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SUMMARY BIOLOGY REPORT
Biological Resources, Project Impacts, and Mitigation

T&R MINI STORAGE PROJECT
APN 187-170-48-00 and APN 187-170-49-00
3300 05-052 (MUP): P05-052
County of San Diego

Final May 2013

Summary

The T&R Mini-Storage project site consists of 31.7 acres of vacant land (APN 187-170-48-00 and APN 187-170-49-00) located at between I-15 and North Centre City Parkway in the Escondido area of unincorporated San Diego County, California. The project includes a boundary adjustment that will, once approved, remove 6.0 acres (Parcel "A") of future residential development area from the study site. Habitats onsite and surrounding the property include chaparral, scrub, non-native grassland, disturbed/developed, and riparian. The project as proposed will impact chaparral, scrub, non-native grassland, and disturbed/developed habitat. No mitigation for impacts to disturbed/developed habitat is required. However, impacts to non-native grassland and must be mitigated for at a 0.5:1 ratio, impacts to chaparral, to be inclusive of Special Status Species in the aggregate, must be mitigated for at a 1:1 ratio per a directive of the PDS, and impacts to scrub must be mitigated for at a 2:1 ratio pursuant to the requirements of the County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements - Biological Resources. All riparian habitat areas will be avoided and buffered by design. It is recommended that mitigation for project impacts occur onsite via the recordation of a biological open space easement over undeveloped areas of the property. An alternative mitigation approach that involves offsite habitat preservation in a County-approved location is presented. Additional mitigation consisting of an avian nesting survey and/or seasonal restrictions on site development is recommended to provide project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The T&R Mini-Storage project consists of a proposal to construct a commercial storage facility on approximately 6.12 acres of the subject site. This includes fire clearing from the proposed structures. The project also includes a boundary adjustment that will remove 6.0 acres from the study site, although the analysis in this report includes this 6.0-acre area (Parcel "A"), which will be developed in the future for residential purposes. The T&R Mini-Storage property is currently in a mostly natural state and vacant,

although the central flat areas were disturbed in the past and are currently in a stabilized but unnatural condition. The proposed storage facility would consist of five buildings and associated internal driveways, parking areas, and related improvements. A security fence would surround the facility. Access to the site would be from North Centre City Parkway. Leach fields (septic area) are located at the northeast corner of the proposed facility. Fire clearing has been determined to extend 100 feet from buildings with the exception of the most westerly building, which will require 70 feet of fire clearing to the west and northwest.

The project site is located west of and fronting North Centre City Parkway and immediately east of Interstate Highway 15 in the Escondido area of unincorporated San Diego County (Figure 1). Various forms of chaparral, scrub, grassland, disturbed/developed, and riparian are the only plant communities (habitats) found onsite, with these same habitats also present offsite (Figure 2 and 3).

Biological field surveys of the T&R Mini-Storage project site have been completed by various investigators, including Samuel Reed (SR), W. McTeer (WM), Philippe Vergne (PV), and most recently Vincent Scheidt (VS), the author of this report. Survey data (dates, personnel, hours, study focus, and weather conditions) are presented in Table 1. Older biology reports for this property have been prepared by TeraCor (2003) and Helix Environmental (2009). Data from those older documents have been incorporated, where applicable, into this report. A new, directed California Gnatcatcher survey of a five-acre portion of the site by Robin Church (RC) has been completed (Attachment B).

The purpose of the site surveys was to identify the site's flora and fauna (Table 2), the onsite habitat-types (Figure 3), potential project-related impacts (Table 3), and mitigation, if required. A second purpose was to survey the site for the presence or absence of jurisdictional lands and various special status plant and animal species which are known to occur in the general vicinity of this property (Table 4).

Habitats/Vegetation Communities

The T&R Mini-Storage project site supports a diversity of native and non-native, naturalized vegetation types. The central section of the site, where development is proposed, supports various scrubs and other successional plant associations that have developed on old disturbed areas. The balance of the site is more-or-less natural. The plant communities associated with this project site include the following (Figure 3):

Coastal Scrub (Holland Code 32000) – 6.9 acre
Coastal Scrub (CSS) vegetation is found in the central and northern portions of the project site. This habitat-type can be subdivided into various subcategories, including Diegan Coastal Sage Scrub (Holland Code 32500), Flat-top Buckwheat (Holland Code 37K00), Mixed Scrub (Holland Code 32000), Baccharis Buckwheat (Holland Code 32000), Isocoma Scrub (Holland Code 32000), and Black Sage Scrub (Holland Code 32000). These more-or-less discrete habitats are dominated by soft-woody shrubs species, including Black Sage *(Salvia mellifera)*, Flat-top Buckwheat *(Eriogonum fasciculatum)*, and Isocoma *(Isocoma menziesii)*. For analysis purposes in this report, all of the various coastal scrub variants are considered CSS. An ecotonal habitat expression; Coastal Sage – Chaparral Scrub (Holland Code 37G00) is found on portions of the site, mostly between the CSS and the SMC proper. Soft-woody shrubs are present in the Coastal Sage – Chaparral Scrub, although these do not dominate the vegetation. Nevertheless, this is considered a form of

CSS for analysis purposes in this report. CSS is a sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The biological value of this habitat-type is moderate.

Southern Mixed Chaparral (Holland Code 37120) – 20.9 acre
Southern Mixed Chaparral (SMC) vegetation covers the vast majority of the project site. This dense and impenetrable habitat is dominated by large, hard-woody shrubs, such as Chamise *(Adenostoma fasciculatum*), Mission Manzanita (*Xylococcus bicolor*), and San Diego Mountain Mahogany *(Cercocarpus minutifolius).* SMC is a sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The biological value of this habitat-type is moderate.

Non-native Grassland (Holland Code 42200) – 3.2 acre
Non-native Grassland (NNG) vegetation is found in the central area of the project site with a tiny patch on the northern property edge. This habitat is indicated by weedy annual Eurasian grasses, including Ripgut Brome *(Bromus diandrus),* Slender Wild Oat *(Avena barbata),* and many others. Native elements in the habitat include Slender-leaved Milkweed (*Asclepias fasciculatus*), Miniature Lupine *(Lupinus bicolor)*, Common Sand Aster (*Corethrogyne filaginifolia* var. *virgata*), and Fasciculated Tarplant *(Hemizonia fasciculata)*. NNG has the potential to be a sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. This is because the County considers NNG to be significant raptor foraging habitat. The biological resource value of this habitat-type is low to moderate.

Southern Riparian Scrub (Holland Code 63300) – 0.03 acre
Southern Riparian Scrub (SRS) is found in a few tiny patches within the site's drainages. This habitat is indicated by Mule Fat *(Baccharis salicifolia)* and Arroyo Willow *(Salix lasiolepis)*. The surrounding vegetation consists of very dense SMC. SRS is a sensitive habitat-type in San Diego County, as defined by Guidelines for Determining Significance. The biological resource value of this habitat-type is moderate to high.

Disturbed/Developed Habitat (Holland Code 11300/12000) – 0.7 acre
The central section of the property supports a paved road and several laterals that qualify as Disturbed/Developed Habitat (DH). These areas support either no vegetation (bare dirt, pavement) or only sparse ruderal weeds such as Perennial Mustard (*Hirschfeldia incana)* and Tocalote *(Centaurea melitensis).* DH is a non-sensitive habitat-type in San Diego County, as defined by the Guidelines for Determining Significance. The areas mapped as DH have no biological value.

Flora and Fauna

One hundred and twelve species of vascular plants and sixty-three species of animals were detected during the field surveys of the property. These are listed in Table 2. This list represents a characteristic flora and fauna associated with this part of San Diego County in association with habitats similar to those found onsite.

Special Status Species

Special Status (or "sensitive") Species are those plants and animals listed as "Rare", "Threatened", "Endangered", "of Special Concern", or otherwise noteworthy by the County of San Diego, the California Department of Fish and Game (CDFG), the U.S. Fish and Wildlife Service (USFWS), the California Native Plant Society (CNPS), or other governmental or conservation agencies.

No sensitive plant species were observed during the survey, and given the nature of the onsite habitats, none are expected. A variety of sensitive plants are known from the general vicinity of the property, however. Most of these are either associated with habitats not found here (such as native grasslands, mafic chaparral, or vernal pools) or are large and distinctive perennials that would not have been missed if encountered onsite. Sensitive plants known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 4.

