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August 10, 2013

RE: Biological Letter Report for Webster Ivy Lane TPM (APN 578-050-19)

The following report represents the Biological Letter Report for the Webster Ivy Lane TPM, APN 578-050-19

SUMMARY

The proposed project is subdivision of a 2.4 gross acre parcel into four lots for residential uses. The proposed project is located within the Community of Spring Valley within unincorporated San Diego County. The project is located within the Metro-Lakeside-Jamul Area of the Multiple Species Conservation Plan (MSCP). The project is not located within the Pre-Approved Mitigation Area (PAMA).

Habitats occurring within the project include coastal sage scrub, non-native grassland and developed. No sensitive wildlife species were observed onsite. One sensitive plant species was observed onsite, the San Diego Sunflower (*Viguiera laciniata*). Impacts will occur to the Diegan Coastal Sage Scrub –Inland form, non-native grassland and developed lands. Impacts will be mitigated in conformance with the MSCP through offsite conservation. No significant direct, indirect or cumulative impacts will occur as a result of the project.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION, AND SETTING

Project Description

The proposed project is subdivision of a 2.4 gross acre parcel into four lots for residential uses. Proposed lot sizes range from approximately 0.58 to 0.62 acre gross.

Project Location

The proposed project is located within the Community of Spring Valley within unincorporated San Diego County (Figure 1). The project is located on Ivy Lane, just west of Atlantis (Figure 2). The project is located within the Metro-Lakeside-Jamul Area of the Multiple Species Conservation Plan (MSCP). The project is not located within the Pre-Approved Mitigation Area (PAMA).

Project Setting

The parcel is undeveloped and bounded by Ivy Lane to the north, residential development to the east and south and a combination of residential development and undeveloped lands to the west (Figure 3). The project site is shown on the Jamul Mountains USGS 7.5' Quadrangle. It is in Township 17 south, Range 1 West (Figure 4). The project is a gentle westerly facing slope. The onsite elevations range from approximately 566 feet above mean sea level in the southwestern corner of the property to 666 feet above mean sea level at the highest point along the eastern property line. A drainage feature occurs approximately 30 feet offsite from the southwest corner. The feature appears to continue to the southwest into the adjacent developed properties where it may be in a culvert.

The soils on the property consist of San Miguel rocky silt loam and Escondido very fine sandy loam.

San Miguel Series

The San Miguel series consists of well-drained, shallow to moderately deep silt loams that have a clay subsoil. These soils are derived from metavolcanic rock. They are in mountainous areas and have slopes of 9 to 30 percent. The elevation ranges from 700 to 3,300 feet. In a representative profile, the surface layer is light yellowish-brown and very pale brown, medium acid and strongly acid silt loam about 8 inches thick. The subsoil is strong-brown and yellowish-brown, strongly acid and very strongly acid clay and gravelly clay.

Escondido Series

The Escondido series consists of moderately deep to deep, well-drained very fine sandy loams that formed in material weathered in place from metamorphosed sandstone. These soils are on uplands. They are gently rolling to hilly and have slopes of 5 to 30 percent. The elevation ranges from 400 to 2,800 feet. In a representative profile the surface layer is dark-brown, slightly acid very fine sandy loam about 6 inches thick. The subsoil is brown, neutral very fine sandy loam about 23 inches thick. The substratum is hard, fine-grained metasedimentary rock (Bowman 1973).

Site Survey

The site was surveyed by Robin Church on March 29, 2013 from 2:00 to 4:00 P.M. The weather consisted of cloudy skies, a light breeze and a temperature of approximately 68 degrees Fahrenheit.

Mapping was performed following the Biological Resource Mapping Guidelines within the Report Format and Content Requirements: Biological Resources (County 2010). Wildlife was identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Field notes were maintained throughout the survey. The primary focus of the survey was to document and map the size, location, and general quality of all habitat types and the presence or potential presence of any sensitive resources (plant or wildlife) onsite.

Nomenclature for this report conforms to Hickman (1993), for plants, Holland (1986) and Oberbauer (1996) for plant communities and habitat types, American Ornithological Union (AOU 1998 and 2000) for birds, Jennings (1983) and Stebbins (2003) for reptiles and amphibians, Jones (1992) for mammals, and Powell (1979) for insects.

Biological Resources Present

The site contains coastal sage scrub, non-native grassland and developed land.

REGIONAL CONTEXT

The project is located within the Metro-Lakeside-Jamul Segment of the MSCP. The project is not located within the Pre-Approved Mitigation Area. The parcel is undeveloped and bounded by Ivy Lane to the north, residential development to the east and south and a combination of residential development and undeveloped lands to the west (Figure 3).

HABITATS AND VEGETATION COMMUNITIES

The following is a summary of the existing habitats and vegetation communities on the site. This section includes information the habitat types, the dominant species present, and the habitat quality. Species abundance, composition, and diversity are discussed in terms of vegetative structure and wildlife, as well as the habitat sensitivity level and regional and local importance of conserving each habitat type.

Habitats

Habitats were classified and mapped based on Terrestrial Vegetation Communities in San Diego County based in Holland's Descriptions (Oberbauer 1996)(Figure 5). The best-fit definition based on the dominant plant species and County's current description is provided. Habitats occurring within the project include coastal sage scrub, non-native

grassland and developed. A complete plant list is included as Appendix A. A complete wildlife list is included as Appendix B.

Table 1 Habitats Onsite		
Habitat/Vegetation Community	Tier	Existing (acres)
Diegan Coastal Sage Scrub – Coastal Form (Habitat Code: 32510)	II	0.6
Non-native Grassland (Habitat Code: 42200)	III	1.6
Urban Developed (Habitat Code: 12000)	NA	0.2
Total		2.4

Diegan Coastal Sage Scrub – Coastal Form (Habitat Code: 32510)

The coastal sage scrub onsite is dominated by flat-top buckwheat (*Eriogonum fasciculatum*), with coast sagebrush (*Artemisia californica*), laurel sumac (*Malosma laurina*) and San Diego sunflower (*Viguiera californica*) located near the rock outcrops. Some of the annual species occurring within this habitat include blue dicks (*Dichelostemma capitatum*), golden yarrow (*Eriophyllum confertiflorum*), and blue-toad flax (*Linaria canadensis*). Some of the wildlife species observed within this habitat include house finch (*Carpodacus mexicanus*), scrub jay (*Aphelocoma californica*), California towhee (*Melozone crissalis*) and pocket gopher (*Thomomys bottae*). This habitat is of medium value due to the fact that it is an isolated patch.



Non-Native Grassland (Habitat Code: 42200)

The non-native grassland onsite is dense and dominated by non-native grasses such as red-brome (*Bromus madritensis* ssp. *rubens*). Other annual species that occur include California suncup (*Cammissonia bisorta*), storksbill (*Erodium cicutarium*), and wild radish (*Raphanus sativus*). Some native shrubs occur within this area also. Of note is a grouping of native shrubs in the northeast portion that serves as fuel modification area for the houses along the eastern property line. Per conversation with the property owner these were planted and include black sage (*Salvia mellifera*), scrub oak (*Quercus berberidifolia*), and California Encelia (*Encelia californica*). In addition the property owner planted a Coast live oak (*Quercus agrifolia*). These species are noticeably absent from the remainder of the property. Wildlife observed within this habitat includes but is not limited to: house finch, lesser goldfinch (*Carduelis psaltria*), and white-crowned sparrows (*Zonotrichia leucophrys*), and pocket gopher holes. This habitat has low value.



Developed (Habitat Code:12000)

The developed land on the project site is composed of the existing Ivy Lane and required fuel management.

