the project.

3.2.6 Impacts to Wildlife Movement Corridors and Habitat Linkages

The project site and the study area are entirely developed/disturbed and do not contain a wildlife movement area. The proposed development will not alter any movement areas or have any new affects to the urban/wildlands interface because the resultant development is 1.) distal to wildlife movement areas and 2.) will be similar in scope to the existing surrounding developments.

3.2.7 Cumulative Impacts

The project is not expected to result in impacts to sensitive or protected biological resources and with the implementation of the nesting bird preconstruction surveys described in this report, the project would have no effect on biological resources. There will be no cumulative impacts from the project.

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Appendix A

Photograph Log

Image 1) View of northern parcel at 901 Mission Ave. from Mission Ave. facing southeast; lot has no developments and contains ruderal, non-native herbaceous flora.

Image 2) View of northern parcel from North Clementine St. facing northeast.

Image 3) View of southern parcel at 901 Mission Ave. from N. Clementine St. facing northeast; lot has no developments and contains ruderal, non-native herbaceous flora.

Image 4) View of southern parcel from Seagaze Dr. facing northwest.

Image 5) View of southern parcel from North Horne St. facing southwest.

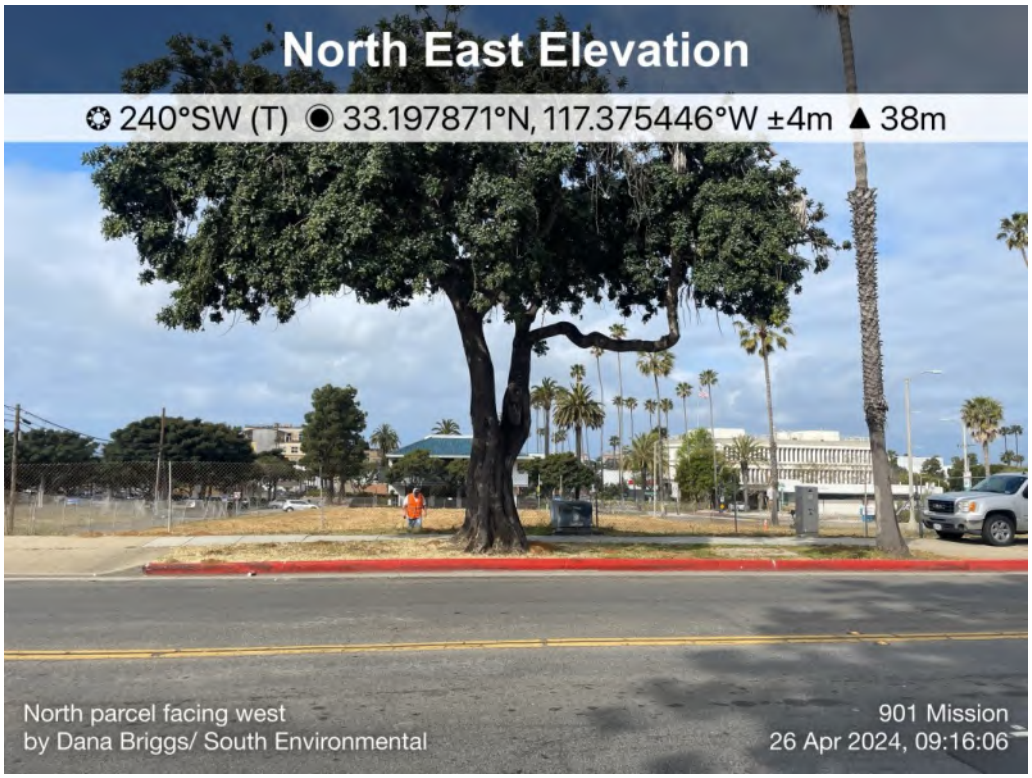

Image 6) View of northern parcel from North Horne St. facing southwest; a few ornamental palms and trees surround the site on the street.

Image 7) Depicts small burrows found throughout the site of common small mammal species typically found in disturbed areas. Ruderal vegetation also visible.

Appendix B

Special-Status Species Analysis

Special-Status Species

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized by federal, state, or other agencies as under threat from human-associated developments. Some of these species receive specific protection that is defined by federal or state endangered species legislation. Others have been designated as special-status based on adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local conservation objectives. Special-status species include:

- Plants or wildlife listed or proposed for listing as threatened or endangered, or are candidates for possible future listing as threatened or endangered, under the federal Endangered Species Act or the California Endangered Species Act;
- Plants or wildlife that meet the definitions of rare or endangered under CEQA Guidelines Section 15380.
- Plants or wildlife covered under an adopted NCCP/HCP;
- Plants considered by the California Native Plant Society (CNPS) to be rare, threatened, or endangered (List 1A, 1B and 2 plants) in California;
- Plants listed by the CNPS as plants in which there is limited information about distribution (List 3);
- Plants listed as rare under the California Native Plant Protection Act (Fish and Game Code 1900 et seq.);
- Wildlife designated by CDFW as species of special concern;
- Wildlife "fully protected" in California (California Fish and Game Code Sections 3511, 4700, and 5050); and
- Wildlife protected by the Migratory Bird Treaty Act (MTBA).

Federally-Protected Status

All references to Federally-protected species in this BRA include the most current published status or candidate category to which each species has been assigned by USFWS. For purposes of this assessment the following acronyms are used for Federal status species, as applicable:

FE Federally-listed as Endangered
FT Federally-listed as Threatened
FPE Federally proposed for listing as Endangered
FPT Federally proposed for listing as Threatened
FPD Federally proposed for delisting
FC Federal candidate species (former C1 species)

State-Protected Status

For the purposes of this BRA, the following acronyms are used for State status species, as applicable:

SE State-listed as Endangered
ST State-listed as Threatened
SR State-listed as Rare
SCE State candidate for listing as Endangered
SCT State candidate for listing as Threatened
SFP State Fully Protected
SSC California Species of Special Concern

California Rare Plant Rank

The CNPS is a private plant conservation organization dedicated to the monitoring and protection of special-status species in California. CNPS has compiled an inventory comprised of the information focusing on geographic distribution and qualitative characterization of Rare, Threatened, or Endangered vascular plant species of California (CNPS 2018). The list serves as the candidate list for listing as Threatened and Endangered by CDFW. CNPS has developed six categories of rarity known as the California Rare Plant Rank (CRPR), of which Ranks 1A, 1B, 2A, and 2B are particularly considered sensitive:

Rank 1A Presumed extinct in California.
Rank 1B Plants Rare, Threatened, or Endangered in California and elsewhere.
Rank 2A Presumed extinct in California, but more common elsewhere.
Rank 2B Plants Rare, Threatened, or Endangered in California, but more common elsewhere.
Rank 3 Plants about which we need more information – a review list.
Rank 4 Plants of limited distribution – a watch list.

The CNPS recently added "threat ranks" which parallel the ranks used by the CNDDB. These ranks are added as a decimal code after the CNPS List (e.g., Rank 1B.1). The threat codes are as follows:

.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);
.3 Not very threatened in California (<20% of occurrences threatened or no current threats known).