One sensitive plant species reported as occurring onsite is Lakeside Ceanothus *(Ceanothus cyaneus)*. This is almost certainly a mis-identification as this species does not occur in northern San Diego County and no evidence for this very rare plant was detected during the 2007 or 2011/2012 field surveys.

Thirteen sensitive animal species were observed on the T&R Mini-Storage project site during the field surveys:

San Diego Coast Horned Lizard *(Phrynosoma coronatum blainvillei)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Distribution: Northern California though coastal southern California into northern Baja California
Habitat: Open areas of scrub, chaparral and grassland in the presence of native harvester ant *(Pogonomyrmex* sp.*)*, which is the primary prey item for this lizard.
Status on site: A single individual was observed by others in the central portion of the site.

Coastal Western Whiptail *(Cnemidophorus tigris multiscutatus)*
Listing: State status: none
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal status: Former Federal Endangered Species Candidate, C2 (USFWS, 1996)
Distribution: Cismontane areas of southern California south into Baja California Norte, Mexico
Habitat: Mainly inhabits coastal sage scrub and chaparral where it occurs in areas of friable soils on hillsides and in canyons but also may be found in open, dry riparian areas..
Status on site: Three individuals were observed by others in central portion of the site.

Cooper's Hawk *(Accipiter cooperii)*
Listing: "Species of Local Concern" (Tate, 1986)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 1 Species
State status: "Watch List" (CDFG, 2009)
Distribution: Occurs throughout most of North America, from northern Mexico to southern Canada
Habitat: Inhabits a variety of woodlands, including oak woodlands, riparian and coniferous forests
Status on site: Observed by others in the northern portion of the site.

Bell's Sage Sparrow *(Amphispiza belli belli)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 1 Species
Distribution: Cismontane areas of southern California and northern Baja California, Mexico. Also found on the west slopes of the Sierra Nevada Mountains
Habitat: Coastal Sage Scrub and chaparral. May also occur in other habitats such as juniper woodland and alluvial fan scrub
Status on site: Observed by others in sage scrub in two locations in the central portion of the site.

Red-shouldered Hawk *(Buteo lineatus)*
Listing: "Blue List" (Tate, 1986)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 1 Species
State status: none
Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended
Distribution: Occurs over large areas of central and southern California west of the Sierras. Also occurs in Mexico, southeastern Canada, and the eastern United States.
Habitat: Roost and nest in a variety of woodland habitats: eucalyptus woodlands, oak groves, open riparian forests, and related broken wooded areas.
Status on Site: Single specimen was seen flying over the northern portion of the site

Turkey Vulture *(Cathartes aura)*
Listing: "Blue-list" (Tate, 1986)
"Declining" (Unitt, 1984)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 1 Species
State status: none
Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended
Distribution: Ranges from southern Canada to Argentina
Habitat: Open areas, farmlands, grasslands. Usually seen soaring overhead or sometimes perched on poles, dead trees, or on the ground.
Status on site: Several specimens were observed soaring overhead.

Barn Owl *(Tyto alba)*
Listing: "Blue-list" (Tate, 1986)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal/State status: none
Distribution: Nearly worldwide in tropical and temperate regions
Habitat: In southern California, Barn Owls range and forage widely, nesting in many types of open cavities. Specimens roost in areas of thick vegetation or in buildings (hence the common name).
Status on site: Observed by others in the northern portion of the site

Yellow Warbler *(Dendroica petechia brewsteri)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal status: none
Distribution: Nesting typically occurs in willow-dominated riparian areas from Canada to northern Mexico. Specimens overwinter in the area from Mexico south to South America. Yellow Warblers are found throughout San Diego County.
Habitat: Yellow Warblers breed during the summer in moist wooded habitats; however, they can be found most everywhere during migration. In San Diego County they are typically found in riparian thickets.

Status on site: Migratory specimens observed by others flying through the site during migration.

San Diego Black-tailed Jackrabbit *(Lepus californicus bennettii)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal status: none
Distribution: Cismontane and transmontane areas of southern California and adjacent areas of northern Baja California, Mexico
Habitat: Associated with areas of open chaparral, scrub, and grassland vegetation
Status on Site: San Diego Black-tailed Jackrabbit is a relatively common species on the subject property, with several observations made by others during the site surveys.

Mule Deer *(Odocoileus hemionus)*
Listing: State status: Regulated Game Animal (CDFG, 2012)
County status: San Diego County Sensitive Animal List (DPLU, 2010), Group 2; "MSCP Indicator" (DPLU, 1993)
Federal status: none
Distribution: Found over much of western North America, from Mexico to southern Canada. Fairly common in San Diego County foothill areas, although persisting in some coastal localities (e.g.: Torrey Pines)
Habitat: Woodlands, chaparral, sage scrub, grasslands. Usually indicated by distinctive scats; occasionally by sightings of specimens themselves
Status on site: Scat from this species was observed by others in NNG and CSS.

San Diego Desert Woodrat *(Neotoma lepida intermedia)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal status: none
Distribution: Coastal and desert areas of Southern California
Habitat: Open, dry, rocky hillsides in coastal sage scrub and chaparral
Status on site: Observed by others in the northern and central portions of the site.

White-tailed Kite / *Elanus leucurus*
Listing: "Fully Protected Raptor" (CDFG, 1999)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 1 Species
State status: "Fully Protected" (CDFG Code Sections 3511, 4700, 5050 & 5515)
Federal status: Protected Raptor (16 U.S.C. 668-668d, 54 Stat. 250), as amended
Distribution: White-tailed Kites breed primarily along the coastal lowland, and the species occurs over a broad area of the western U.S. through Mexico and into South America.
Habitat(s): Roost and nest in a variety of woodland habitats. Mainly riparian woodlands, oak groves, related habitats.
Status onsite: Single specimen observed during 2007 focused California Gnatcatcher survey. This species likely forages onsite on occasion due to the openness of the habitat.
Comments: Population numbers in San Diego County appear to have increased since the 1950's, and this species is not currently considered threatened or endangered.

Northwestern San Diego Pocket Mouse *(Chaetodipus fallax fallax)*
Listing: State status: "Species of Special Concern" (CDFG, 2009)
County status: San Diego County "Sensitive Animal" List (DPLU, 2010), Group 2 Species
Federal status: "Species of Concern" (USFWS, 2005)
Distribution: Occurs in Southwestern California, with subspecies *fallax* occurring on the coastal side of the mountains.

Habitat: Found in open areas of sage scrub, chaparral, and related open habitats
Status on site: Observed by others in the northern and central portions of the site.

A number of additional sensitive animals are known from general vicinity of property, however. Some of these have a reasonable probability of occurring on or utilizing this site, at least on an occasional basis. These include various native bats *(Choeronycteris, Eumops, Antrozous, Macrotus, Myotis, Nyctinomops)*, and other nocturnal or cryptic species. Sensitive animals known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 4.

Directed Field Survey for California Gnatcatcher

California Gnatcatcher *(Polioptila californica)*, a federally-listed Threatened Species, is known from habitat similar to that found on the T&R Mini-Storage project site. Gnatcatchers occur in coastal and interior areas of coastal sage and related scrub habitats typically dominated by California Sagebrush *(Artemisia californica)*, Flat-top Buckwheat *(Eriogonum fasciculatum)*, Laurel Sumac *(Malosma laurina)*, and other soft-woody shrubs. Presence/absence field surveys for California Gnatcatcher were conducted by TeraCor biologist Samuel Reed in 2001 and again 2007. An updated gnatcatcher survey of the project development area, plus buffer, was completed by the Mrs. Robin Church of RC Biological Consulting, Inc. in 2012 (Attachment B).

No California Gnatcatchers were detected on the T&R Mini-Storage project site during any of the field surveys, including the 2012 survey of a portion of the site. For this reason, the site is considered "unoccupied" by this federally-listed Threatened Species.

Jurisdictional Wetlands and Waterways – Wetland Survey

Wetlands and jurisdictional "waters" are present on the project site in association with the onsite drainages and tributaries. These areas of the site support hydrophytes, hydric soils, and/or wetlands hydrology.