Special Status Species

Following is a summary of all sensitive species with potential to occur on the site or on land immediately adjacent to the project area. Sensitive or special interest plant and wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, degradation due to development or invasion by non-native species, or a combination of all of these factors.

The following were used in the determination of sensitive biological resources: U.S. Fish and Wildlife Service (USFWS) (2007, online); California Department of Fish and Wildlife (CDFW) (2011, 2013a, 2013b, 2013c), County Sensitive Plant and Animal list (County 2010), California Native Plant Society (CNPS) online inventory, and the California Natural Diversity Database (CDFW 2013).

Sensitive Plants

Sensitive or special interest plant species are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive plant species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors.

Sensitive plants known to occur in the region encompassing the project were identified using the CNDDDB and CNPS databases. Forty sensitive plant species are known to occur within the region. One sensitive plant species was detected onsite, the San Diego Sunflower (*Viguiera laciniata*). None of the remaining species have more than a low potential to occur onsite due to the fact that either they would have been detectable at the time of the survey or suitable conditions do not occur onsite. Sensitive plant species with the potential to occur onsite are discussed in Appendix C.

San Diego Sunflower (*Viguiera laciniata*)

San Diego sunflower is a low scrub that occurs in chaparral and coastal scrub habitat. It is a County list D and CNPS List 4.2 species (limited distribution). *Viguiera laciniata* is locally common but of limited distribution due to development in coastal and foothill areas where it occurs. This species was distributed within the Diegan coastal sage scrub community. Approximately fifty individual plants are present in and around the rocks. An additional ten individuals occur within the fuel managed area where the previous owner planted natives (Figure 5).

Sensitive Wildlife

Sensitive or special interest wildlife species and habitats are those which are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, or particular susceptibility to human disturbance, or a combination of these factors

No sensitive wildlife species were observed onsite.

Additional Sensitive Wildlife with Potential to Occur

Thirty-two sensitive wildlife species have the potential to occur onsite (Appendix D). Of these none have a high potential to occur onsite. Four species have a moderate potential to occur onsite. These include northern red diamond rattlesnake (*Crotalus ruber ruber*), orange-throated whiptail (*Aspodoscelis hyperythrus beldingi*), San Diego horned Lizard (*Phrynosoma coronatum blainvillei*), and the California gnatcatcher (*Polioptila californica californica*). This last species is discussed below.

California Gnatcatcher (*Polioptila californica*)

Status: Federally listed as Threatened, State Species of Concern

The California gnatcatcher (CAGN), a Federally Threatened species and California Species of Concern, is a small gray songbird that is a resident of scrub-dominated communities in southwestern California from the Los Angeles Basin through Baja California, Mexico. California gnatcatcher populations have declined due to extensive loss of Diegan coastal sage scrub habitat to urban and agricultural uses. This species has a moderate potential to occur onsite as a result of the suitable habitat onsite being in close vicinity to some additional habitat offsite. Even with the additional habitat it is only an island of habitat however.

Jurisdictional Wetlands and Waterways

Jurisdictional wetlands do not occur onsite.

Other Unique Features/Resources

Wildlife Corridors and Linkages

No evidence of large mammal use was found on the site. Due to surrounding development this site does not serve as a corridor or linkage.

Raptor Nesting

The site does not contain mature trees that can support raptor nesting. Raptors are large predatory or scavenger birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species on the whole, many raptor species have been designated as California Species of Special Concern by the CDFW. These species are protected, especially during their critical nesting and wintering stages. Raptors are protected under the CDFW California Raptor Protection Act (Title 14, Section 670). No nests were observed onsite.

Significance of Project Impacts and Proposed Mitigation

For the purposes of this impact analysis the entire site is assumed to be impacted. Impacts are shown in Table 2. Mitigation ratios are based on the fact that the site is not a Biological Resource Core Area (BRCA) and mitigation will be located within an approved mitigation bank or other land qualifying as a BRCA.

Habitat/Vegetation Community	Tier	Existing (acres)	Onsite Impacts (acres)	Mitigation Ratio	Mitigation Required (acres)
Diegan Coastal Sage Scrub – Coastal Form (Habitat Code: 32510)	II	0.6	0.6	1:1	0.6
Non-native Grassland (Habitat Code: 42200)	III	1.6	1.6	0.5:1	0.8
Urban Developed (Habitat Code: 12000)	NA	0.2	0.2	1:1	0.2
Total		2.4	2.4		

Impacts to Diegan Coastal Sage Scrub – Coastal Form (Tier II)

For the purposes of the report impacts to all of the Diegan Coastal Sage Scrub are assumed.

Impacts to Non-native Grasslands (Tier III)

Impacts to all of the non-native grasslands will occur as a result of the proposed project.

Impacts to Sensitive Species Observed

Impacts to one sensitive plant species will occur as a result of the project, San Diego Sunflower. Approximately 60 individuals of this species will be impacted. This is a County list D species.

Impacts to Sensitive Species with the Potential to Occur

Due to the small area of the site and adjacent development, onsite impacts to sensitive wildlife species with the potential to occur onsite is not anticipated to be significant.

Impacts to Nesting Raptors

No large trees occur onsite to support raptor nesting.

Indirect Impacts

The project is essentially surrounded by residential properties. Some contain some undeveloped land however are subjected to existing uses and edge effects. No significant indirect impacts are anticipated to occur as a result of the proposed project.

Cumulative Impacts

The project will mitigate in conformance with the Biological Mitigation Ordinance and therefore will not contribute to significant cumulative impacts. In addition, the project is consistent with the General Plan and Zoning, and thus can rely on the cumulative impact analysis in the General Plan Update EIR.

MITIGATION

Mitigation ratios are based on the fact that the site is not located within a BRCA and mitigation will be located within a BRCA. Impacts to the Diegan coastal sage scrub will require mitigation at a 1:1 ratio in conformance with the MSCP. Impacts to non-native grassland as a result of the project, while not significant, require mitigation in conformance with the MSCP at a 0.5:1 ratio. The project will mitigate through the off-site preservation of similar or higher value habitat within a Pre-approved Mitigation Bank or other property as approved by the Director of Planning & Development Services. Impacts to the County Group D sensitive plant species will be mitigated through habitat based mitigation in conformance with the Biological Mitigation Ordinance and MSCP.

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Preparer and Persons/Organizations Contacted

Prepared by:

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Robin Church, County Approved Biologist