Potential to Occur Assessment

Special-status species that **present** or are **likely** (high or medium potential) to occur within the parcel are a based on one or more of the following:

- the direct observation of the species within the parcel during any field surveys;
- a record reported in the CNDDB, CNPS, or IPAC; and
- the parcel is within known distribution of a species and contains appropriate habitat.

Special-status species that are **unlikely** (low potential) to occur are based on one of the following:

- the parcel has the general habitat types but lacks necessary habitat elements such as suitable microhabitat or soils; or
- the parcel is outside the known elevation range or distribution of the species, and has otherwise suitable habitats;

Special-status species that have no potential to occur on the parcel are labeled as **none** due to the absence of suitable habitat.

Special-Status Animals

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Accipiter cooperii	Coopers hawk	Birds	None	None	CDFW_WL-Watch List	Woodlands and forests, or suburban areas with mature trees	Requires tall trees for nesting and open areas such as meadows or forest edges for hunting	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Actinemys pallida	southwestern pond turtle	Reptiles	Proposed Threatened	None		Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Agelaius tricolor	tricolored blackbird	Birds	None	Threatened	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered | USFWS_BCC-Birds of Conservation Concern	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Aimophila ruficeps canescens	southern California rufous-crowned sparrow	Birds	None	None	CDFW_WL-Watch List	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Anaxyrus californicus	arroyo toad	Amphibians	Endangered	None	CDFW_SSC-Species of Special Concern | IUCN_EN-Endangered	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Generally, south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally, in moist, loose soil. They prefer soils with a high moisture content.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Antrozous pallidus	pallid bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive | WBWG_H-High Priority	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Aquila chrysaetos	golden eagle	Birds	None	None	BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | CDFW_WL-Watch List | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Rolling foothills, mountain areas, sage-juniper flats, and desert.	Cliff-walled canyons provide nesting habitat in most parts of range; also, large trees in open areas.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Arizona elegans occidentalis	California glossy snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges,	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern | USFS_S-Sensitive	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Bombus crotchii	Crotch Bumble Bee	Insects	None	Candidate Endangered	IUCN_EN-Endangered	Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	None. The project site lacks habitat and food resources for the species.
Branchinecta lynchi	vernal pool fairy shrimp	Crustaceans	Threatened	None	IUCN_VU-Vulnerable	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Endemic to San Diego and Orange County mesas.	Vernal Pools	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Buteo swainsoni	Swainson's Hawk	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	None	None	CDFW_SSC-Species of Special Concern | USFS_S-Sensitive | USFWS_BCC-Birds of Conservation Concern	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammal	None	None		Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego, Riverside, San Bernardino, and Los Angeles Counties, inclusive of Orange County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Charadrius nivosus nivosus	western snowy plover	Birds	Threatened	None	CDFW_SSC-Species of Special Concern	Sandy beaches, salt pond levees and shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Chaetodipus californicus femoralis	Dulzura pocket mouse	Mammals	None	None		Variety of habitats including coastal scrub, chaparral, and grassland primarily in San Diego County.	Attracted to grass-chaparral edges.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Choeronycteris Mexicana	Mexican tong-tongued bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Occasionally found in San Diego County, which is on the periphery of their range.	Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Cicindela senilis frosti	senile tiger beetle	Insects	None	Noneq		Inhabits marine shoreline, from Central California coast south to salt marshes of San Diego. Also found at Lake Elsinore.	Inhabits dark-colored mud in the lower zone and dried salt pans in the upper zone.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Circus hudsonius	northern harrier	Birds	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFWS_BCC-Birds of Conservation Concern	Coastal salt and freshwater marsh. Nest and forage in grasslands, from salt grass in desert sink to mountain cienagas.	Nests on ground in shrubby vegetation, usually at marsh edge; nest built of a large mound of sticks in wet areas.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Coelus globosus	globose dune beetle	Insects	None	None	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Danaus Plexippus	monarch butterfly	Insects	Candidate for Listing			Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Danaus Plexippus pop 1	monarch butterfly	Insects	Candidate for Listing			Monarch butterflies live mainly in prairies, meadows, grasslands and along roadsides.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Diadophis punctatus similis	San Diego ringneck snake	Reptiles	None	None	USFS_S-Sensitive	Open, fairly rocky areas. Use boards, flat rocks, woodpiles, stable talus, rotting logs and small ground holes for cover.	Prefer areas with surface litter or herbaceous vegetation. Often in somewhat moist areas near intermittent streams.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Dipodomys stephensi	Stephens' kangaroo rat	Mammals	Threatened	Threatened	IUCN_VU-Vulnerable	Primarily annual and perennial grasslands, but also occurs in coastal scrub and sagebrush with sparse canopy cover.	Prefers buckwheat, chamise, brome grass and filaree. Will burrow into firm soil.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Elanus leucurus	white-tailed kite	Birds	None	None	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Empidonax traillii extimus	southwestern willow flycatcher	Birds	Endangered	Endangered	NABCI_RWL-Red Watch List	Riparian woodlands in Southern California.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Emys marmorata	western pond turtle	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable | USFS_S-Sensitive	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Eremophila alpestris actia	California horned lark	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Eucyclogobius newberryi	tidewater goby	Fish	Endangered	None	AFS_EN-Endangered | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Eumops perotis californicus	western mastiff bat	Mammals	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | WBWG_H-High Priority	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Euphydryas editha quino	quino checkerspot butterfly	Insects	Endangered	None		Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties.	Hills and mesas near the coast. Need high densities of food plants Plantago erecta, P. insularis, and Orthocarpus purpurescens.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Gila orcuttii	arroyo chub	Fish	None	None	AFS_VU-Vulnerable | CDFW_SSC-Species of Special Concern | USFS_S-Sensitive	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez,	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
						Mojave and San Diego river basins.		
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered	BLM_S-Sensitive | CDF_S-Sensitive | CDFW_FP-Fully Protected | IUCN_LC-Least Concern | USFS_S-Sensitive	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Icteria virens	yellow-breasted chat	Birds	None	None	CDFW_SSC-Species of Special Concern	Brushy tangles, briars, stream thickets with dense vegetation		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Lasiurus xanthinus	western yellow bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable	Found in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats.	Roosts in trees, particularly palms. Forages over water and among trees.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened	BLM_S-Sensitive | CDFW_FP-Fully Protected | IUCN_NT-Near Threatened | NABCI_RWL-Red Watch List | USFWS_BCC-Birds of Conservation Concern	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	None. The site lacks habitat for the species.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Leptonycteris yerbabuenae	lesser long-nosed bat	Mammals	Delisted	None	CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Arid regions such as desert grasslands and shrub land. Suitable day roosts (caves, mines) and suitable concentrations of food plants (columnar cacti, agaves) are critical resources. No maternity roosts known from California; may only be vagrant.	Caves and mines are used as day roosts. Caves, mines, rock crevices, trees and shrubs, and abandoned buildings are used as night roosts for digesting meals. Nectar, pollen, and fruit eating bat; primarily feeding on agaves, saguaro, and organ pipe cactus.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Lepus californicus bennettii	San Diego black-tailed jackrabbit	Mammals	None	None	-	open grasslands, agricultural fields, and sparse coastal scrub.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Lycaena Hermes	Hermes copper butterfly	Insects	None	None	IUCN_VU-Vulnerable | USFS_S-Sensitive	Found in southern mixed chaparral and coastal sage scrub at western edge of Laguna Mountains.	Host plant is Rhamnus crocea. Although R. crocea is widespread throughout the coast range, Lycaena hermes is not.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Myotis yumanensis	Yuma myotis	Mammals	None	None	BLM_S-Sensitive | IUCN_LC-Least Concern | WBWG_LM-Low-Medium Priority	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None	CDFW_SSC-Species of Special Concern	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
Nyctinomops femorosaccus	pocketed free-tailed bat	Mammals	None	None	CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Variety of arid areas in Southern California; pine-juniper woodlands, desert scrub, palm oasis, desert wash, desert riparian, etc.	Rocky areas with high cliffs.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Birds	None	Endangered	USFWS_BCC-Birds of Conservation Concern	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Perognathus longimembris pacificus	Pacific pocket mouse	Mammals	Endangered	None	CDFW_SSC-Species of Special Concern	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Phoebastria albatrus	short-tailed albatross	Birds	Endangered	None	CDFW_SSC-Species of Special Concern | IUCN_VU-Vulnerable			None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Phrynosoma blainvillii	coast horned lizard	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Plegadis chihi	white-faced ibis	Birds	None	None	CDFW_WL-Watch List | IUCN_LC-Least Concern	Shallow freshwater marsh.	Dense tule thickets for nesting, interspersed with areas of shallow water for foraging.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Plestiodon skiltonianus interparietalis	Coronado skink	Retiles	None	None	BLM_S-Sensitive | CDFW_WL-Watch List	Grassland, chaparral, pinon-juniper and juniper sage woodland, pine-oak and pine forests in Coast Ranges of Southern California.	Prefers early successional stages or open areas. Found in rocky areas close to streams and on dry hillsides.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Polioptila californica californica	Coastal California Gnatcatcher	Birds	Threatened	None	CDFW_SSC-Species of Special Concern |	Obligate, permanent resident of coastal sage scrub below 2500	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas	None. The project site is entirely developed / ornamental landscaped or non-native mixed