A directed RPO wetland survey was completed as a part of the biology study of the subject project site. This resulted in the preparation of a Wetland Survey Report (Attachment A). The project as proposed will not impact any jurisdictional wetlands or "waters", including RPO wetlands.

Other Unique Features/Resources

The T&R Mini-Storage project site does not support any regionally-unique land features. The native and naturalized habitats found on this site are not unique to this area, and the property does not support any unusual biological features.

The site provides foraging habitat for various locally common species of raptors and other carnivores. No wildlife nursery sites were detected although faunal reproduction clearly does take place onsite in many areas, including underground, in bird nests, etc. There is potential for large mammals to use the site, and Mule Deer *(Odocoileus hemionus)* scat was reported to have been observed. This is in addition to other,

urban-tolerant species such as skunks, coyotes, raccoons, etc. The probability for Mountain Lion *(Felix concolor)* to use the site is considered low.

The project falls entirely within the "I-15 corridor", and area of known passage for species such as California Gnatcatcher and others that move along the fragmented archipelago of CSS and other habitats from Escondido north to Riverside County. The T&R Mini-Storage project has been redesigned several times to retain a functioning wildlife corridor that runs north-south within the property. Earlier designs provided an onsite corridor that was less than 37 feet in width. The current design provides a 315-foot wide onsite corridor on the western side of the project development area. Together with an approximately 100 feet of additional offsite corridor width at this location in the I-15 right-of-way, the total wildlife corridor is approximately 415 feet wide to the west of the project development area between the buildings and the edge of the freeway pavement.

Significance of Project Impacts and Proposed Mitigation

The T&R Mini-Storage project is subject to review under the California Environmental Quality Act (CEQA) and required to provide compliance with the County's RPO and Guidelines for Determining Significance and Report Format and Content Requirements - Biological Resources. This means that the County requires that project-related impacts to biological resources be "less than significant", as defined by CEQA, and that all RPO requirements and the Guidelines for Determining Significance and Report Format and Content Requirements - Biological Resources be met. This usually requires the adoption of mitigation measures intended to reduce "significant" impacts to a level that is "less than significant". Project-related impacts, as we have identified them, are presented in Table 2.

Pursuant to the NCCP and the Habitat Loss Permit Ordinance #8365 of the San Diego County Code, the applicant may be required to obtain a Habitat Loss Permit (HLP) to "cover" impacts to the CSS habitat onsite. The total site supports about 6.9 acres of this vegetation, with approximately 2.8 acres of this total that will be impacted by development. The T&R Mini-Storage project site is considered "unoccupied" by the California Gnatcatcher.

Direct and Indirect Impacts

Development of the T&R Mini-Storage project site as proposed will result in a number of project-related direct and indirect impacts. Direct impacts result from the actual removal of habitat, plants, and animals from the site through brushing clearing and grading. These direct impacts are considered permanent because they result in a conversion of habitats to buildings, landscaped areas, roads, etc. Indirect impacts also affect plants, animals, and habitats that occur on or near the project site. These are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human or pet intrusions into natural areas, lighting, traffic, and noise. Indirect impacts are often called "edge effects". The indirect impacts associated with site conversion are less quantifiable, due to the uncertainty associated with edge effects.

The following project-related impacts have been identified with construction of the T&R Mini-Storage project:

- 2.8 acres of CSS will be impacted by development. This impact is considered **significant** as defined by CEQA. CEQA, the County of San Diego, and the Wildlife Agencies pursuant to the HLP ordinance require mitigation for this loss.
- 1.9 acre of SMC will be impacted by development. In the professional opinion of the project biologist, this impact is considered **less than significant** from a regional perspective, pursuant to CEQA, as it represents less than ten percent of the onsite habitat and is a very small quantity. However, the County of San Diego will require mitigation for this loss pursuant to the "Guidelines for Determining Significance".
- 1.4 acre of NNG will be impacted by development. In the professional opinion of the project biologist, this impact is considered **less than significant** from a regional perspective, as defined by CEQA as it is less highly fragmented and entirely successional. However, the County of San Diego will require mitigation for this loss pursuant to the "Guidelines for Determining Significance".
- The project will impact habitat for at least thirteen Special States Species, including five Group 1 bird species and eight Group 2 species. In the professional opinion of the project biologist, impacts to these species, individually and in the aggregate, are considered **less than significant** from a regional perspective, pursuant to CEQA. These represent a tiny fraction of the total numbers found in San Diego County, and some are actually common (e.g.: Red-shouldered Hawk). None of the Group 1 species will be directly impacted, although there will be a minor loss (~ 6 acres) of foraging habitat. However, the County of San Diego will require mitigation for this loss pursuant to the "Guidelines for Determining Significance".
- The project as currently designed will impact a functioning wildlife corridor that runs north-south within the "I-15 corridor". Impacts to this corridor are considered **less than significant** because adequate corridor width (315' onsite plus 100' offsite) will be maintained and open space may be placed over the corridor area to preserve the biological resources within it in perpetuity.

Cumulative Impacts

Cumulative impacts refer to a proposed project's incremental effect viewed over time, together with other closely related past, present, and reasonably foreseeable future projects (Public Resources Code § 21083; California Code of Regulations, Title 14, § 15064[h], 15065[c], 15130, and 15355). Cumulative impacts can occur when individually minor but collectively significant projects take place over time.

A list of past, present and future projects that could cumulatively contribute to the projects significant impacts was compiled based on the defined study area. The study area was determined based on several factors including land use, habitats, draft North County MSCP boundaries and species ranges. The general boundaries of this study area extend from the draft North County MSCP PAMA boundaries to the north adjacent to Tierra Libertia Road, the Escondido city limits to the south and west and the draft North County MSCP PAMA boundaries to the east, approximately half the distance to North Broadway. The list of cumulative projects within this study area is as follows:

AD 07-057	HARTMAN, AD, LOT CLEARING

MUP 99-007	DRAGOO WINERY
MUP 04-050	RANCHO VERONA, MUP, GROUP RESIDENTIAL
MUP 10-003	CORTEL MUP CELL SITE TMO SD6110, P10-003
MUP 10-027	DOUGHERTY PET RESORT/MUP 10-027
MUP 84-112-01	THUNDERBIRD GOLF DRIVING RANGE
MUP 84-112-02	PRACTICE PERFECT GOLF RANGE
ZAP 02-032	JESMOND DENE / SPRINT
ZAP 00-145	SPRINT SDG&E / SPRINT
ZAP 00-059	WILLIAMS COMMUNICATIONS
STP 01-034	MESA ROCK RESIDENCE SITE PLAN
STP 01-045	LANTIS SITE PLAN
STP 03-019	CRV ESCONDIDO 68 SITE PLAN
STP 03-020	MONTREUX MODEL HOME
STP 99-038	HERALD LANTIS
STP 04-025	SITE PLAN FOR SFD IN I-15 CORRIDOR
STP 05-030	MONTREUX
STP 07-041	HARTMAN/STP/EASY TURF STORAGE BLDG
STP 08-015	ADJ HOLDINGS, SITE PLAN I-15 REVIEW, S 0
TM 5114	MONTREUX TM
TPM 19895	STEPHENS 4 LOT SPLIT - TPM
TPM 20420	LANTIS TPM
TPM 20879	KNOX TENTATIVE PARCEL MAP
TPM 21192	RUA MICHELLE, TPM 21192

Cumulative projects within the geographic scope of analysis would have the potential to result in impacts to Special Status Species, including various plants and animals, including loss of habitat. Of the 24 cumulative projects analyzed, 17 were either withdrawn or determined not to result in impacts to biological resources. The remaining 7 cumulative projects have the potential to impact habitat and sensitive species through clearing, grading, grubbing, trenching, and other construction activities.

The project would impact 2.8 acres of CSS, 1.9 acres of SMC, and 1.4 acres of NNG. These vegetation types are relatively well distributed in San Diego County, although all are sensitive and depleted in many areas. Therefore, from a regional perspective, the relatively minor impacts to the above vegetation types, although adverse and significant, are not cumulatively considerable when viewed in connection with the substantial acreages these habitat types remaining in the San Diego County region.