FIGURES

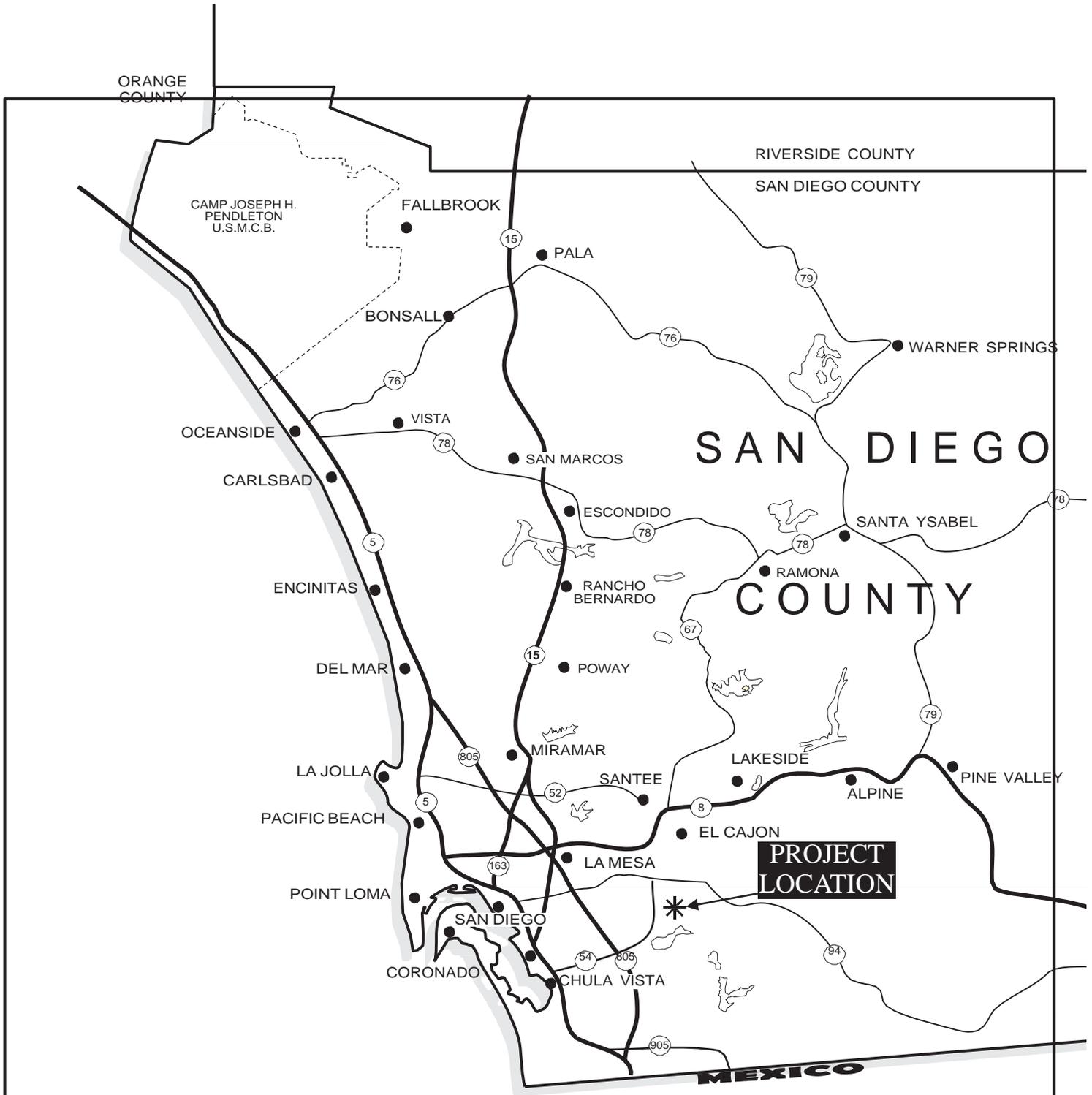
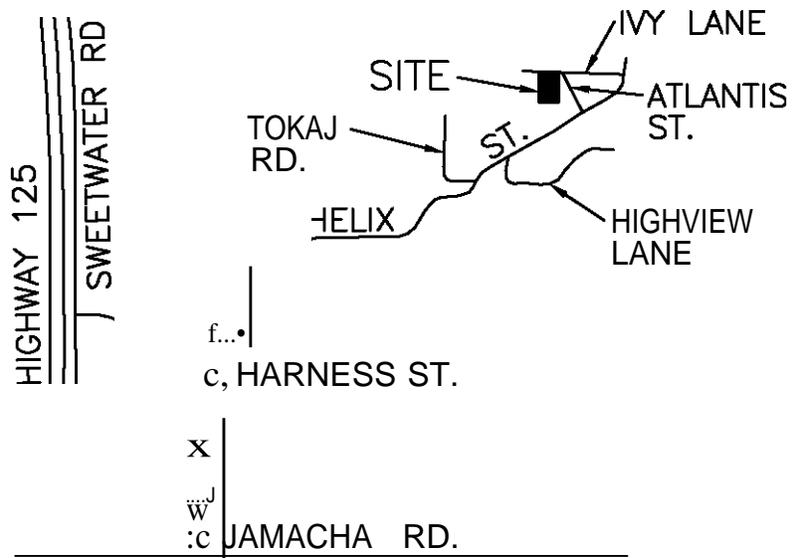
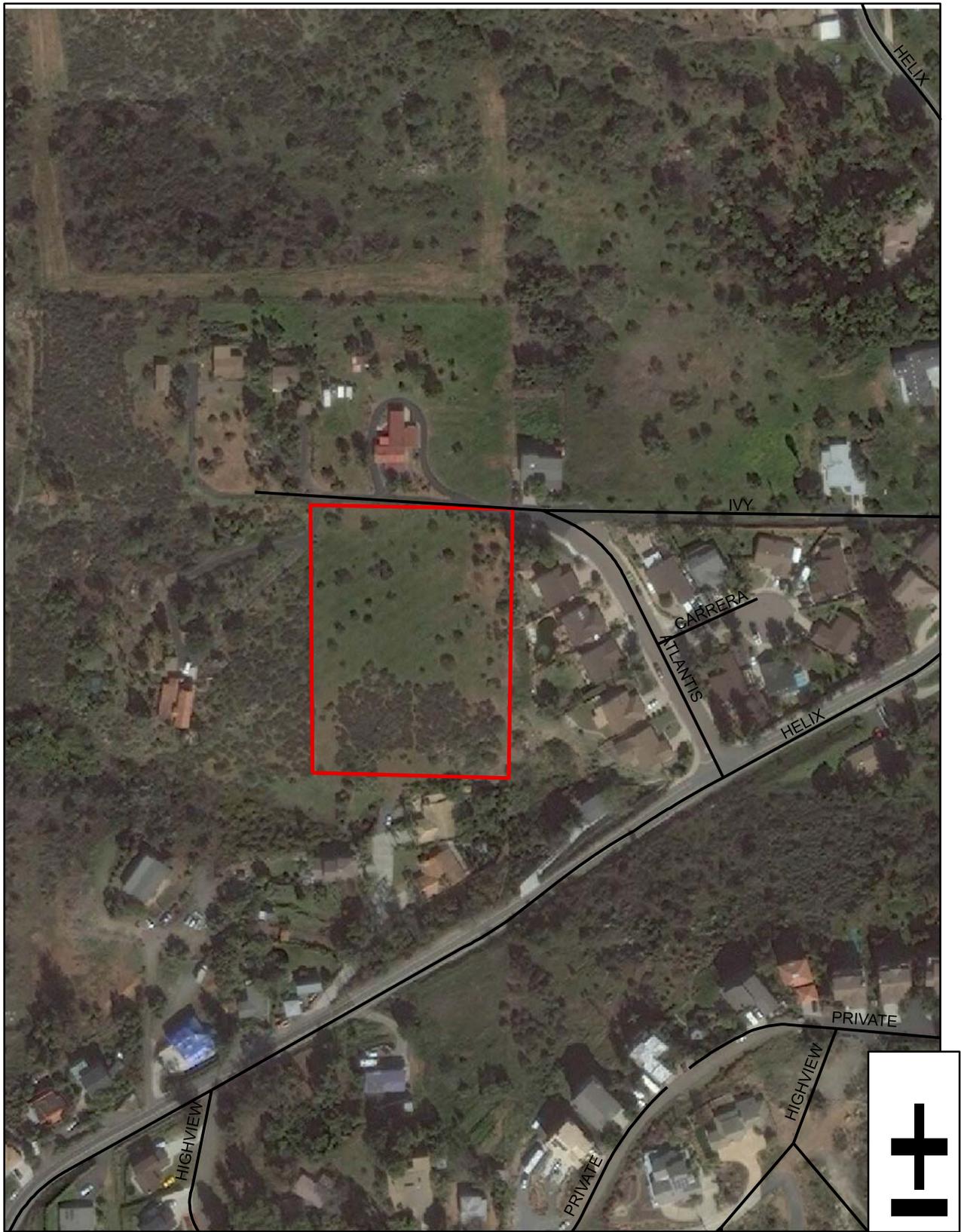