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
					NABCI_YWL-Yellow Watch List	ft in Southern California.	classified as coastal sage scrub are occupied.	grassland; therefore, it lacks habitat for the species.
Rallus obsoletus levipes	light-footed Ridgway's rail	Birds	Endangered	Endangered	CDFW_FP-Fully Protected	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Riparia riparia	bank swallow	Birds	None	Threatened	BLM_S-Sensitive | IUCN_LC-Least Concern	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Salvadora hexalepis virgultea	coast patch-nose snake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Setophaga petechia	yellow warbler	Birds	None	None	CDFW_SSC-Species of Special Concern	montane chaparral, riparian woodland, open ponderosa pine and mixed conifer habitats with substantial amounts of brush		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Spea hammondii	western spadefoot	Amphibians	Proposed Threatened	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_NT-Near Threatened	Occurs primarily in grassland habitats but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Sternula antillarum browni	California least tern	Birds	Endangered	Endangered	CDFW_FP-Fully Protected	Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Streptocephalus woottoni	Riverside fairy shrimp	Crustaceans	Endangered	None	IUCN_EN-Endangered	Endemic to Western Riverside, Orange, and San Diego counties in	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch	None. The project site is entirely developed / ornamental landscaped or non-native mixed

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Project Site
						areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	in warm water later in the season.	grassland; therefore, it lacks habitat for the species.
Thamnophis hammondii	two-striped gartersnake	Reptiles	None	None	BLM_S-Sensitive | CDFW_SSC-Species of Special Concern | IUCN_LC-Least Concern | USFS_S-Sensitive	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Thamnophis sirtalis pop. 1	South coast gartersnake	Reptiles	None	None	CDFW_SSC-Species of Special Concern	Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 m.	Marsh and upland habitats near permanent water with good strips of riparian vegetation.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	None	None	IUCN_DD-Data Deficient	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County.	Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Vireo bellii pusillus	Least Bell's Vireo	Birds	Endangered	Endangered	IUCN_NT-Near Threatened | NABCI_YWL-Yellow Watch List	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Special-Status Plants

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Abronia maritima	red sand-verbena	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal dunes.	Dune plant. 0-100 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Ambrosia pumila	San Diego ambrosia	Plants	Endangered	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, valley and foothill grassland.	Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Abronia villosa var. aurita	chaparral sand-verbena	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral, coastal scrub, desert dunes.	Sandy areas. -60-1570 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Acanthomintha ilicifolia	San Diego thorn-mint	Plants	Threatened	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, valley and foothill grassland, vernal pools.	Endemic to active vertisol clay soils of mesas and valleys. Usually on clay lenses within grassland or chaparral communities. 25-945 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Acmispon prostratus	Nuttail' s acmispon	Plants	None	None	IUCN_EN-Endangered | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_USDA-US Dept of Agriculture	Coastal dunes, coastal scrub.	On sand dunes. 0-20 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

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Adolphia californica	California adolphia	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal sage scrub, valley and foothill grassland.	From sandy/gravelly to clay soils within grassland, coastal sage scrub, or chaparral; various exposures. 5-335 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Agave shawii var. shawii	Shaw' s agave	Plants	None	None	IUCN_EN-Endangered | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Coastal bluff scrub, coastal scrub.	Coastal bluffs and slopes within coastal sage scrub. 10-120 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Ambrosia pumila	San Diego ambrosia	Plants	Endangered	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, valley and foothill grassland.	Sandy loam or clay soil; sometimes alkaline. In valleys; persists where disturbance has been superficial. Sometimes on margins or near vernal pools. 3-580 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Aphanisma blitoides	aphanisma	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Coastal bluff scrub, coastal dunes, coastal scrub.	On bluffs and slopes near the ocean in sandy or clay soils. 3-305 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Arctostaphylos glandulosa ssp. crassifolia	Del Mar manzanita	Plants	Endangered	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral.	Sandy coastal mesas and ocean bluffs; in chaparral or Torrey pine forest. 30-365 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