Impacts to the above habitats will be mitigated for in kind, reducing impacts to a level below significance. Thirteen sensitive species were observed on the project site: San Diego Coast Horned Lizard (*Phrynosoma coronatum blainvillei*), Coastal Western Whiptail (*Cnemidophorus tigris multiscutatus*), Cooper's Hawk (*Accipiter cooperii*), Red-shouldered Hawk (*Buteo lineatus*), Turkey Vulture (*Cathartes aura*), Barn Owl (*Tyto alba*), Yellow Warbler (*Dendroica petechia brewsteri*), San Diego Black-tailed Jackrabbit (*Lepus californicus bennettii*), Mule Deer (*Odocoileus hemionus*), San Diego Desert Woodrat (*Neotoma lepida intermedia*), White-tailed Kite (*Elanus leucrus*) and Northwestern San Diego Pocket Mouse (*Chaetodipus fallax fallax*). Impacts to these species, although adverse and potentially significant, are not cumulatively considerable when viewed in connection with the substantial numbers of these species remaining in the San Diego County region.

Furthermore, the project falls entirely within the "I-15 corridor", an area of known passage for species such as California gnatcatcher and others that move along the fragmented archipelago of coastal sage scrub and other habitats from Escondido north to Riverside County. The project has been designed to retain a functioning wildlife corridor that runs north-south within the property. The project would provide a 315-foot wide onsite corridor on the western side of the project development area. Together with an approximately 100 feet of additional offsite corridor width at this location in the 1-15 right-of-way, the total wildlife corridor is approximately 415 feet wide to the west of the project development area between the buildings and the edge of the freeway pavement. With the condition to provide onsite open space over the existing wildlife corridor, the project would result in a less than significant impact to wildlife movement and would not result in a cumulatively considerable impact to wildlife movement in the study area.

In summary, with the mitigation requirements for biological resources on this site, the project would not result in cumulatively considerable impacts on sensitive habitats, sensitive species or existing wildlife movement.

Proposed Mitigation

As discussed above, no specific mitigation for impacts to DH is required. In order to satisfy the requirements of CEQA, the HLP ordinance, the County's "Guidelines for Determining Significance", and current County policy for mitigating impacts to habitats, Special Status Species, and Wildlife Corridor function, the following mitigation measures are recommended:

1. The project shall provide mitigation at a 2:1 ratio for impacts to up to 2.8 acres of CSS. This is equivalent to 5.6 acre of required mitigation. In this instance, it is recommended that this mitigation obligation for CSS impacts be satisfied onsite via the dedication of a Biological Open Space Easement over 2.3 acres of this habitat (Figure 4) plus offsite via the securement of no less than 3.3 acre-credits of CSS or "better" in a County-approved location. The Red Mountain Conservation Bank is an approved habitat bank offering mitigation credits that can satisfy the offsite mitigation requirement, although the applicant may elect to provide the necessary in any County and Wildlife Agency-approved location in the draft North County Multiple Species Conservation Program (MSCP) Subarea Planning Area.

2. The project shall provide mitigation at a 1:1 ratio for impacts to up to 1.9 acres of SMC. This is equivalent to 1.9 acres of required mitigation. It is recommended that this 1.9-acre mitigation obligation for SMC impacts be satisfied entirely onsite via the dedication of Biological Open Space known to support no less than 1.9 acres of this habitat (Figure 4).

3. The project shall provide mitigation at a 0.5:1 ratio for impacts to up to 1.4 acres of NNG. This is equivalent to 0.7 acre of required mitigation. It is recommended that this 0.7-acre mitigation obligation for NNG impacts be satisfied entirely onsite via the dedication of Biological Open Space known to support no less than 0.7 acre of this habitat (Figure 4).

4. Independent of providing the above habitat mitigation (recommendations #1-3), the preservation of other undisturbed areas of the site, particularly those to the west of the proposed facility is recommended. This will provide a minimum of 315 feet of onsite corridor width which, when

combined with offsite areas in the I-15 right-of-way, will conserve up to 415 feet of a functioning wildlife corridor.

5. A great deal of debris, old asphalt, construction rubble, etc is located in the onsite wildlife corridor. The removal of this material is recommended in order to provide better habitat connectivity across the disturbed area. All site clean-up should be completed under the supervision of a County-approved biological consultant. Following site clean-up, appropriate open space signage and/or fencing must be installed. To that end, it is recommended that a Wildlife Corridor Enhancement (Revegetation) Plan be prepared as a condition of project approval. This Plan would contain details of open space signage and/or possible fencing as appropriate. At a minimum, the developed areas of the site should be fenced with high-tensile, chain-link, or other sturdy fence material no less than 5 feet in height with signs posted at no more than 100-foot intervals. The signs should read:

> ***"Sensitive Environmental Resources***
> ***Area Restricted by Easement***
>
> *Unauthorized entry is restricted. To report a violation or for more information about easement restrictions and exceptions, contact the County of San Diego, Department of Planning and Land Use*
> *Reference: 3300 05-052 (MUP): P05-052"*

6. No specific mitigation for impacts to the site's sensitive species is required. As promulgated by California's Natural Communities Conservation Program (NCCP), the loss of sensitive species will presumably be compensated for by the conservation of onsite and offsite habitat lands that theoretically support such species. This includes the four Group 1 and eight Group 2 animals being impacted by the project. The proposed mitigation site directly benefits the impacted Group 1 species by protecting a functioning component of the I-15 wildlife corridor. Benefit to impacted Group 1 species is required pursuant to the County of San Diego Report Format and Content Requirements for Biological Resources, which requires species-based mitigation for all Group 1 species. County Staff has indicted that additional mitigation is required for the Group 1 species. Staff is recommending that the mitigation ratio for SMC be increased from the standard of 0.5:1 to 1:1. It is clear that this increased mitigation ratio can be accomplished within the on-site open space, which contains an excess of chaparral habitat. Therefore, the mitigation obligation will be increased to 1.9 acre (1.9 @ 1:1) per the directive of the PDS.

7. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird nesting location should not take place during the spring/summer songbird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the "take" of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors.

Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding season, a preconstruction nesting survey of all areas within 300 feet of the proposed activity will be required. The results of the survey will be provided in a report to the Director, Department of Planning and Development Services and the Wildlife Agencies for concurrence with the conclusions and recommendations.

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Preparer and Persons/Organizations Contacted

Vincent Scheidt
Certified Biological Consultant

Attachments

Figure 1. Regional Location
Figure 2. Recent Aerial Photograph
Figure 3. Biological Resources
Figure 4. Onsite BOSE Alternative

Table 1. Field Surveys
Table 2 Flora and Fauna Detected
Table 3. Impact/Mitigation Analysis
Table 4. Sensitive Species Known from the Vicinity

Attachment A. RPO Wetland Survey Report – T&R Mini-Storage Project
Attachment B. California Gnatcatcher Survey Report

Figure 1. Regional Location – T&R Mini-Storage Project Site
Portion of the U.S.G.S "Valley Center, California" 7.5′ Quadrangle

