



LSA ASSOCIATES, INC.  
703 PALOMAR AIRPORT ROAD  
SUITE 260  
CARLSBAD, CALIFORNIA 92011

760.931.5471 TEL  
760.918.2458 FAX

BERKELEY  
FRESNO

IRVINE  
PALM SPRINGS  
PT. RICHMOND

RIVERSIDE  
ROCKLIN  
SAN LUIS OBISPO

August 14, 2014

Mr. Paul Colucci  
Anova, Inc.  
2734 Loker Avenue West, Suite E  
Carlsbad, California 92010

Subject: Biological Assessment Results for the Woodland Drive and Watson Way Parcels (LSA Project No. ANO1401)

Dear Mr. Colucci:

Per your request, LSA Associates, Inc. (LSA) conducted a biological resources assessment at the site of a proposed development project (project) at parcels located at Woodland Drive and Watson Way, in the unincorporated community of Vista, San Diego County, California. The project study area is approximately 3.5 acres in size and is located southeast of and adjacent to the intersection of Woodland Drive and Watson Way (attached Figure 1). This letter briefly summarizes the methods, existing conditions, potential for presence of special-status plant and animal species, and any other natural resources occurring on the project site.

## METHODS

### Research

Prior to the on-site survey, LSA biologist Jaime Morales conducted a literature review and database records search to identify the existence or potential occurrence of special-status biological resources (e.g., plants, animals, and vegetation communities) in or within the vicinity of the study area. Special-status species are those that are federally and/or State-listed, proposed for listing, or candidate species; species listed as species of concern by the California Department of Fish and Wildlife (CDFW) Special Animals List (CDFG 2011) and Special Plants List (CDFG 2012); and/or those species categorized as having a California Rare Plant Ranking (CRPR) of 1B or 2 by the California Native Plant Society (CNPS).

Databases reviewed consisted of the following:

- California Natural Diversity Data Base (CNDDDB) information (Version 3.1.0, June 1, 2013), which is administered by the CDFW. This database covers special-status plant and animal species, as well as special-status natural communities that occur within California. Species information for the U.S. Geological Survey (USGS) 7.5-minute *San Marcos, California* topographic quadrangle was reviewed.
- CNPS, Rare Plant Program. 2014. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website <http://www.rareplants.cnps.org>. Accessed July 14, 2014.

## Field Survey

Mr. Morales conducted the biological resources assessment on July 15, 2014. Mr. Morales walked the study area and documented general site conditions, vegetation and wildlife observed/detected at the site, and the suitability of habitat for special-status species.

## FINDINGS

### Vegetation

The study area consists of highly-disturbed land that has been mowed recently. Vegetation within the study area was dominated by the following nonnative species: Russian thistle (*Salsola tragus*), castor bean (*Ricinus communis*), short-pod mustard (*Hirschfeldia incana*), fennel (*Foeniculum vulgare*), and wild oat (*Avena fatua*). Clusters of ornamental vegetation are present along the southern limit of the study area. No native habitat is present within the study area.

No special-status plant species were observed within the study area during the survey.

### Wildlife

Wildlife species detected within or in the vicinity of the study area include American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*), mourning dove (*Zenaida macroura*), northern mockingbird (*Mimus polyglottos*), western scrub-jay (*Aphelocoma californica*), and desert cottontail (*Sylvilagus audubonii*).

No special-status wildlife species were detected during the survey. No nesting bird activity was observed in the study area or within the immediate vicinity.

### Special-Status Species

Based on the results of the literature review and database records search and the absence of suitable habitat, special-status species have a low potential to occur within the study area.

### Potentially Jurisdictional Waters

There are no potentially jurisdictional waters within the study area.

## CONCLUSION

Due to the highly disturbed nature of the study area and the absence of suitable habitat, there is a low potential for occurrence for any special-status plant and animal species.

Ornamental trees present along the southern perimeter of the study area have the potential to support various bird species. To avoid potential impacts to active nests, LSA recommends scheduling future development of the property to avoid the bird breeding season (February 15 through August 31). If vegetation clearing or heavy equipment use is scheduled during the breeding season, a qualified

biologist should conduct clearance surveys for active bird nests immediately prior to any clearing of vegetation.

Please contact me at (760) 931-5471 or [Jaime.Morales@lsa-assoc.com](mailto:Jaime.Morales@lsa-assoc.com) if you have any questions or require further information.