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Arctostaphylos rainbowensis	rainbow manzanita	Plants	None	None	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral.	Usually found in gabbro chaparral. 100-870 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Artemisia palmeri	San Diego sagewort	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, chaparral, riparian forest, riparian woodland, riparian scrub.	In drainages and riparian areas in sandy soil within chaparral and other habitats. 15-915 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Astragalus tener var. titi	coastal dune milk-vetch	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal bluff scrub, coastal dunes, coastal prairie.	Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. 1-45 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Atriplex coulteri	Coulter's saltbush	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Atriplex pacifica	south coast saltscale	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, coastal bluff scrub, playas, coastal dunes.	Alkali soils. 1-400 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Baccharis vanessae	Encinitas baccharis	Plants	Threatened	Endangered	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, cismontane woodland.	On sandstone soils in steep, open, rocky areas with chaparral associates. 60-900 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Berberis nevinii	Nevin's Barberry	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Chaparral, cismontane woodland, coastal scrub, riparian scrub.	On steep, N-facing slopes or in low grade sandy washes. 90-1590 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Bloomeria clevelandii	San Diego goldenstar	Plants	None	None	BLM_S-Sensitive SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_UCBG-UC Botanical Garden at Berkeley	Chaparral, coastal scrub, valley and foothill grassland, vernal pools.	Mesa grasslands, scrub edges; clay soils. Often on mounds between vernal pools in fine, sandy loam. 60-465 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Brodiaea filifolia	three-leaved brodiaea	Plants	Threatened	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Brodiaea orcuttii	Orcutt's brodiaea	Plants	None	None	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Vernal pools, valley and foothill grassland, closed-cone coniferous forest, cismontane woodland, chaparral, meadows and seeps.	Mesic, clay habitats; usually in vernal pools and small drainages. 30-1615 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Camissoniopsis lewisii	Lewis' evening-primrose	Plants	None	None		Valley and foothill grassland, coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub.	Sandy or clay soil. 0-300 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Caulanthus simulans	Payson's jewelflower	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral, coastal scrub.	Frequently in burned areas, or in disturbed sites such as streambeds; also on rocky, steep slopes. Sandy, granitic soils. 90-2200 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Ceanothus verrucosus	wart-stemmed ceanothus	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_UCBG-UC Botanical Garden at Berkeley	Chaparral, coastal scrub.	25-470 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Centromadia parryi ssp. australis	southern tarplant	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Centromadia pungens ssp. laevis	smooth tarplant	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Valley and foothill grassland, chenopod scrub, meadows and seeps, playas, riparian woodland.	Alkali meadow, alkali scrub; also in disturbed places. 5-1170 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Chaenactis glabriuscula var. orcuttiana	Orcutt's pincushion	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal dunes.	Sandy sites. 3-80 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Chamaebatia australis	southern mountain misery	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral.	Gabbro or metavolcanic soils. 300-1020 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Chorizanthe orcuttiana	Orcutt's spineflower	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, chaparral, closed-cone coniferous forest.	Sandy sites and openings; sometimes in transition zones. 3-125 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Chorizanthe polygonoides var. longispina	long-spined spinefloweer	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Cistanthe maritima	seaside cistanthe	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Coastal bluff scrub, coastal scrub, valley and foothill grassland.	Sea bluffs; sandy sites. 5-300 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Comarostaphylis diversifolia ssp. diversifolia	summer holly	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, cismontane woodland.	Often in mixed chaparral in California, sometimes post-burn. 30-855 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Convolvulus simulans	small-flowered morning glory	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, valley and foothill grassland.	Wet clay, serpentine ridges. 30-700 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Corethrogyne filaginifolia var. linifolia	Del Mar Mesa sand aster	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, coastal bluff scrub.	In coastal, shrubby communities on maritime sediments and conglomerates; in openings. 15-140 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Cryptantha wigginsii	Wiggins' cryptantha	Plants	None	None		Coastal scrub.	Often on clay soils. 45-110 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Deinandra paniculata	panticulate tarplant	Plants	None	None		Coastal scrub, valley and foothill grassland, vernal pools.	Usually in vernally mesic sites. Sometimes in vernal pools or on mima mounds near them. 25-940 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Dichondra occidentalis	western dichondra	Plants	None	None		Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	On sandy loam, clay, and rocky soils. 50-500 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Dudleya blochmaniae ssp. blochmaniae	Blochman's dudleya	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, coastal bluff scrub, chaparral, valley and foothill grassland.	Open, rocky slopes; often in shallow clays over serpentine or in rocky areas with little soil. 5-290 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Dudleya multicaulis	many-stemmed dudleya	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | USFS_S-Sensitive	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Dudleya variegata	variegated dudleya	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, cismontane woodland, valley and foothill grassland.	In rocky or clay soils; sometimes associated with vernal pool margins. 3-550 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Dudleya viscida	sticky dudleya	Plants	None	None	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Coastal scrub, coastal bluff scrub, chaparral, cismontane woodland.	On north and south-facing cliffs and banks. 20-870 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Ericameria palmeri var. palmeri	Palmer's goldenbush	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, chaparral.	On granitic soils, on steep hillsides. Mesic sites. 5-625 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Eryngium aristulatum var. parishii	San Diego button-celery	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Eryngium pendletonense	Pendleton button-celery	Plants	None	None		Coastal bluff scrub, valley and foothill grassland, vernal pools.	Clay. Vernally mesic sites. 20-30 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Erysimum ammophilum	sand-loving wallflower	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | SB_SBBG-Santa Barbara Botanic Garden	Chaparral (maritime), coastal dunes, coastal scrub.	Sandy openings. 3-320 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Erythranthe diffusa	Palomar monkeyflower	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, lower montane coniferous forest.	Sandy or gravelly soils. 1220-1830 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Euphorbia misera	cliff spurge	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal scrub, Mojavean desert scrub.	Rocky sites. 3-430 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Ferocactus viridescens	San Diego barrel cactus	Plants	None	None	IUCN_LC-Least Concern | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chapparal, coastal scrub, valley and foothill grassland.	Often on exposed, level or south-sloping areas; often in coastal scrub near crest of slopes. 3-490 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Harpagonella palmeri	Palmer's grapplinghook	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub, valley and foothill grassland.	Clay soils; open grassy areas within shrubland. 20-955 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Hazardia orcuttii	Orcutt's hazardia	Plants	None	Threatened	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, coastal scrub.	Often on clay; in grassy edges of chaparral and coastal scrub. 5-85 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Heterotheca sessiliflora ssp. sessiliflora	beach goldenaster	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal dunes, coastal scrub, chaparral (coastal).	Sandy sites. 0-5 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Hordeum intercedens	vernal barley	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Valley and foothill grassland, vernal pools, coastal dunes, coastal scrub.	Vernal pools, dry, saline streambeds, alkaline flats. 5-1000 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Isocoma menziesii var. decumbens	decumbent goldenbush	Plants	None	None	BLM_S-Sensitive | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, chaparral.	Sandy soils; often in disturbed sites. 1-915 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Iva hayesiana	San Diego marsh-elder	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Marshes and swamps, playas.	Riverwashes. 1-430 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Juglans californica	Southern California black walnut	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | IUCN_NT-Near Threatened | SB_USDA-US Dept of Agriculture	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	alluvial	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Juncus acutus ssp. leopoldii	southwestern spiny rush	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garde |n SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Salt marshes, alkaline seeps, coastal dunes (mesic sites).	Moist saline places. 3-900 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Lasthenia glabrata ssp. coulteri	Coulter's goldfields	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_SBBG-Santa Barbara Botanic Garden	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Plants	None	None		Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Leptosiphon grandiflorus	Large-flowered leptosiphon	Plants	None	None		Coastal bluff scrub, closed-cone coniferous forest, cismontane woodland, coastal dunes, coastal prairie, coastal scrub, valley and foothill grassland.	Open, grassy flats, generally sandy soil. 5-1200 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Leptosyne maritima	sea dahlia	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, coastal bluff scrub.	Occurs on a variety of soil types, including sandstone. 5-185 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Lycium californicum	California box-thorn	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal scrub.	5-150 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Microseris douglasii ssp. platycarpha	small-flowered microseris	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Cismontane woodland, valley and foothill grassland, coastal scrub, vernal pools.	Alkaline clay in river bottoms. 15-1070 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Monardella viminea	Willowy monardella	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub, chaparral, riparian forest, riparian scrub, riparian woodland.	In canyons, in rocky and sandy places, sometimes in washes or floodplains; with Baccharis, Iva, etc. Alluvial, ephemeral washes with adjacent coastal scrub. 45-230 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Myosurus minimus ssp. apus	little mousetail	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pools, valley and foothill grassland.	Alkaline soils. 20-640 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Nama stenocarpa	mud nama	Plants	None	None		Marshes and swamps.	Lake shores, river banks, intermittently wet areas. 15-815 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Navarretia fossalis	spreading navarretia	Plants	Threatened	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pools, chenopod scrub, marshes and swamps, playas.	San Diego hardpan and San Diego claypan vernal pools; in swales and vernal pools, often surrouded by other habitat types. 15-850 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Nemacaulis denudata var. denudata	Coast woolly-heads	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal dunes.	0-5 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Nemacaulis denudata var. gracilis	slender cottonheads	Plants	None	None		Coastal dunes, desert dunes, Sonoran desert scrub.	In dunes or sand. -45-745 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Ophioglossum californicum	California adder's tongue	Plants	None	None		Chaparral, vernal pool areas, valley and foothill grassland.	Grassy pastures, vernal pool margins, chaparral. Mesic sites. 60-525 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Orcuttia californica	California Orcutt grass	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pools.	10-660 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Orobanche parishii ssp. brachyloba Or *Aphyllon parishii ssp. brachylobum*	short-lobed broomrape	Plants	None	None	Coastal bluff scrub, coastal dunes, coastal scrub.	Sandy soil near beaches; reported to grow on Isocoma menziesii and other shrubs. 3-305 m.		None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Pentachaeta aurea ssp. aurea	golden-rayed pentachaeta	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, valley and foothill grassland, riparian woodland.	80-1850 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Phacelia stellaris	Brand's star phacelia	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden	Coastal scrub, coastal dunes.	Open areas. 3-370 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Pinus torreyana ssp. torreyana	Torrey pine	Plants	None	None	IUCN_CR-Critically Endangered | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Closed-cone coniferous forest, chaparral.	On dry, sandstone slopes. 70-160 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Pogogyne abramsii	San Diego mesa-mint	Plants	Endangered	Endangered	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pools.	Vernal pools within grasslands, chamise chaparral, or coastal sage scrub communities. 70-195 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Pseudognaphalium leucocephalum	white rabbit-tobacco	Plants	None	None		Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