Figure 1
Regional Location Map

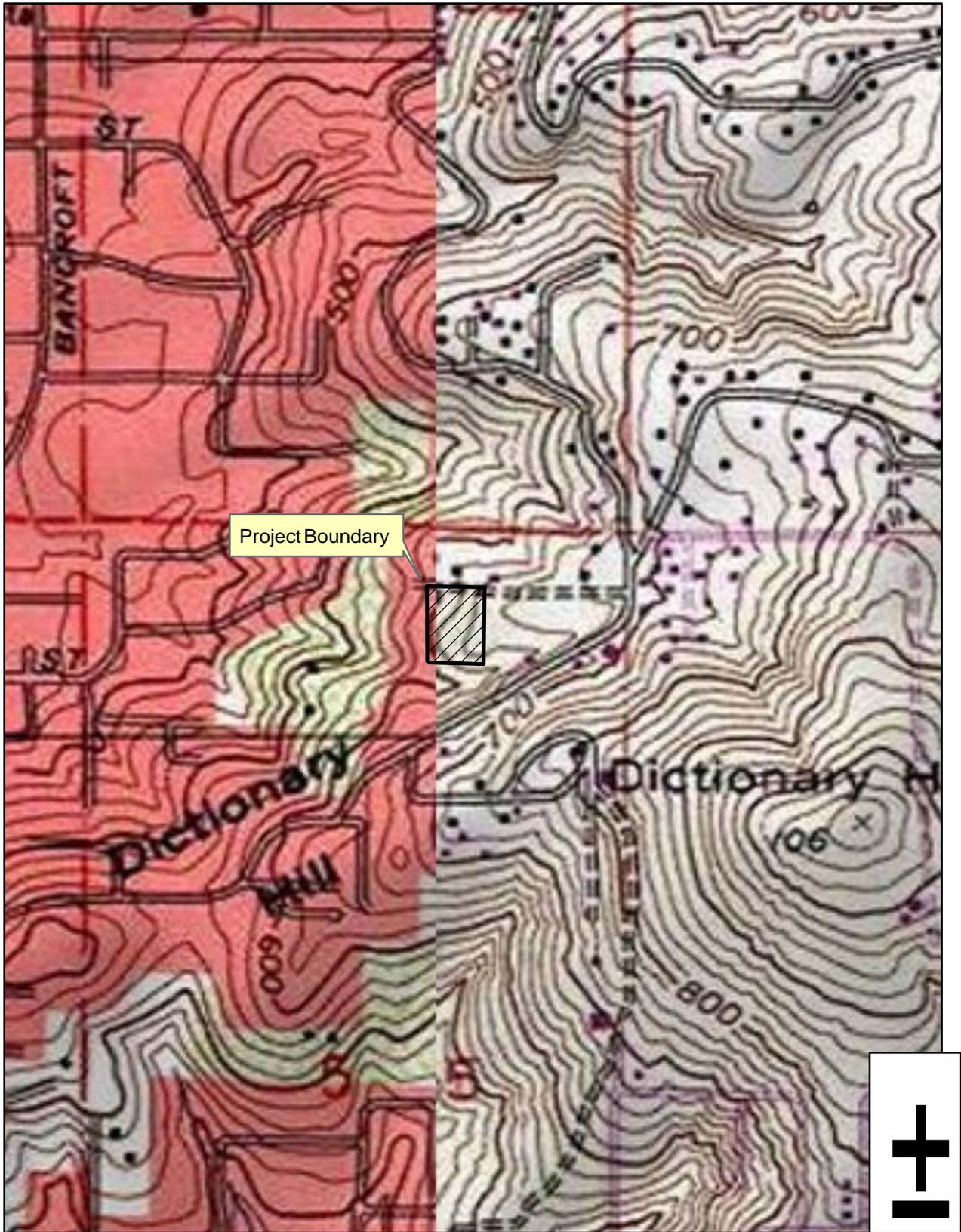






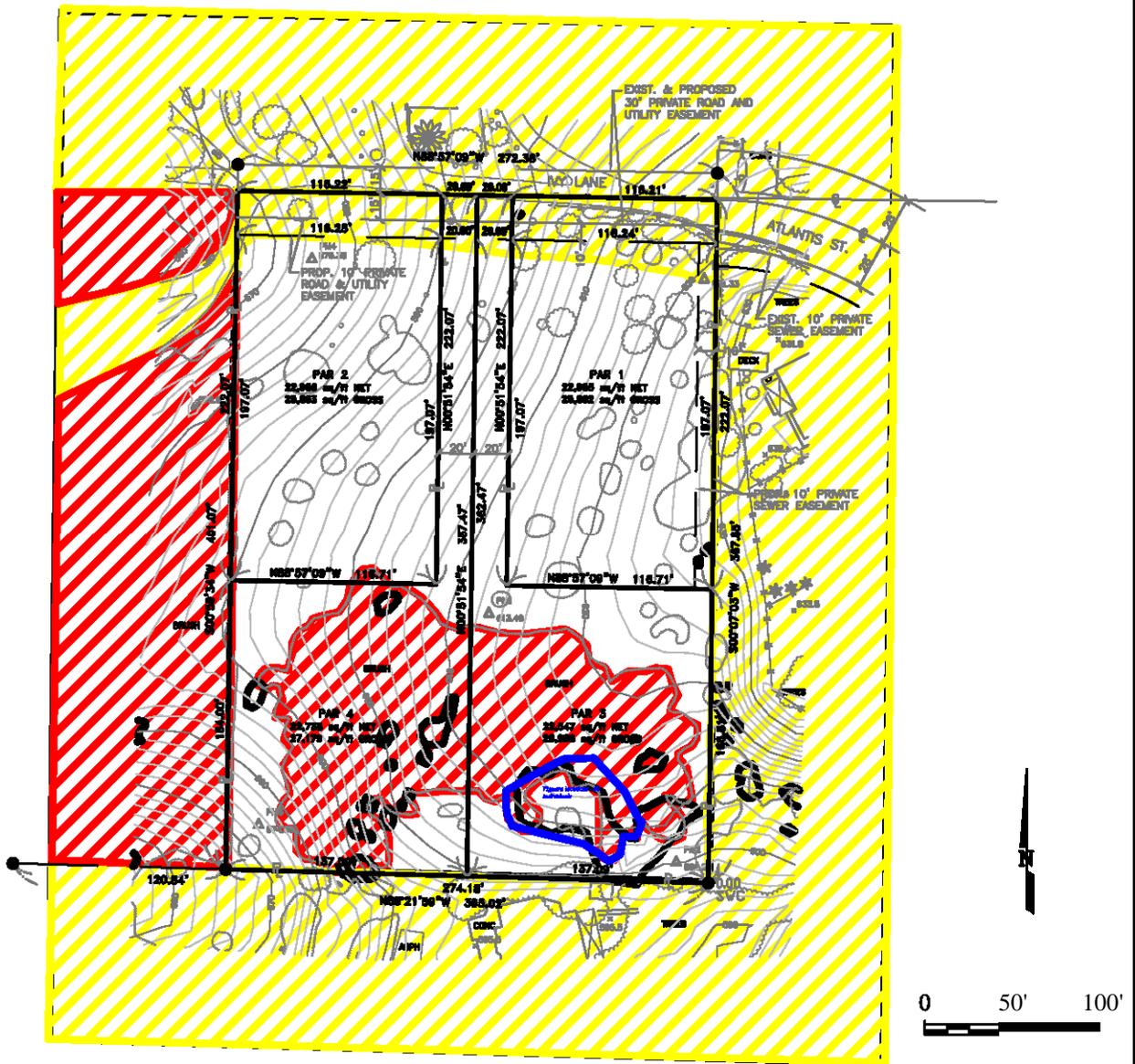
Feet

Figure 3 - Surrounding Land Use



Feet

Figure 4 - USGS Topographic Map



Legend:

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Diegan Coastal Sage Scrub - Coastal Form - 0.6 acre (Habitat Code: 32510)</p> <p>D Non-native Grassland - 1.6 acres (Habitat Code: 42200)</p> | <p> Urban Developed 0.2 acre (Habitat Code: 12000)</p> <p>CJ San Diego Sunflower <i>Viguera laciniata</i> 50 Individuals</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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Vegetation Map

Figure 5

APPENDIX A

PLANTS SPECIES OBSERVED

**APPENDIX B
WILDLIFE SPECIES OBSERVED ON THE TPM 21208**

Common Name	Scientific Name	Habitat Observed *	# Observed (estimate)
Insects			
Funereal duskywing	<i>Erynnis funeralis</i>	NNG	3
Birds			
Anna's hummingbird	<i>Calypte anna</i>	NNG, CSS	1
California towhee	<i>Melospiza crissalis</i>	NNG, CSS	4
House finch	<i>Carpodacus mexicanus</i>	NNG, CSS	>10
Lesser goldfinch	<i>Carduelis psaltria</i>	NNG, CSS	5
Mourning dove	<i>Zenaidura macroura</i>	CSS	1
Northern mockingbird	<i>Mimus polyglottos</i>	NNG	2
Western Scrub Jay	<i>Aphelocoma californica</i>	CSS	1
White-crown sparrow	<i>Zonotrichia leucophrys</i>	NNG, CSS	>10
Mammals:			
Gopher	<i>Thomomys bottae</i>	NNG	burrows
CSS – Diegan Coastal Sage Scrub	NNG- Non-native Grassland		

APPENDIX B

WILDLIFE SPECIES OBSERVED

**APPENDIX A
PLANT SPECIES OBSERVED ON TPM 21208**

Family Name	Species Name	Common Name	Habitat
	ANGIOSPERMS: DICOTS		
Anacardiaceae	<i>Malosma laurina</i>	Laurel Sumac	CSS, NNG
Anacardiaceae	* <i>Schinus molle</i>	Peruvian Pepper Tree	NNG
Asteraceae	<i>Artemisia californica</i>	Coastal Sagebrush	CSS
Asteraceae	<i>Baccharis salicifolia</i>	Mule-fat, Seep-willow	CSS
Asteraceae	<i>Baccharis sarothroides</i>	Broom Baccharis	NNG
Asteraceae	<i>Encelia californica</i>	California Encelia	NNG- Planted
Asteraceae	<i>Eriophyllum confertiflorum</i> var. <i>confertiflorum</i>	Long-stem Golden-yarrow	CSS
Asteraceae	<i>Filago californica</i>	California Filago	CSS
Asteraceae	<i>Gnaphalium californicum</i>	California Everlasting	CSS
Asteraceae	<i>Gnaphalium stramineum</i>	Cotton-batting Plant	NNG
Asteraceae	# <i>Viguiera laciniata</i>	San Diego Sunflower	CSS, NNG
Boraginaceae	<i>Plagiobothrys</i> sp.	Popcornflower	NNG
Brassicaceae	* <i>Brassica nigra</i>	Black Mustard	NNG
Brassicaceae	* <i>Raphanus sativus</i>	Wild Radish	NNG
Cactaceae	<i>Cylindropuntia prolifera</i>	Coast Cholla	NNG
Caprifoliaceae	<i>Sambucus mexicana</i>	Blue Elderberry	CSS
Caryophyllaceae	* <i>Silene gallica</i>	Common Catchfly	NNG
Crassulaceae	<i>Crassula connata</i>	Pygmy Weed	CSS
Cucurbitaceae	<i>Marah macrocarpus</i> var. <i>macrocarpus</i>	Manroot, Wild-cucumber	CSS, NNG
Fagaceae	<i>Quercus berberidifolia</i>	Scrub Oak	NNG - planted
Geraniaceae	* <i>Erodium cicutarium</i>	Red-stem Filaree/storksbill	NNG
Hydrophyllaceae	<i>Eucrypta chrysanthemifolia</i>	Common Eucrypta	CSS
Hydrophyllaceae	<i>Phacelia cicutaria</i> var. <i>hispida</i>	Caterpillar Phacelia	CSS
Lamiaceae	<i>Salvia mellifera</i>	Black Sage	NNG - Planted
Onagraceae	<i>Camissonia bistorta</i>	California Sun Cup	NNG
Papaveraceae	<i>Eschscholzia californica</i>	California Poppy	CSS
Polygonaceae	<i>Eriogonum fasciculatum</i> var. <i>fasciculatum</i>	California Buckwheat	CSS, NNG

**APPENDIX A
PLANT SPECIES OBSERVED ON TPM 21208**

Family Name	Species Name	Common Name	Habitat
Primulaceae	<i>*Anagallis arvensis</i>	Scarlet Pimpernel, Poor Man's Weatherglass	NNG
Rhamnaceae	<i>Rhamnus crocea</i>	Spiny Redberry	CSS – 1 plant only
Rosaceae	<i>Heteromeles arbutifolia</i>	Toyon, Christmas Berry	NNG – planted
Scrophulariaceae	<i>Linaria canadensis</i>	Large Blue Toadflax	CSS
Solanaceae	<i>*Solanum americanum</i>	White Nightshade	CSS
Poaceae	<i>*Bromus madritensis</i> ssp. <i>rubens</i>	Foxtail Chess	NNG
Themidaceae	<i>Dichelostemma capitatum</i> ssp. <i>capitatum</i>	Blue Dicks	CSS
# = Sensitive Plant Species	* = Non-native Plant Species	Planted = plants specifically identified as planted by previous property owner, Primarily in fuel modification zone	
CSS = Coastal Sage Scrub	NNG= Non-native Grassland		