Sincerely,

**LSA ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read "Jaime Morales", written over a circular stamp or mark.

Jaime Morales  
Biologist

Attachments: Figure 1

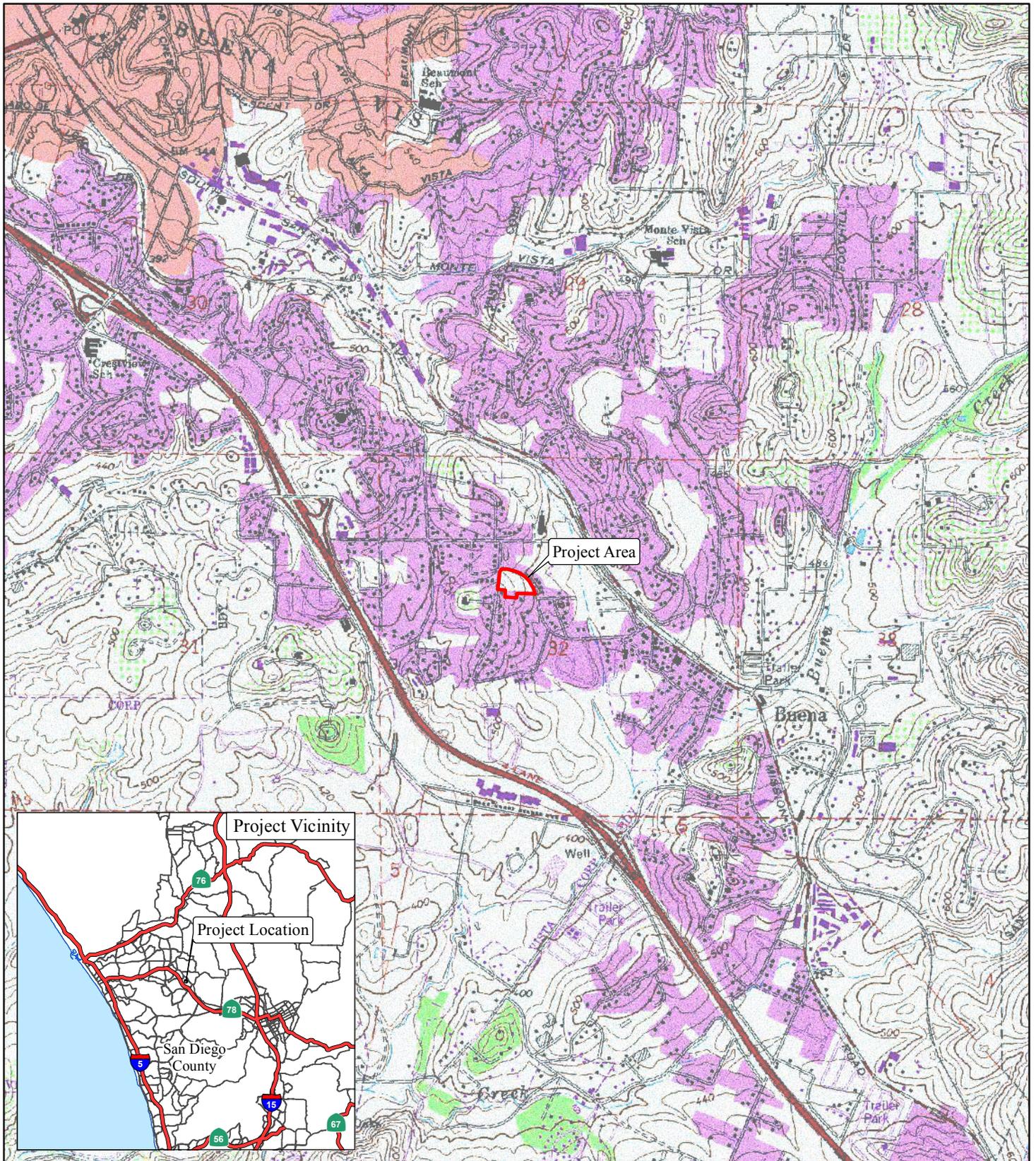


FIGURE 1

LSA

LEGEND

Project Area



SOURCE: USGS 7.5' Quad (San Marcos, 1983)

F:\ANO1401\GIS\ProjLoc.mxd (7/16/2014)

ANO1402  
*Parcels at Woodland Drive and Watson Way*  
 Project Location