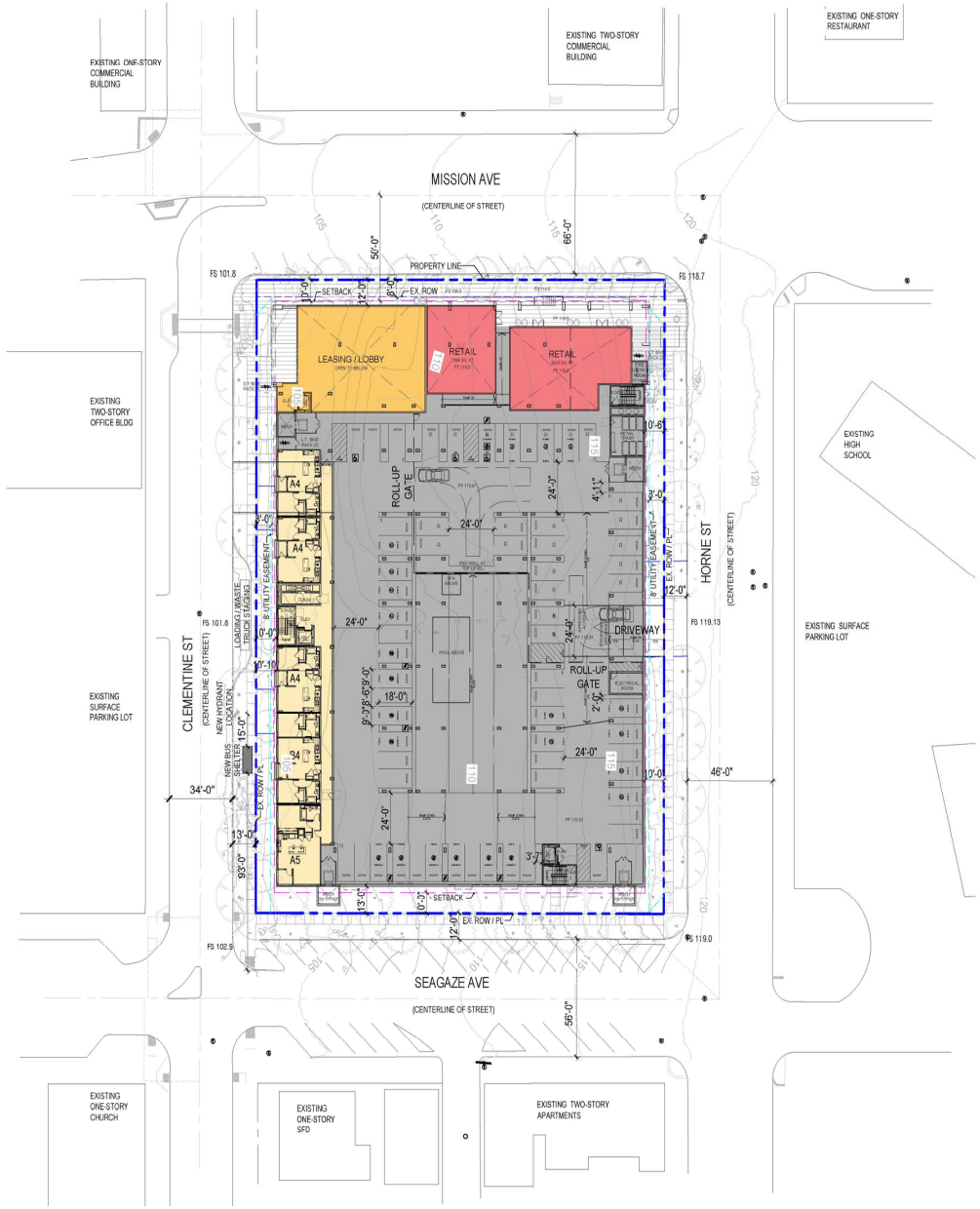
Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Polygala cornuta var. fishiae	Fish's milkwort	Plants	None	None		Cismontane woodland, riparian woodland, chaparral.	Scree slopes, brushy ridges, and along creeks; often with oaks. 100-1000 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Quercus dumosa	Nuttail' s scrub oak	Plants	None	None	BLM_S-Sensitive | IUCN_EN-Endangered | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Closed-cone coniferous forest, chaparral, coastal scrub.	Generally on sandy soils near the coast; sometimes on clay loam. 15-640 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Quercus engelmannii	Engelmann oak	Plants	None	None	IUCN_EN-Endangered | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Cismontane woodland, chaparral, riparian woodland, valley and foothill grassland.	50-1300 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Selaginella cinerascens	ashy spike-moss	Plants	None	None		Chaparral, coastal scrub.	20-640 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Senecio aphanactis	chaparral ragwort	Plants	None	None	SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Sidalcea neomexicana	salt spring checkerbloom	Plants	None	None	USFS_S-Sensitive	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Sphenopholis interrupta ssp. californica	false prairie oat	Plants	None	None		Chaparral (coastal).	Friable clay lenses. 87 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Stipa diegoensis	San Diego needlegrass	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral, coastal scrub.	Rocky slopes, sea cliffs and stream banks; often in mesic sites. 10-800 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Suaeda esteroa	estuary seablite	Plants	None	None		Marshes and swamps.	Coastal salt marshes in clay, silt, and sand substrates. 0-80 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.
Suaeda taxifolia	woolly seablite	Plants	None	None	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub, coastal dunes, marshes and swamps.	Margins of salt marshes. 0-50 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Scientific Name	Common Name	Taxonomic Group	Federal Listing	State Listing	Other Status	General Habitat	Microhabitat	Potential to Occur on Study area
Tetracoccus dioicus	Parry's tetracoccus	Plants	None	None	BLM_S-Sensitive | SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden | SB_CRES-San Diego Zoo CRES Native Gene Seed Bank | USFS_S-Sensitive	Chaparral, coastal scrub.	Stony, decomposed gabbro soil. 135-705 m.	None. The project site is entirely developed / ornamental landscaped or non-native mixed grassland; therefore, it lacks habitat for the species.