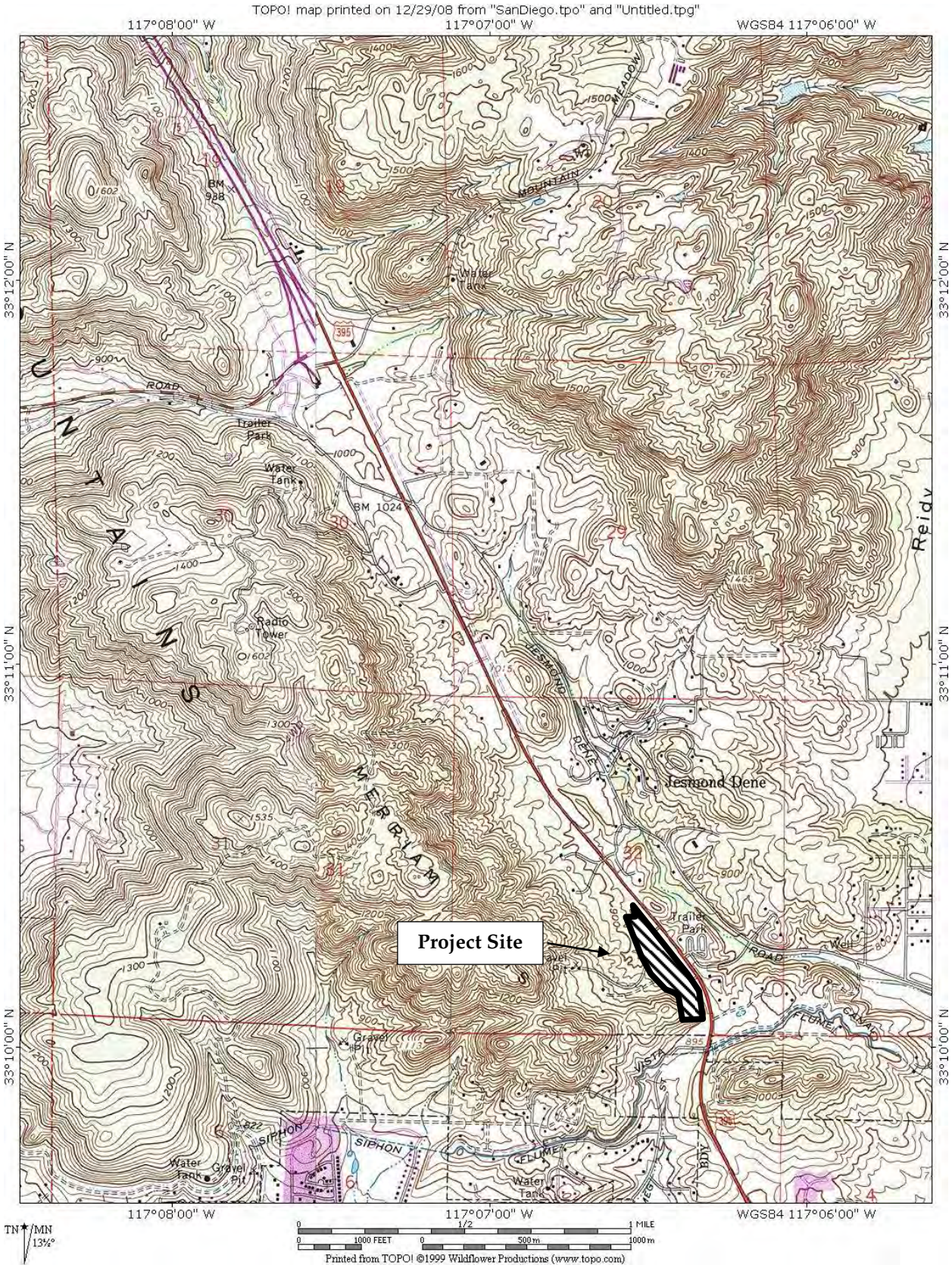

Figure 2. Recent Aerial Photograph – T&R Mini-Storage Project Site

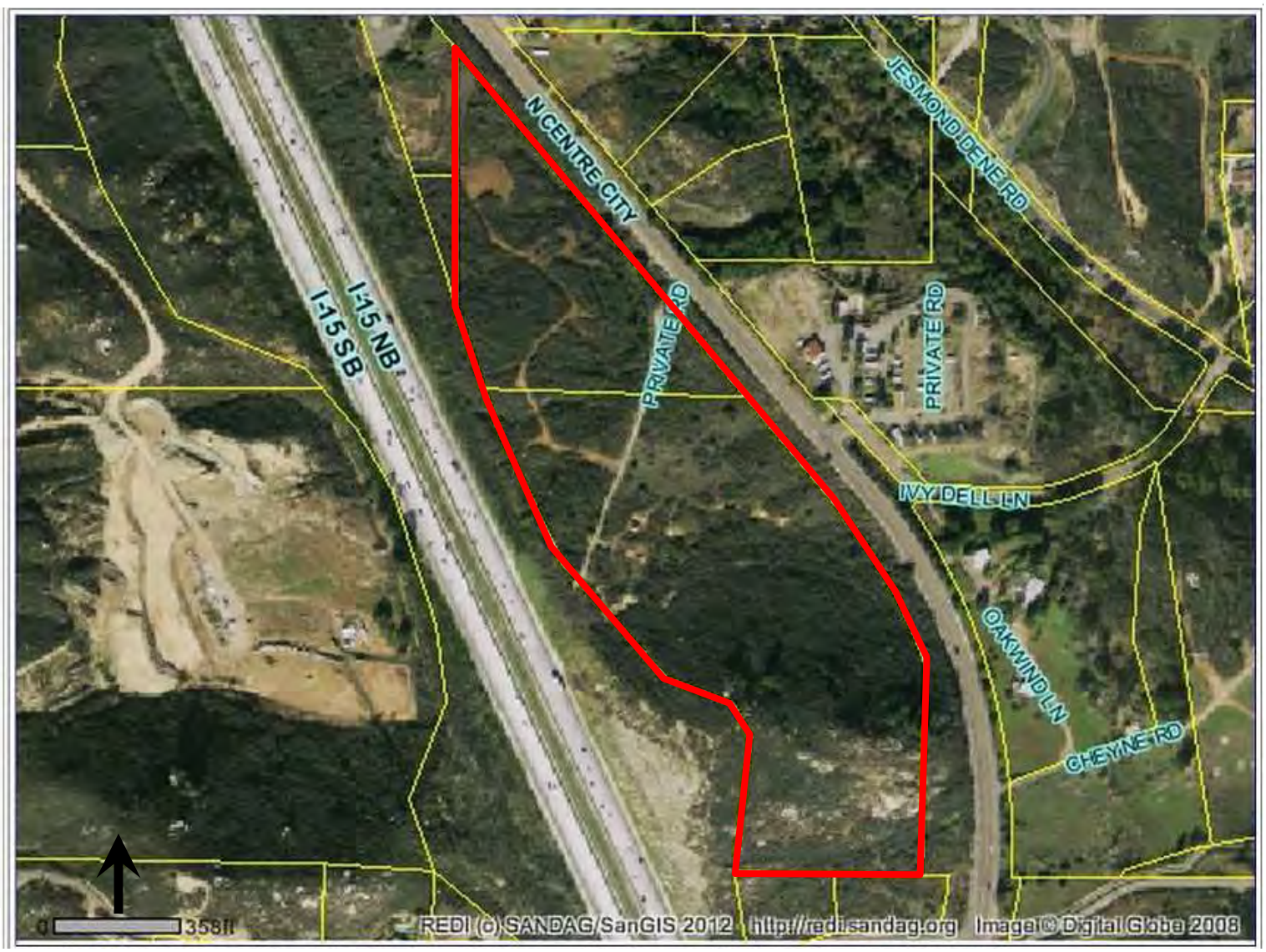

Figure 3. Biological Resources – T&R Mini-Storage Project Site

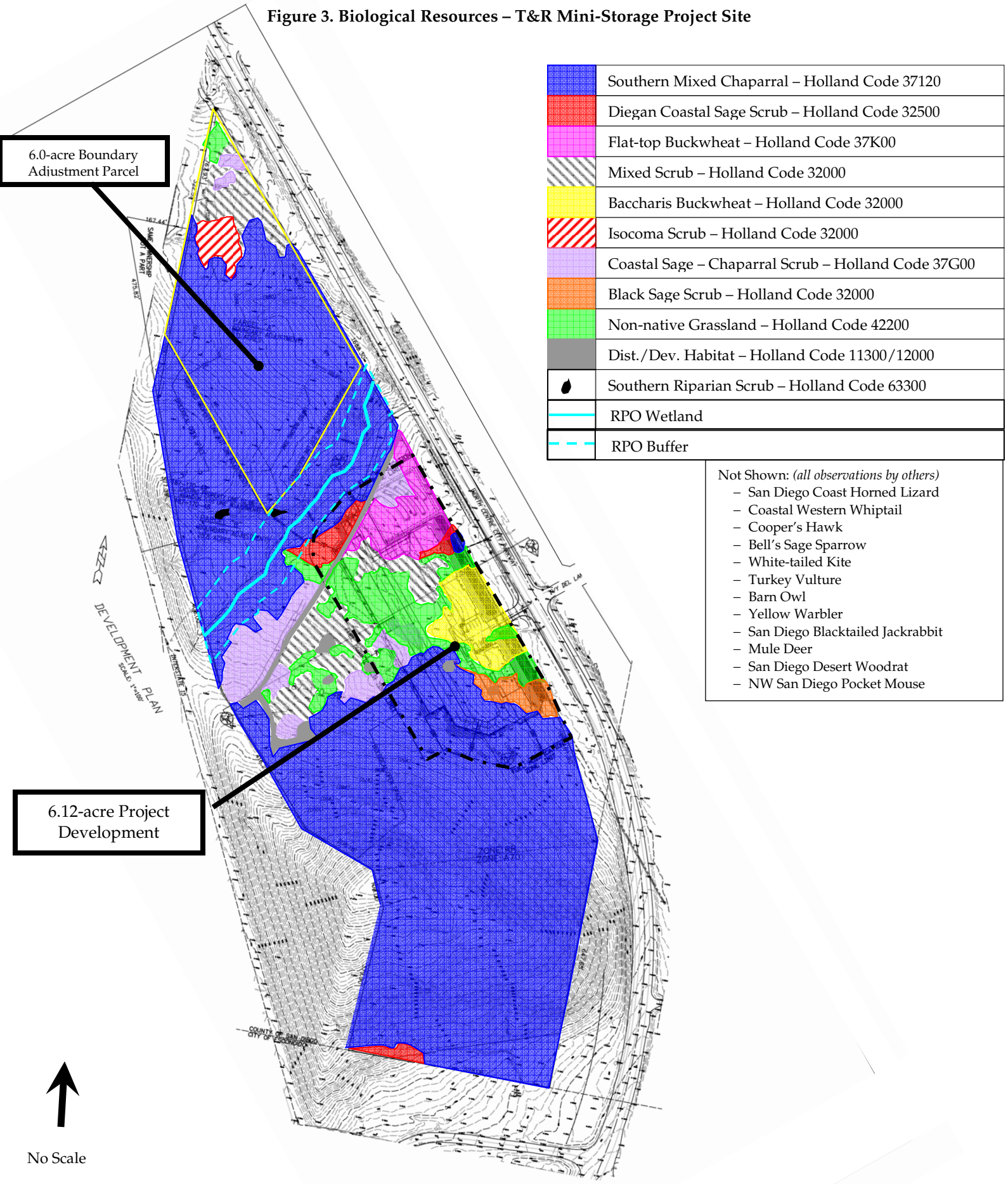

Figure 4. Onsite Biological Open Space Easement Alternative – T&R Mini-Storage Project Site

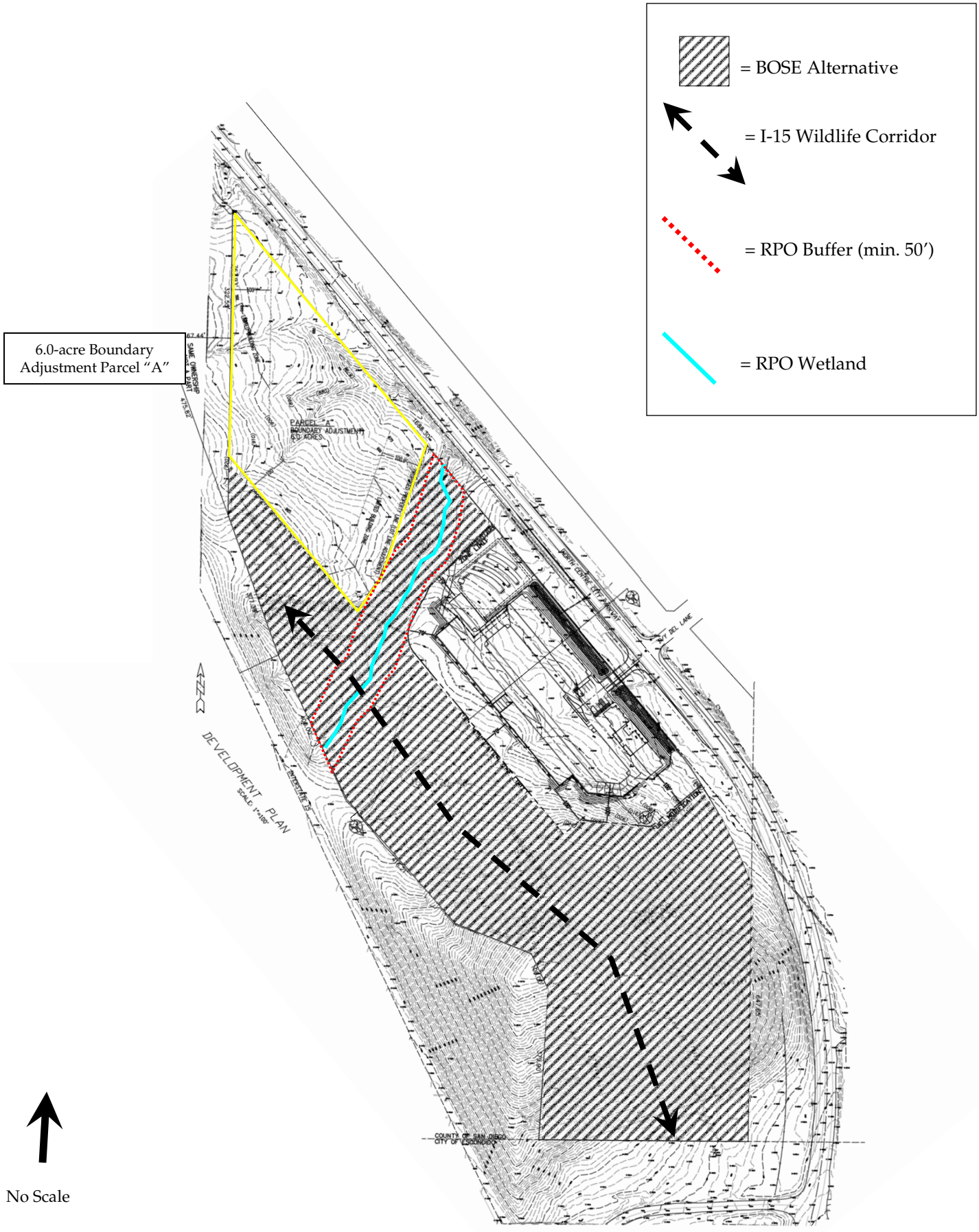

Table 1. Field Surveys – T&R Mini-Storage Project Site

Date	Personnel	Hours	Study	Conditions
05 Mar 2001	SR	n/a[1]	Quino	n/a
16 Mar 2001	SR	n/a	Quino	n/a
24 Mar 2001	SR	n/a	Gnatcatcher	n/a
25 Mar 2001	SR	n/a	Quino	n/a
31 Mar 2001	SR	n/a	Gnatcatcher	n/a
03 Apr 2001	SR	n/a	Quino	n/a
13 Apr 2001	SR	n/a	Gnatcatcher + Quino	n/a
06 Dec 2002	SR	n/a	General	n/a
15 Jan 2003	SR, WM	n/a	General + Mapping	n/a
20 Jan 2003	SR, WM	n/a	General + Mapping	n/a
23 Jan 2003	SR, WM	n/a	General + Mapping	n/a
26 Jan 2003	SR, WM	n/a	General + Mapping	n/a