APPENDIX C

**SENSITIVE PLANT SPECIES
WITH THE POTENTIAL TO OCCUR**

APPENDIX C
SENSITIVE SPECIES OBSERVED OR WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO
TPM 21208

Scientific Name and Common Name	Sensitivity Codes				Habitat Preference/ Requirements	Verified On-Site Yes/No (Direct/Indirect Evidence)	Potential to Occur On-Site (Observed L/M/H/U)	Factual Basis for Determination of Occurrence Potential
	CNPS	County	State	Federal				
<i>ACANTHOMINTHA ILICIFOLIA</i> "San Diego thorn-mint"	1B.1	A, NE	SE	FT	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, 10-960 meters; blooms April - June	N	L	Would have been detectable and was not detected onsite
<i>ACHNATHERUM DIEGOENSE</i> "San Diego County needle grass"	4.2	D	None	None	Chaparral, coastal scrub, rocky-often mesic, 10-700 meters	N	L	Would have been detectable and was not detected onsite
<i>ADOLPHIA CALIFORNICA</i> "California adolphia"	2.1	B	None	None	Chaparral, coastal scrub, valley & foothill grassland, 45-740 meters	N	L	Would have been detectable and was not detected onsite
<i>AMBROSIA PUMILA</i> "San Diego ambrosia"	1B.1	A, NE	None	SOC	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, often in disturbed areas, sometimes alkaline, 20-415 meters	N	L	Would have been detectable and was not detected onsite
<i>ARTEMISIA PALMERI</i> "San Diego sagewort"	4	D	None	None	Chaparral, coastal scrub, riparian forest/woodland & scrub, sandy, mesic, 15-915 meters; blooms May-September	N	L	Would have been detectable and was not detected onsite
<i>ASPLENIUM VESPERTINUM</i> "western spleenwort"	4.2	D	None	None	Chaparral, cismontane woodland, coastal scrub/rocky, 180-1000 meters	N	L	Would have been detectable and was not detected onsite
<i>ASTRAGALUS DEANEI</i> "Dean's milk-vetch"	1B.1	A	None	SOC	Chaparral, coastal scrub, riparian forest; 75-670 meters; Blooms Feb-May	N	L	Would have been detectable and was not detected onsite
<i>ATRIPLEX PACIFICA</i> "South Coast saltscale"	1B.2	A	None	SOC	Coastal bluff scrub, coastal dunes, coastal scrub, playas, 0-140 meters	N	L	Would have been detectable and was not detected onsite
<i>BLOOMERIA CLEVELANDII</i> "San Diego goldenstar"	1B.1		None	None	Chaparral, coastal scrub, Valley and foothill grassland, Vernal pools/clay; 50-465 meters; Blooms Apr-May	N	L	Even if not in bloom yet it would have been detectable and was not detected onsite
<i>BRODIAEA ORCUTTII</i> "Orcutt's brodiaea"	1B.1	A	None	SOC	Closed cone coniferous forests, chaparral, cismontane woodlands, meadows/seeps, valley & foothill grasslands, vernal pools/mesic, clay and sometimes serpentine, 30-1692 meters; Blooms May to July	N	L	Not mesic enough and not identified as occurring within 2 miles of the site on the California Natural Diversity Database.
<i>CALANDRINIA BREWERI</i> "Brewer's calandrinia"	4.2	D	None	None	Chaparral, coastal scrub/sandy loamy, disturbed sites, 5-300 meters	N	L	Would have been detectable and was not detected onsite
<i>CALOCHORTUS DUNNII</i> "Dunn's mariposa lily"	1B.2	A, NE	CR	SOC	Closed cone coniferous forests, chaparral, gabbroic/metavolcanic, rocky soils, 380-1830 meters, Blooms Apr - Jun	N	L	No appropriate soils and not identified as occurring within 2 miles of the site on the California Natural Diversity Database.
<i>CAMISSONIA LEWISII</i> "Lewis's evening-primrose"	3	C	None	None	Coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, valley & foothill grassland/sandy clay, 0-300 meters	N	L	Would have been detectable and was not detected onsite
<i>CAULANTHUS STENOCARPUS</i> "Slender pod jewel-flower"	CBR	None	None	None	Blooms: March to May	N	L	Would have been detectable and was not detected onsite
<i>CHORIZANTHE PROCUMBENS</i> "Prostrate spineflower"	None, considered but rejected	None, not any of the County's current lists	None	None	Sandy openings in Chamise Chaparral are typical locales for the Prostrate Spineflower; however, it may also occur in sage scrub. It regularly occupies recently disturbed microhabitats such as the shoulders of dirt roads or areas of lightly brushed chaparral.	N	L	Would have been detectable and was not detected onsite
<i>CONVOLVULUS SIMULANS</i> "small-flowered morning-glory"	4.2	D	None	None	Chaparral, coastal scrub, valley & foothill grassland/clay, serpentine seeps, 30-700 meters; blooms March - July	N	L	Would have been detectable and was not detected onsite

APPENDIX C
SENSITIVE SPECIES OBSERVED OR WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO
TPM 21208

Scientific Name and Common Name	Sensitivity Codes				Habitat Preference/ Requirements	Verified On-Site Yes/No (Direct/Indirect Evidence)	Potential to Occur On-Site (Observed L/M/H/U)	Factual Basis for Determination of Occurrence Potential
	CNPS	County	State	Federal				
<i>CORDYLANTHUS ORCUTTIANUS</i> "Orcutt's bird's-beak"	2.1	B	None	SOC	Coastal scrub, 10-350 meters	N	L	Would have been detectable and was not detected onsite
<i>DEINANDRA CONJUGENS</i> "Otay tarplant"	1B.1	A, NE	SE	FT	Coastal scrub, valley & foothill grassland/clay, 25-300 meters	N	L	No appropriate soils and not identified as occurring within 2 miles of the site on the California Natural Diversity Database.
<i>DEINANDRA PANICULATA</i> "paniculate tarplant"	4.2	D	None	None	Coastal scrub, valley & foothill grassland/usually very mesic, 25-940 meters	N	L	Site not vernally mesic and not identified as occurring within 2 miles on the California Natural Diversity Database.
<i>DICHONDRA OCCIDENTALIS</i> "western dichondra"	4.2	D	None	None	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland, 50-500 meters, Bloom March-July	N	L	Would have been detectable and was not detected onsite
<i>DUDLEYA VARIEGATA</i> "variegated dudleya"	1B.2	A, NE	None	SOC	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland, vernal pools/clay, 3-580 meters, Bloom May-June	N	L	No appropriate soils and not identified as occurring within 2 miles of the site on the California Natural Diversity Database.
<i>ERICAMERIA PALMERI</i> SSP. <i>PALMERI</i> "Palmer's goldenbush"	2.2	B, NE	None	SOC	Chaparral, coastal scrub/mesic, 30-620 meters, Blooms April-June	N	L	Would have been detectable and was not detected onsite
<i>ERYNGIUM ARISTULATUM</i> VAR. <i>PARISHII</i> "San Diego button-celery"	1B.1	A	SE	FE	Coastal scrub, valley & foothill grassland, vernal pools/mesic, 20-620 meters, Blooms April-June	N	L	No appropriate soils and not identified as occurring within 2 miles of the site on the California Natural Diversity Database.
<i>FEROCACTUS VIRIDESCENS</i> "San Diego barrel cactus"	2.1	B	None	SOC	Chaparral, coastal scrub, valley & foothill grassland, vernal pools, 3-450 meters, Bloom May-June	N	L	Would have been detectable and was not detected onsite
<i>HARPAGONELLA PALMERI</i> "Palmer's grapplinghook"	4.2	D	None	SOC	Chaparral, Coastal sage scrub, valley & foothill grassland, clay, 20-955 meters, Blooms March-May	N	L	Would have been detectable and was not detected onsite
<i>HOLOCARPHA VIRGATA</i> SSP. <i>ELONGATA</i> "graceful tarplant"	4.2	D	CE	SOC	Chaparral, cismontane woodland, coastal scrub, valley & foothill grassland, 60-1100 meters, Blooms May-November			
<i>ISOCOMA MENZIESII</i> VAR. <i>DECUMBENS</i> "decumbent goldenbush"	1B.2	A	None	None	Chaparral, coastal scrub(sandy, often on disturbed areas), 10-135 meters, Blooms April-November	N	L	Would have been detectable and was not detected onsite
<i>LEPIDIUM VIRGINICUM</i> VAR. <i>ROBINSONII</i> "Robinson's pepper-grass"	1B.2	A	None	None	Chaparral, coastal scrub, 1-885 meters, Blooms January-July	N	L	Would have been detectable and was not detected onsite
<i>MUILLA CLEVELANDII</i> "San Diego goldenstar"	1B.1	A	None		Chaparral, coastal scrub, valley & foothill grassland, vernal pools/clay, 50-465 meters, Bloom April-May	N	L	Even if not in bloom yet it would have been detectable and was not detected onsite
<i>OPUNTIA CALIFORNICA</i> VAR. <i>CALIFORNICA</i> "snake cholla"	1B.1	A, NE	CSC	SOC	Chaparral, coastal scrub, 30-150 meters, Bloom April-May	N	L	Would have been detectable and was not detected onsite
<i>PENTACHAETA AUREA</i> "golden-rayed pentachaeta"	4.2	D	None	None	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley & foothill grassland, 80-1850 meters, Bloom March-July	N	L	Would have been detectable and was not detected onsite
<i>QUERCUS DUMOSA</i> "Nuttall's scrub oak"	1B.1	A	None	SOC	Closed cone coniferous forest, chaparral, coastal scrub/sandy, clay loam, 15-400 meters, Blooms February-March	N	L	One <i>Quercus berberidifolia</i> was planted onsite by the property owner.