Appendix C

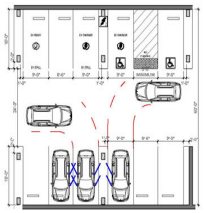
Site Plan



LEGEND

- RETAIL
- LEASING AND AMENITIES
- RESIDENTIAL
- PARKING

PARKING PLAN



Notes:

1. The proposed dimensions provide equivalent access and maneuverability to allow parking within standard or column obstructed stalls.
2. The proposed dimensions provide equivalent or greater dimensions and access for passenger loading and unloading at column obstructed stalls than what is provided at standard stalls.
3. The proposed stall dimensions are 8'-6" X 18' with (9' X 18' ADA & EV) for both standard and column obstructed stalls (1' of additional width is proposed next to columns, 2' next to walls).
4. All spaces shall have wheel stops 2.5 feet from wall or walkway.

NOTE: SEE SHEET C1.0 FOR BOUNDARY DIMENSIONS, BENCHMARK INFORMATION AND EXISTING EASEMENTS

901 MISSION AVENUE MIXED-USE

OCEANSIDE, CA

MIXED-USE BUILDING
SITE PLAN

1"=30'

0 30' 60' 90' 120'

A1.0

JOB NO. 2023-0939
DATE 02-14-2025

Appendix D

Biologist Qualifications

Email: jmcnutt@southenvironmental.com
Mobile: 818-201-7689

EDUCATION

M.S., Earth, Environmental, and Physical Science, Wichita State University, 2012

B.S., Bachelor of Science, Biology, Wichita State University, 2004

PROFESSIONAL EXPERIENCE

South Environmental (2021-Present), Senior Biologist

AGEISS, Inc. (2020-2021), Environmental Scientist

Timberwolf Environmental (2019), Senior Project Manager

Nebraska Oil and Gas Conservation Commission (2018-2019), Project Manager

Stelbar Oil Corporation, Inc. (2006-2018), Project Manager

GIS

ESRI ArcGIS Pro, ArcCollector, Survey123, AccGIS online

Trimble GPS

James McNutt, M.S.

SENIOR BIOLOGIST AND LEAD WATERS DELINEATOR

James McNutt is a Senior Environmental Scientist and Lead Delineator with 19 years of professional experience in environmental project management, jurisdictional and wetland delineations, environmental permitting, technical documents, biological resource and community identification, and geology. Mr. McNutt brings over 15 years of experience completing jurisdictional and wetland delineations as a lead delineator in accordance with the U.S. Army Corps of Engineers (USACE) 1987 Delineation Manual Protocols. Mr. McNutt brings 5 years of experience identifying non-wetland features using the Arid West OHWM Identification Manual.

Since starting at South Environmental in early 2021, Mr. McNutt has completed dozens of jurisdictional and wetland delineations throughout Southern California. This experience includes utility project for Southern California Gas (SoCal Gas) and Southern California Edison (SCE) as well as private enterprise developments, and local government projects. He has been responsible for determining the boundary of jurisdictional features using Trimble GIS to accurately collect data, while using modules such as ArcCollector and Survey123 to validate all data collection processes. He is also a GIS analyst that creates figures for data packages regarding jurisdictional delineation reporting and permitting documents.

As a project manager, environmental scientist, and geologist for oil and gas companies, environmental consultants, and agencies in the west and Midwest, he oversaw wetland investigations and delineations on client assets such as leaseholds and drill-sites using the Criteria Determination Methodologies for Vegetation, Soil, and Hydrology. In these roles, he has also completed permit applications and successfully negotiated wetlands and non-wetland permits for dozens of projects, while closely coordinating with clients, agencies, and managers. This includes projects requiring compliance with the implementation of Mitigation Monitoring Reporting Plans, regulatory compliance, and data management processes.

EXPERTISE

- Environmental Regulations and Permitting
- Environmental Project Management
- Jurisdictional and Wetland Delineations
- Biological Habitat Assessment Reporting
- USACE Section 401/404 Compliance
- Biological Data Collection and Assessment Methods

SELECT WATERS DELINEATION PROJECT EXPERIENCE

Southern California Gas On-Call Waters Delineation Services. Conducted standard jurisdictional and wetland delineation work, as well emergency repair jurisdictional and wetland delineation work, for biological resource assistance regarding construction and maintenance projects throughout southern California. Activities have included data collection near protected resources for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

Notable SGC Delineation Projects:

- Aliso Canyon Facility,
- L-85 Line north of Castaic,
- L-404 Line near Oak Park,
- L-127 Line in Montecito,
- Sylmar Gould Canyon, and
- L324 near Salt Canyon Creek

Southern California Edison On-Call Waters Delineation Services. Conducted standard jurisdictional and wetland delineation work, as well emergency repair jurisdictional and wetland delineation work, for biological resource assistance regarding construction and maintenance projects throughout southern California. Activities have included data collection near protected resources for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

Notable SCE Delineation Projects:

- Dozens of utility projects throuhgout Los Angeles County, San Bernardino County, Riverside County, Ventura County, Kern County, and Santa Barbara County.