10 Mar 2003	SR ?	n/a	Wetlands	n/a
01 Apr 2003	SR ?	n/a	Wetlands	n/a
08 May 2003	SR	n/a	Floral	n/a

[1] *n/a – data not available*

Table 1. Field Surveys – T&R Mini-Storage Project Site

Date	Personnel	Hours	Study	Conditions
30 Mar 2007	SR ?	n/a	Gnatcatcher	n/a
07 Apr 2007	SR	n/a	Gnatcatcher	n/a
15 Apr 2007	SR ?	n/a	Gnatcatcher	n/a
18 Apr 2007	PV	n/a	Kangaroo Rat	n/a
19 Apr 2007	PV	n/a	Kangaroo Rat	n/a
20 Apr 2007	PV	n/a	Kangaroo Rat	n/a
22 Apr 2007	PV	n/a	Kangaroo Rat	n/a
23 Apr 2007	PV	n/a	Kangaroo Rat	n/a
24 Apr 2007	PV	n/a	Kangaroo Rat	n/a
02 May 2007	SR ?	n/a	Gnatcatcher	n/a
15 May 2007	SR ?	n/a	Gnatcatcher	n/a
22 May 2007	SR ?	n/a	Gnatcatcher	n/a
27 Sep 2011	VS	10:00-12:45	General	Clear skies, temps in the high 70°s to low 90°s, no wind
12 Oct 2011	VS	08:45-12:30	General + Mapping	Clear skies, temps in the low 80°s to high 90°s, no wind
06 Jan 2012	VS	08:45-12:30	General + Wetlands	Clear skies, temps in the low 60°s, no wind