APPENDIX C
SENSITIVE SPECIES OBSERVED OR WITH THE POTENTIAL TO OCCUR WITHIN OR ADJACENT TO
TPM 21208

Scientific Name and Common Name	Sensitivity Codes				Habitat Preference/ Requirements	Verified On-Site Yes/No (Direct/Indirect Evidence)	Potential to Occur On-Site (Observed L/M/H/U)	Factual Basis for Determination of Occurrence Potential
	CNPS	County	State	Federal				
<i>QUERCUS ENGELMANNII</i> "Engelmann oak"	4.2	D	None	None	Chaparral, cismontane woodland, riparian woodland, valley & foothill grasslands, 120-1300 meters	N	L	Would have been detectable and was not detected onsite
<i>ROMNEYA COULTERI</i> "Coulter's matilija poppy"	4.2	D	None	None	Chaparral, coastal scrub/often in burns, 20-1200 meters, Blooms March-July	N	L	Would have been detectable and was not detected onsite
<i>SALVIA MUNZII</i> "Munz's sage"	2.2	B	None	None	Chaparral, coastal scrub, 120-1065 meters, Blooms February-April	N	L	Would have been detectable and was not detected onsite
<i>SATUREJA CHANDLERI</i> "San Miguel savory"	1B.2	A	None	None	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valey and foothill grassland, rocky, grabbroic, metavalcanic soils, 120-1075 meters; blooms March to July	N	L	Would have been detectable and was not detected onsite
<i>SELAGINELLA CINERASCENS</i> "ashey spike-moss"		D	None	None	Chaparral, coastal sage scrub, 0-200 meters	N	L	Would have been detectable and was not detected onsite
<i>SENECIO APHANACTIS</i> "rayless ragwort"	2.2	B	None	None	Chaparral, cismontane woodland, coastal scrub, 15-800 meters, Bloom Jan-April	N	L	Would have been detectable and was not detected onsite
<i>TETRACOCCLUS DIOICUS</i> "Parry's tetracoccus"	1B.2	A	None	SOC	Chaparral, coastal scrub, 165-1000 meters; Blooms Apr - May	N	L	Would have been detectable and was not detected onsite
<i>VIGUIERA LACINIATA</i> "Diego Sunflower"	"San 4.2	D	None	None	Chaparral, coastal scrub, 60-750 meters	Y	H	Several individuals were observed within the coastal sage scrub onsite.

SENSITIVITY CODES

FEDERAL SPECIES DESIGNATIONS (USFWS)

Category
FE- Federal Endangered Species
FT- Federal Threatened Species
FPE- Taxa proposed to be listed as Endangered
FPT- Taxa proposed to be listed as Threatened
SOC- Species of Concern (former Candidate Species)

STATE SPECIES DESIGNATIONS (CDFW)

Category
SE- State listed as Endangered
CT- State listed as Threatened
CR- State listed as Rare
SCE- State Candidate for listing as Endangered
SCT- State Candidate for listed as Threatened
CSC- CDFG "Species of Special Concern
CE-California endemic

CALIFORNIA NATIVE PLANT SOCIETY DESIGNATIONS (CNPS online)

The CNPS Lists

List 1- Plants of highest priority
List 1A- Plants presumed extinct in California
List 1B- Plants rare, threatened or endangered in California and elsewhere
List 2- Plants rare, threatened or endangered in California, but more common elsewhere
List 3- Plants about which we need more information (A Review List)
List 4- Plants of limited distribution (A Watch List)
CBR=Considered but rejected

Threat Code Extensions

.1 - Seriously endangered in California
.2 - Fairly endangered in California
.3 - Not very endangered in California

COUNTY OF SAN DIEGO DESIGNATIONS (COUNTY 2006)

The County Lists

List A- Plants rare, threatened or endangered in California and elsewhere
List B- Plants rare, threatened or endangered in California but more common elsewhere
List C- Plants which may be quite rare, but need more information to determine their true rarity status
List D- Plants of limited distribution and are uncommon, but not presently rare or endangered
NE-MSCP narrow endemic

APPENDIX D

**SENSITIVE WILDLIFE SPECIES
WITH THE POTENTIAL TO OCCUR**

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
REPTILES						
Coastal rosy boa <i>Charina trivirgata roseofusca</i>	Group 2	CSC	FS	Coastal sage scrub, mixed chaparral, oak woodlands and chamise chaparral. Often found in association with rock outcrops; 0-6800 ft.	L	Site has only a small area of suitable habitat.
Coastal western whiptail <i>Cnemidophorus tigris multiscutatus</i>	Group 2	CSC	SOC	Mixed chaparral, riparian, oak woodlands and chamise chaparral. Prefers rocky firm soils but avoids dense grasslands and wet areas; 0-3000ft.	L	Site does not support these habitats.
Coast patch-nosed snake <i>Salvadora hexalepis virgulata</i>	Group 2	CSC	SOC	Grass, chaparral, woodland, desert and coastal sage scrub. Found near rock outcrops with adjacent seasonal drainages; 0-3000ft.	L	Site has only a small area of suitable habitat.
Coronado skink <i>Eumeces skiltonianus interparietalis</i>	Group 2	CSC	SOC	Coastal sage scrub, grassland, riparian, near vernal pools, oak woodlands, chamise chaparral, mixed conifer, closed cone forests, and freshwater marshes. Found during the winter after rainfalls or during spring; 0-3000ft.	L	Site is too dry for this species.
Northern red diamond rattlesnake <i>Crotalus ruber ruber</i>	Group 2	CSC		Coastal sage scrub, mixed chaparral, open grassy areas and agricultural areas, chamise chaparral, pinon juniper and desert scrub; 0-3000ft.	M	Site is surrounded by development some with some undeveloped land.
Orange-throated whiptail <i>Aspidoscelis hyperythrus beldingi</i>	Group 2	CSC Protected		Can be found in coastal sage scrub, mixed chaparral, grassland, riparian, and chamise chaparral habitats. Open hillsides with brush and rock, well drained soils; 0-1000ft.	M	Site has suitable habitat although this species was not detected onsite.
San Diego banded gecko <i>Coleonyx variegatus abbotti</i>	Group 1			This species is uncommon in coastal scrub and chaparral mostly occurring in granite or rocky outcrops in this habitat (Zeiner et. al. 1988).	L	There are a few small rock outcrops on the site but are located within a small area of habitat.