Private Development Waters Delineation Services in Southern California. Conducted standard jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding industrial, commercial, and residential projects throughout southern California. Activities have included data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

Notable Private Development Delineation Projects:

- Trader Joes' Warehouse in Palmdale,
- TTM 48307 housing development near Lakeview Drive in Palmdale,
- land for truck stop developments in Temescal Valley,
- land for housing developments in Lake Elsinore,
- land for industrial development near the Los Angeles River in Long Beach,
- Avenue I and 30th Street in Lancaster,
- Silverlake Equestrian Park in Norco, and

- land for housing developments in San Bernardino County.

Local Government Environmental Services in Southern California. Conducted standard jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding municipal and county projects throughout southern California. Activities have included data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

Notable Local Government Delineation Projects:

- Bell Canyon Creek for City of Los Angeles Recreation and Parks Department,
- Bronson Canyon Playground in Griffith Park for City of Los Angeles Recreation and Parks Department,
- Rice Canyon for EVMWD,
- Almond Street Road extension in Rancho Cucamonga, and
- land near Santa Clara River for city of Oxnard Fire Station.

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Mobile: 714-330-6290

Dana Briggs Wyler

BIOLOGIST

Dana Briggs Wyler is a current environmental professional and recent graduate from University of California, Irvine's Masters in Conservation and Restoration Science program. Here, she specialized in project management, restoration design, and field monitoring in areas with sensitive species. She has extensive field data collection and restoration experience in central and southern California learned while in school. While at UCI, she was involved with a project monitoring a fuel modification zone using native plant species to support regional biodiversity, especially Least Bell's Vireo and California Gnatcatcher. She also participated in a restoration and monitoring program of native grasslands in Irvine aimed to provide data for community resilience to fire. More recently, she worked for Southern California Coastal Water Research Project as a toxicologist where she conducted research and assessments of southern California's water resources.

EXPERTISE

- **Field Data Collection.** Dana has extensive experience collecting data in diverse terrestrial and aquatic habitats in both southern and central California.
- **Biological Monitoring.** Dana has diverse experience identifying wildlife species throughout the Southern California region.
- **Plant Identification.** Dana is proficient in identifying native, non-native, and invasive plant species throughout southern California, specifically in coastal, wetland, riparian, and chaparral.
- **Technical Writing.** Dana has prepared numerous biological resource assessments reports for the city of Los Angeles. Reports include detail-oriented descriptions of biological resources, surveys for special-status species, biological resources maps, and assessments of potential impacts to biological resources from development.
- **Data Management and Analysis.** Dana has significant expertise in statistical analyses as well as producing statistical figures through R Studio. She has extensive experience working with both single data sets as well as large databases.

EDUCATION

B.S., Ecology, Evolution, & Organismal Biology, California State University, Monterey Bay, 2017

M.S., Conservation and Restoration Science, University of California, Irvine, 2022

SKILLS

-Scientific collection and management of field data

-Technical writing

-Project management and risk assessment

-Plant and animal identification through dichotomous keys, field guides, and experience

-Statistical analyses through R Studio

CERTIFICATIONS

-Wilderness First Aid Certification

SELECT PROJECT EXPERIENCE

South Environmental, Monitoring Biologist. Ramona Expressway (2023-present). As a Biologist for South Environmental, Dana's responsibilities were to provide WEAP trainings and biological monitoring for the Ramona Expressway project with First Carbon. Duties included:

- Conduct Worker Environmental Awareness Program (WEAP) training to all onsite construction personnel to describe species of concern and requirements to protect them under the Endangered Species Act and the Western Riverside Multi-Species Habitat Conservation Plan and mitigation measures being implemented on the project site to conserve the species of concern.
- Monitoring construction activities for the duration of project activities to ensure that all practicable measures are being employed to avoid incidental disturbance of habitat and species:
    - establish environmentally sensitive areas around sensitive biological resources on the project site during the construction phase.
    - ensure that vegetation clearance activities limit disturbance to the smallest practical area and that construction personnel and activities do not enter environmentally sensitive areas.
    - perform daily pre-construction sweeps of work areas prior to initiation of daily construction activities.
    - inspect open trenches, pits, and pipes or other materials within which a covered species or other sensitive species may become entrapped or hide within.
    - Summarize relevant findings in a letter report that will be prepared at the completion of ground disturbing activities.

Aliso Canyon Emergency Monitoring Project Southern California Gas (2023-present). Dana is the lead monitor for a long-term project that includes the removal of sediment from catch basins where sensitive wetlands and wildlife such as coast range newt occurs. Dana is responsible for overseeing the monitoring effort, daily reports, and overall project compliance.

City of LA Recreation and Parks City Park Brush Clearance Monitoring within Riparian Areas (2023). Dana was the primary monitor that conducted nesting bird surveys and compliance monitoring at White Point Park where brush clearance is performed annually to meet LA Fire Department requirements. The work was within and near riparian areas and wetland and riparian vegetation and wildlife were the target species. Also, Dana monitored nesting coastal California gnatcatchers at this site and protected the nest during the project.

City of Los Angeles Biological Resources Assessments (2023 – present). Dana conducts site assessments for biological resources, surveys for special-status plants and animals, maps and characterizes plant communities and wetlands/streams, and assesses potential impacts to biological resources from proposed developments. Dana has worked on the following reports:

- 41 Mar Vista Biological Resources Report in the Santa Monica Mountains Local Coastal Program (LCP)
- 4801 Knob Hill Drive Biologist's Statement of Biological Resources
- 1746 Mandeville SB9 Statement of Habitat
- 2460 Sunset Plaza SB9 Statement of Habitat
- 21050 San Miguel SB9 Statement of Habitat
- 11496 Orum SB9 Statement of Habitat & California Wildlife Habitat Relationship (CWHR) Assessment

- 230 Carolwood Biologist's Statement of Biological Resources
- 2383 Mandeville Canyon Biologist's Statement of Biological Resources
- 4960 Calvin SB9 Statement of Habitat
- 8152 Ellenbogen SB9 Statement of Habitat
- 10826 Tuxford Statement of Habitat

Dana has also conducted the following monitoring projects:

- Ramona Expressway monitoring biologist
- Glenoaks/ SoCal Edison compliance monitoring
- White Point nesting bird survey and monitoring

Southern California Coastal Water Research Project (2021 – 2022). Dana was a laboratory and field assistant for coastal wetlands project. Dana later was promoted to research technician in the toxicology department where she coordinated and implemented a water toxicology experiment that support southern California wetlands and waters.