Table 2. Flora and Fauna Detected – T&R Mini-Storage Project Site

Scientific Name	Common Name
Plants	
Adenostoma fasciculatum	Chamise
Amsinckia sp.	Fiddleneck
Antirrhinum nuttallianum	Nuttall's Snapdragon
Artemisia californica	California Sagebrush
Artemisia douglasiana	Mugwort
Asclepias fasciculatus	Slender-leaved Milkweed
*Avena barbata**	Slender Wild Oat
Baccharis pilularis	Coyote Bush
Baccharis salicifolia	Mule Fat
Baccharis sarothroides	Broom Baccharis
*Brassica nigra **	Black Mustard
Brickellia californica	Bricklebush
*Bromus diandrus **	Ripgut Brome
*Bromus mollis **	Soft Brome
*Bromus rubens **	Red Brome
Calystegia macrostegia	Morning-Glory
Camissonia hirtella	Evening Primrose
Capsella bursa-pastoris	Shepherd's Purse
*Carduus pycnocephalus **	Italian Thistle
Castilleja densiflora	Parish's Owl's-Clover
Ceanothus tomentosus	Woolly-Leaf Ceanothus
*Centaurea melitensis **	Tocalote
Cercocarpus minutifolius	San Diego Mountain-Mahogany
Cirsium californicum	California Thistle
*Cirsium sp.**	Thistle
Claytonia parviflora	Narrow-leaved Miner's Lettuce
Clematis pauciflora	Rope-vine
Corethrogyne filaginifolia var. *virgata*	Common Sand Aster
Crassula connata	Pygmy-weed
Cryptantha intermedia	Common Cryptantha
Cuscuta californica	Dodder
Cyperus sp.	Sedge
Dicentra chrysantha	Golden Eardrops
Dichelostemma pulchellum	Blue Dicks
Dudleya pulverulenta	Chalk Live-forever
*Encelia farinosa **	Brittle Bush
Eriogonum fasciculatum	California Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
*Erodium cicutarium**	Filaree
Eucrypta chrysanthemifolia	Common Eucrypta
*Euphorbia peplus**	Petty Spurge
*Filago gallica**	Narrow-leaf Filago
Foeniculum vulgare	Fennel
Galium sp.	Bedstraw
Gnaphalium bicolor	Bicolored Cudweed
Gnaphalium purpureum	Cudweed
Gnaphalium stramineum	Cudweed
Haplopappus squarrosa	Saw-Toothed Goldenbush
Helianthemum scoparium	Peak Rush-Rose
Helianthus gracilentus	Sunflower

Table 2. Flora and Fauna Detected – T&R Mini-Storage Project Site

Scientific Name	Common Name
Plants (cont)	
Hemizonia fasciculata	Fasciculated Tarplant
Heteromeles arbutifloia	Toyon
*Hirschfeldia incana**	Perennial Mustard
Hordeum sp.*	Wild Barley
Isocoma menziesii	Goldenbush
Keckiella cordifolia	Climbing Bush Penstemon
*Lamarckia aurea**	Goldentop
Lepidium nitidum var. nitidum	Shining Peppergrass
Leymus condensatus	Giant Wild Rye
Linaria canadensis	Blue Toadflax
*Lobularia maritima **	Sweet Alyssum
Lonicera subspicata	Honeysuckle
Lotus scoparius	Deer Weed
Lupinus bicolor	Miniature Lupine
Lupinus sp.	Lupine
Malacothamnus fasciculatus	Bushmallow
Malosma laurina	Laurel Sumac
*Malva parviflora**	Cheese Weed
Marah marcocarpus	Wild Cucumber
*Marrubium vulgare**	Horehound
Mimulus aurantiacus	San Diego Monkey Flower
Mimulus guttatus	Monkey Flower
Mirabilis sp.	Wishbone Bush
Muhlenbergia rigens	Deer Grass
Muhlenbergia sp.	Muhly
Nassella pulchra	Purple Needle-Grass
Navarretia hamata	Hooked Navarretia
*Nicotiana glauca**	Tree Tobacco
*Olea europa **	European Olive
Paeonia californica	California Peony
Pectocarya penicillata	Pectocarya
Penstemon spectabilis	Showy Penstemon
Phacelia cicutaria	Caterpillar Phacelia
Phacelia grandiflora	Big-flower Phacelia
Phacelia minor	Canterbury Bells
Phacelia parryi	Parry Phacelia
Phoenix canariensis	Canary Island Palm
Pityrogramma triangularis var. *triangularis*	Goldenback Fern
Polypodium californicum	California Polypody
Prunus ilicifolia	Holly-Leafed Cherry
Quercus agrifolia	Coast Live Oak
Quercus berberidifolia	Scrub Oak
Rhamnus crocea	Spiny Redberry
Rhamnus ilicifolia	Holly-Leaf Redberry
Rhus integrifolia	Lemonadeberry
Rhus ovata	Sugar Bush
Ribes indecorum	White Flowering Currant
Salix lasiolepis	Arroyo Willow
Salvia apiana	White Sage
Salvia mellifera	Black Sage

Table 2. Flora and Fauna Detected – T&R Mini-Storage Project Site

Scientific Name	Common Name
Plants (cont)	
Sambucus mexicana	Blue Elderberry
Sanicula crassicaulis	Sanicula
Schismus barbatus *	Mediterranean Grass
Scrophularia californica	California Bee Plant
Selaginella sp.	Spike-Moss
Sisyrinchium bellum	Blue-Eyed Grass
Solanum americanum	Nightshade
Stephanomeria exigua	Small Wire-lettuce
Thysanocarpus sp.	Lacepod
Toxicodendron diversilobum	Poison Oak
Xylococcus bicolor	Mission Manzanita
Yucca whipplei	Foothill Yucca
Birds	
Accipiter cooperii	**Cooper's Hawk**
Amphispiza belli belli	**Sage Sparrow**
Aphelocoma coerulescens	Scrub Jay
Archilochus alexandri	Black-Chinned Hummingbird
Baeolophus inornatus	Oak Titmouse
Buteo jamaicensis	Red-Tailed Hawk
Buteo lineatus	**Red-Shouldered Hawk**
Callipepla californicus	California Quail
Calypte anna	Anna's Hummingbird
Carduelis psaltria	Lesser Goldfinch
Carduelis tristis	American Goldfinch
Carpodacus mexicanus	House Finch
Cathartes aura	**Turkey Vulture**
Chamaea fasciata	Wrentit
Colaptes auratus	Northern Flicker
Columba livia *	Rock Dove
Corvus brachyrhynchos	American Crow
Corvus corax	Common Raven
Dendroica coronata	Audubon's Warbler
Dendroica coronata	Yellow-Rumped Warbler
Dendroica petechia	**Yellow Warbler**
Elanus leucurus	**White-Tailed Kite**
Euphagus cyanocephalus	Brewer's blackbird
Falco sparverius	American kestrel
Geococcyx californicus	Greater Roadrunner
Guiraca caerulea	Blue Grosbeak
Icterus bullockii	Bullock's Oriole
Melospiza melodia	Song Sparrow
Mimus polyglottos	Northern Mockingbird
*Passer domesticus**	House Sparrow
Picoides pubescens	Downy Woodpecker
Pipilo crissalis	California Towhee
Pipilo erythrophthalmus	Spotted Towhee
Polioptila caerulea	Blue-Gray Gnatcatcher
Psaltriparus minimus	Bushtit