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
San Diego Horned Lizard <i>Phrynosoma coronatum blainvillei</i>	Group 2	CSC	SOC	Occurs in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper and annual grass habitats; needs open areas for basking, ants and other insect prey. 0-8000ft.	M	This species was not observed however the site supports suitable habitat.
San Diego ringneck snake <i>Diadophis punctatus similis</i>	Group 2		SOC	Coastal sage scrub, mixed chaparral, riparian, oak woodlands, chamise chaparral, mixed conifer, closed cone forest in moist micro-habitats. Can be found on surface during winter after rainfalls or during spring; 0 -7200 ft.	L	Site is too dry for this species.
Silvery legless lizard <i>Anniella pulchra pulchra</i>	Group 2	CSC	SOC	Coastal sage scrub, grassland, riparian and coastal desert dunes. Found in sandy loam and areas of accumulated leaf litter beneath shrubs and trees in moist micro-habitats; 0 to 5000 ft.	L	Site is too dry for this species and lacks leaf litter.
MAMMALS						
American badger <i>Taxidea taxus</i>	Group 2	CSC		This species is most abundant in drier open stages of most shrub, forest, and herbaceous habitats; 0 to over 3000ft.	L	No burrows were observed and site contains a limited amount of habitat.
Big free-tailed bat <i>Nyctinomops macrotis</i>	Group 2	CSC		This species is found in a variety of plant associations including desert scrub, various woodlands and coniferous forests. Is a colonial roosting species that is typically found in crevices of rugged cliffs and high, rocky outcrops; 0 to 3000ft.	L	No suitable roosting habitat.
Dulzura California pocket mouse <i>Chaetodipus californicus femoralis</i>	Group 2	CSC		Occupies coastal sage scrub, mixed chaparral, oak woodland, chamise chaparral, and mixed conifer habitats; 0 to over 3000ft.	L	The site contains only a small amount of suitable habitat.

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
Greater western mastiff bat <i>Eumops perotis californicus</i>	Group 2	CSC		Open semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban. Crevices in cliff faces, high buildings, trees, and tunnels are required for roosting; 500-3000ft.	L	Site does not contain any suitable roosting habitat.
Mexican long-tongued bat <i>Choeronycteris mexicana</i>	Group 2	CSC		This bat occurs in a variety of habitats, including scrub, desert, semidesert grassland, oak woodland and tropical deciduous forests. Mexican long-tongued bats roost predominantly in caves, mines, rock crevices, and abandoned buildings. <i>C. mexicana</i> forages primarily on nectar and pollen of night blooming flowers such as agaves and cacti.	L	No suitable roosting habitat or night blooming flowers.
Northwestern San Diego pocket mouse <i>Chaetodipus fallax fallax</i>	Group 2	CSC		Nocturnal. Found in coastal sage scrub and mixed and chamise chaparral. Seeks cover in rocky/gravelly areas with a yucca overstory; 500-3000ft	L	No suitable habitat.
Pallid bat <i>Antrozous pallidus</i>	Group 2	CSC	SOC	Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, desert wash and desert scrub. Prefers snags (especially oak), rocky outcrops, cliffs and crevices with access to open habitats for foraging; 0-6000ft.	L	No suitable habitat.
Pocketed free-tailed bat <i>Nyctinomops femorosaccus</i>	Group 2	CSC		This species is found in a variety of plant associations including desert scrub, coastal scrub and pine oak woodlands. Is a colonial roosting species that is typically found in crevices of rugged cliffs and high, rocky outcrops; 0 to 3000ft.	L	No suitable roosting habitat.

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
San Diego black-tailed jackrabbit <i>Lepus californicus bennetti</i>	Group 2	CSC		Coastal sage scrub, mixed chaparral, oak woodlands, chamise chaparral, mixed conifer, and closed cone forest and open areas. Common in irrigated pastures and row crops; 0 to over 3000ft.	L	Site contains a limited amount of suitable habitat.
San Diego desert woodrat <i>Neotoma lepida intermedia</i>	Group 2	CSC		Nocturnal in coastal sage scrub, desert, oak woodlands, chamise chaparral and rocks in moderate to dense vegetation. Most abundant in rocky areas -- prefers rock outcrops and crevices for nest sites, but also builds nests in low branches of trees. 500-3000ft.	L	No nests identified onsite.
Southern grasshopper mouse <i>Onychomys torridus ramona</i>	Group 2	CSC		Nocturnal in coastal sage scrub, mixed chaparral, grassland, and chamise chaparral. Low to moderate shrub cover is preferred; 500-3000ft.	L	Site is at the lower end of this species elevation range and contains a limited amount of habitat.
Yuma myotis <i>Myotis yumanensis</i>	Group 2			Mixed chaparral, riparian, oak woodland and pinon juniper. Optimal habitats are open forests and woodlands with sources of water over which to feed; roosts in buildings, mines, caves, bridges, crevices, and abandoned swallow nests. Sea level to 11,000 feet, but uncommon above 8000 feet.	L	No suitable habitat.
BIRDS						
Bell's sage sparrow <i>Amphispiza belli belli</i>	Group 1	CSC		Coastal sage scrub, mixed and chamise chaparral. Nests well hidden in sagebrush or other scrub; 0-3000ft.	L	Species not detected.
Burrowing owl <i>Athene cunicularia hypugea</i>	Group 1	CSC		Open, dry grasslands agricultural and range lands, and desert habitats of low growing vegetation (associated with burrowing animals); 0-1000ft.	L	Species not detected, no burrows observed.

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
California gnatcatcher <i>Poliophtila californica californica</i>	Group 1	CSC	FT	Most numerous in low, dense coastal sage scrub habitat of coastal hills.	M	The site contains only a small amount of suitable however some additional habitat occurs offsite. This species was not
Cooper's Hawk <i>Accipiter cooperi</i>	Group 1	CSC (nesting)		Uncommon migrant and winter visitor, rare summer resident, during migration and winter found throughout SD County. Found in oak woodlands or edges of woods, nests in tall trees.	L	No suitable nesting habitat.
Golden eagle <i>Aquila chrysaetos canadensis</i>	Group 1	CSC Fully protected		Mountains, foothills, and adjacent grassland, open areas and canyons; 0-11,500 ft. (nesting/wintering)	L	Area not large enough to support this species.
Loggerhead shrike <i>Lanius ludovicianus</i>	Group 1	CSC		Roadside vegetation, thickets, savanna, coastal sage scrub, grasslands, riparian, oak woodlands and desert scrub and wash or any open country with high perches as lookouts; 0-3000ft.	L	Species not observed.
Northern harrier <i>Circus cyaneus hudsonius</i>	Group1	CSC		Grasslands and salt, alkali and freshwater marshes; 0-1000ft. Nests on ground in shrubby vegetation, usually emergent wetlands or along rivers or lakes. May also nest in grasslands, grain fields, or on sagebrush flats several miles from water.	L	Area not large enough to support this species.
Rufous-crowned sparrow <i>Aimophila ruficeps canescens</i>	Group 1	CSC		Favors steep and rocky coastal sage scrub. Also seeks scattered grass in sage scrub and colonizes grass that grows as a successional stage following brush fires (Unitt 2004).	L	Species not observed.
San Diego cactus wren <i>Campylorhynchus brunnicapillus couesi</i>	Group 1	CSC	SOC	Coastal sage scrub; 0-500ft.	L	Only a small patch of cactus onsite and no cactus wren nests observed.

APPENDIX D

SENSITIVE WILDLIFE SPECIES OBSERVED AND WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE WEBSTER PROPERTY

Common Name and Scientific Name	Sensitivity Code and Status			Habitat Preference/Requirements	Potential On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal			
Sharp-shinned hawk (nesting) <i>Accipiter striatus</i>	Group 1	CSC		Open woodlands, residential, larger trees for nesting. Uncommon migrant and winter visitor, casual summer visitor; nesting has not been documented in San Diego County (Unitt 2004).	L	No suitable nesting habitat.

SENSITIVITY CODES

FEDERAL SPECIES DESIGNATIONS (USFWS)

Category

- FE-** Federal Endangered Species
- FT-** Federal Threatened Species
- FPE-** Taxa proposed to be listed as Endangered
- FPT-** Taxa proposed to be listed as Threatened
- SOC-** Species of Concern (former Candidate Species)

STATE SPECIES DESIGNATIONS (CDFW)

Category

- 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 listed as Threatened
- CSC-** CDFG Species of Special Concern

COUNTY OF SAN DIEGO DESIGNATIONS (COUNTY)

The County Groups

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