Email: msouth@southenvironmental.com
Mobile: 303-818-3632

EDUCATION

B.S., Wildlife Ecology, University of Wisconsin-Madison, 2004

CERTIFICATIONS

Certified Wildlife Biologist, The Wildlife Society 2014

Certified Technical Service Provider (TSP) for Fish and Wildlife Management Plans, USDA NRCS 2017

Authorized Desert Tortoise Biologist – Numerous BOs

Unmanned Aircraft System Pilot Certification, FAA #4177603

TRAINING

Wetland Delineation Training Course – The Wetland Institute (2014)

Southwest Willow Flycatcher Workshop, 2017

USGS Desert Tortoise Health Assessment and Tissue Collection Techniques Training, 2009

Matthew South

PRINCIPAL BIOLOGIST

Matthew South founded South Environmental in 2018. He is a certified wildlife biologist with over 17 years of professional experience providing natural resources consulting services for a wide variety of clients that include residential, commercial, government, utility, infrastructure, research, and non-profit projects. For the last 14 years, Mr. South has been an environmental consultant in southern California acting as a Wildlife Biologist and Geographic Information System (GIS) Analyst. In early 2018 he started South Environmental and has since been supporting clients in Los Angeles, Ventura, Santa Barbara, San Bernardino, and Riverside Counties.

Mr. South's background in ecology has led to a passion for conservation planning and resources assessments for the purpose of preservation and management. The integration of the latest technologies such as advanced GIS systems, mobile computing, and drone sensing allows him to innovate new data collection, analysis, and collaboration tools for the environmental sciences that produce more accurate data and better-informed resource managers.

EXPERTISE

- **Conservation and Management Planning.** Mr. South's has extensive experience preparing mitigation and monitoring plans, habitat conservation plans, and technical biological resources management plans that are compliant with federal, state, and local regulations. Mr. South is the only active NRCS TSP for Fish and Wildlife Plans Certified in California.
- **Biological Resources Assessment.** Mr. South has completed dozens of biological resources assessments throughout southern California.
- **Rare Plants and Arborist Services.** Mr. South has surveyed and assessed thousands of native and landscaped trees in southern California. He is a certified arborist with 5-years of tree survey experience working closely with some of the most experienced arborists in California. In addition, he has performed hundreds of hours of rare plant surveys and habitat assessments.
- **Wetland & Jurisdictional Delineations.** Mr. South has conducted dozens of jurisdictional and wetland delineations per the guidelines and methods from the US Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and the state Regional Water Quality Control Boards (RWQCB).
- **GIS.** Mr. South is an expert at spatial data collection and analysis using ESRI mobile and desktop software products and Trimble hardware.

SELECT PROJECT EXPERIENCE

Moreno Valley Dracaea Street Improvements Plan Tract 32834, Moreno Vally, Riverside County, California (2023). South Environmental completed a jurisdictional delineation for the project and obtained permits from the CDFW and RWQCB for the road improvements project. Mr. South was the lead biologist that conducted the field survey, prepared the reports, and negotiated the permits.

EVMWD Rice Canyon Reservoir Access Road and New Conduit Project, City of Lake Elsinore, Riverside County, California (2022). South Environmental was retained to complete biological and cultural resources services. Biological resources work included a Jurisdictional Delineation Report, a Biological Resources Assessment/MSHCP Consistency Analysis, Rare Plant Surveys, Burrowing Owl Surveys, and mitigation planning. Matthew South was the Principal Biologist on the project.

Southern California Edison (SCE) Permitting and Jurisdictional Delineations (2021-ongoing). As a subconsultant on this contract for multiple Primes (SWCA, EI, Rincon, Cardno, and ERM), South Environmental has focused its biological resources services on wetland delineations and permitting efforts for SCE throughout all its regions. From single pole delineations in roadside ditches to several hundred poles through miles of wet meadows in the Sierras, the projects vary in size and complexity as well as location. Primarily, delineations have been in the Sierras with the largest and most complex projects in Inyo and Mono Counties and several in Kern and Tulare. A few of the specific projects include

- Pickle Meadow: Aquatic Resources Delineation Report and Permitting for 300-poles located in a wet meadow behind Bridgeport Reservoir.
- Kern River: Wetland Delineation and Permitting for 15 pole replacements in Kernville.
- June Lake to Tom's Place: Wetland Delineation and Permitting for 40 poles spread through Inyo and Mono Counties.
- Cajon Wash: Jurisdictional Delineation and SBKR Assessment and Permitting for 10 pole replacements and realignment for a capital project located in SBKR Critical Habitat.
- Pipes Wash: Delineation and Permitting for 25-poles that are within Pipes Wash, a large ephemeral wash in the San Bernardino desert.

City of Palmdale - Palmdale Warehouse Project (2022-on going). South Environmental prepared a jurisdictional delineation and permit applications to CDFW and RWQCB for the project. Services included EPIMS application and RWQCB Dredge and Fill Application and coordination including for mitigation management and alternatives analysis and permit negotiations. Currently South Environmental is overseeing the compliance monitoring for the project.

Private Development Waters Delineation Services in Southern California. Oversaw and managed jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding industrial, commercial, and residential projects throughout southern California. Activities have included overseeing data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting.

Notable Private Development Delineation Projects:

- TTM 48307 housing development near Lakeview Drive in Palmdale,
- land for truck stop developments in Temescal Valley,

- land for housing developments in Lake Elsinore,
- land for industrial development near the Los Angeles River in Long Beach,
- Avenue I and 30th Street in Lancaster,
- Silverlake Equestrian Park in Norco, and

Wendy's in Calimesa Project, Riverside County, California (2023). South Environmental was retained to complete a Biological Resources Assessment and Western Riverside County MSHCP Consistency Analysis Report. Mr. South served as the Principal Biologist on the Project.

Southern California Gas (SCG) As-Needed Biological and Cultural Resources Services (2022-ongoing). As a subconsultant on this contract Mr. South has overseen the assessment numerous resources from single point locations to many miles of pipelines. More recently he has begun to conduct biological assessment in the coastal zone in Santa Barbara County as well as endangered species Biological Assessments (BAs) in support of Coastal Development Permits for SCG. Wetland delineation and permitting, biological resources assessments, and resources surveys and monitoring are services that Mr. South both provides personally and oversees a team of specialists that support the environmental impacts analysis and permitting for SCG.

Notable SGC Delineation Projects:

- Aliso Canyon Facility,
- L-85 Line north of Castaic,
- L-404 Line near Oak Park,
- L-127 Line in Montecito,
- Sylmar Gould Canyon, and
- L324 near Salt Canyon Creek

Local Government Environmental Services in Southern California. Oversaw and managed jurisdictional and wetland delineation work and habitat assessment work for biological resource assistance regarding municipal and county projects throughout southern California. Activities have included data collection for conducting wetland and jurisdictional delineations, jurisdictional delineation and habitat assessment reporting, and permit generation for RWQCB, USACE, and CDFW compliance.

Notable Local Government Delineation Projects:

- Bell Canyon Creek for City of Los Angeles Recreation and Parks Department,
- Bronson Canyon Playground in Griffith Park for City of Los Angeles Recreation and Parks Department,
- Almond Street Road extension in Rancho Cucamonga, and
- City of Oxnard at the Oxnard Fire Station.