Table 2. Flora and Fauna Detected – T&R Mini-Storage Project Site

Scientific Name	Common Name
Birds (cont)	
Sayornis nigricans	Black Phoebe
Sitta carolinensis	White-Breasted Nuthatch
Stelgidopteryx seripennis	Northern Rough-Winged Swallow
Sturnus vulgaris *	European Starling
Thryomanes bewickii	Bewick's Wren
Toxostoma redivivum	California Thrasher
Trogoldytes aedon	House Wren
Tyrannus verticalis	Western Kingbird
Tyto alba	**Barn Owl**
Zenaida macroura	Mourning Dove
Zonotrichia leucophrys	White-Crowned Sparrow
Mammals	
Canis latrans	Coyote
Chaetodipus fallax fallax	Northwestern San Diego Pocket Mouse
Dipodomys agilis	Pacific Kangaroo Rat
Lepus californicus bennettii	**San Diego Black-tailed Jackrabbit**
Neotoma lepida	**San Diego Desert Woodrat**
Odocoilus hemionus	**Mule Deer**
Peromyscus maniculatis	Deer Mouse
Procyon lotor	Raccoon
Spermophilus beecheyi	California Ground Squirrel
Sylvilagus audubonii	Desert Cottontail
Amphibians and Reptiles	
Batrachoseps major	Garden Salamander
Bufo boreas	Western Toad
Cnemidophorus tigris multiscutatus	**Coastal Western Whiptail**
Phrynosoma coronatum blainvillei	**San Diego Horned Lizard**
Pseudacris regilla	Pacific Chorus Frog
Sceloporus occidentalis	Western Fence Lizard
Uta stansburiana	Side-Blotched Lizard

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* – non-native taxon
bold – sensitive taxon

Table 3. Habitat Impact/Mitigation Analysis – T&R Mini-Storage Project Site

Biological Resource	Total [2]	Impacted	Impact Neutral	Preserved Onsite [3]	Mitigation Required	Mitigation Provided [4]
CSS	6.9 acres	2.8 acres	1.8 acres	2.3 acres	5.6 acres (2.8 acres @ 2:1)	5.6 acres (2.3 acres onsite)+ (3.3 acres offsite)
SMC	20.9 acres	1.9 acre	6.1 acres	12.9 acres	1.9 acre [5] (1.9 acre @ 1:1)	1.9 acres (onsite)
NNG	3.2 acres	1.4 acre	0.1 acre	1.7 acres	0.7 acre (1.4 acres @ ½:1)	0.7 acre (onsite)
SRS	0.03 acre	none	none	0.03 acre	avoidance	n/a
U/D	0.7 acre	0.1	none	.7 acre [6]	none	n/a
Totals	**31.7 acres**	**6.12 acres**	**8.1 acres**	**17.6 acres**	**-**	**4.9 acres onsite + 3.3 acres offsite**

[2] - Number may not add up because all acreage calculations are rounded per County requirements: nearest 1/10th acre for upland habitats and nearest 1/100th acre for wetland habitats. "Total" numbers include the 6.12-acre Parcel "A" area.

[3] - Excess acreage can be preserved onsite to protect the ecosystem functioning of the onsite wildlife corridor

[4] - Other alternatives are available, including onsite habitat restoration of disturbed areas or complete offsite mitigation via the securement of mitigation credits in a County-approved location.

[5] - County biologist Beth Eshan has indicted that additional mitigation is required for the Group 1 species impacts. Ms. Eshan is recommending that the mitigation ratio for SMC be increased from the standard of 0.5:1 to 1:1. She further indicates that this increased mitigation ratio be accomplished within the on-site open space.

[6] - It is recommended that all areas of onsite DH be cleaned up of debris, asphalt, etc and allowed to regrow naturally with native species.

Table 4. Sensitive Species Known from the Vicinity – T&R Mini-Storage Project Site

Latin Name	**Common Name**	Federally Endangered	State Threatened	State Rare	MSCP Narrow Endemic	Co. Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	**Probability of Occurrence**	**Basis for Determination**
Arctostaphylos rainbowensis	Rainbow Manzanita					A		X																	L	1b
Brodiaea orcuttii	Orcutt's Brodiaea					A			X	X	X	X								X					L	1a
Chorizanthe leptotheca	Peninsular Spine Flower					D		X				X													L	1a
Harpagonella palmeri	Palmer's Grappling Hook					D	X		X			X													L	1a
Horkelia truncata	Ramona Horkelia					A		X																	L	1a
Monardella hypoleuca lanata	Felt Leaved Rock Mint					A		X				X													L	1a
Nolina cismontana	Chaparral Beargrass					A		X				X													L	1b
Piperia leptopetala	Narrow-Petaled Rein Orchid					D		X			X	X	X												M	2b
Polygala cornuta fishiae	Fish's Milkwort					D		X				X													L	2b
Satureja chandleri	San Miguel Savory					A		X				X													L	1a
Senecio ganderi	Gander's Butterweed			X		A		X				X													L	1a
Tetracoccus dioicus	Parry's Tetracoccus					A		X				X													L	1b
Accipiter cooperi	Cooper's Hawk						X	X	X	X	X	X	X	X							X				O	--
Accipiter striatus	Sharp-Shinned Hawk						X	X		X	X	X	X	X											M	2a
Agelaius tricolor	Tricolored Blackbird								X	X						X								X	L	1a
Aimophila ruficep canescens	Rufous-Crowned Sparrow						X					X													L	1a
Ammodramus savannarum	Grasshopper Sparrow								X																L	1a
Amphispiza belli belli	Bell's Sage Sparrow						X	X				X													O	--
Anniella pulchra pulchra	Silvery Legless Lizard						X		X	X												X			M	2a
Antrozous pallidus	Pallid Bat						X	X	X	X	X	X	X	X	X		X	X			X				M	2a
Aquila chrysaetos	Golden Eagle				X		X	X	X		X	X	X	X	X										L	1c
Bassariscus astutus	Ringtail							X		X	X	X													L	1a
Buteo lineatus	Red-Shouldered Hawk						X	X	X	X	X	X	X	X											O	--
Cathartes aura	Turkey Vulture						X	X	X	X	X	X	X	X											O	--
Chaetodipus c. femoralis	Dulzura CA Pocket Mouse						X	X	X		X	X	X												M	2a
Chaetodipus fallax fallax	NW San Diego Pocket Mouse						X	X	X			X					X	X							O	--
Charina trivirgata roseofusca	Coastal Rosy Boa						X	X			X	X													M	2a
Circus cyaneus hudsonius	Northern Harrier						X		X							X			X					X	M	2a
Cnemidophorus hyperythrus	Orange-Throated Whiptail						X	X	X	X		X													M	2a
Cnemidophorus t. multiscutatus	Coastal Western Whiptail							X		X	X	X													O	--
Coleonyx variegatus abbotti	SD Banded Gecko						X		X			X													L	1a
Corynorhinus townsendii	Townsend's Bigeared Bat							X	X	X	X	X	X	X	X		X	X			X				M	2a
Crotalus ruber ruber	N. Red Diamond Rattlesnake						X	X				X			X		X								M	2a
Danaus plexippus	Monarch Butterfly							X	X		X										X				H	3a
Dendroica petechia brewsteri	Yellow Warbler						X	X		X	X	X	X	X											O	--
Diadophis punctatus similis	San Diego Ringneck Snake						X	X		X	X	X	X	X											H	3a
Dipodomys stephensi	Stephen's Kangaroo Rat	X	X				X		X																L	1a
Elanus leucurus	White-tailed Kite								X	X															O	--
Eremophila alpestris actis	Horned Lark								X												X				M	2a
Eumops perotis californicus	Greater Western Mastiff Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X		M	2a
Felis concolor	Mountain Lion						X	X		X	X	X	X	X	X		X	X			X				L	1a
Lanius ludovicianus	Loggerhead Shrike						X		X	X	X						X	X							M	2a
Larus californicus	California Gull (Non-Breeding)								X							X			X		X	X	X		L	1a
Lepus californicus bennettii	San Diego Black-tailed Jackrabbit						X	X	X		X	X	X	X											O	--
Myotis ciliolabrum	Small-Footed Myotis							X		X	X	X	X	X	X			X			X				M	2a
Myotis evotis	Long Eared Myotis							X		X	X	X	X	X	X						X				M	2a
Myotis thysanodes	Fringed Myotis							X		X	X	X	X	X	X						X				M	2a
Myotis volans	Long Legged Myotis							X		X	X	X	X	X	X						X				M	2a
Myotis yumanensis	Yuma Myotis						X	X	X	X	X	X	X	X	X	X			X	X	X		X	X	M	2a
Neotoma lepida intermedia	San Diego Desert Woodrat						X	X	X		X	X	X	X	X	X									O	--

Latin Name	**Common Name**	Federally Endangered	State Threatened	State Rare	MSCP Narrow Endemic	Co. Sensitive Plant List	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Close Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Extensive Agriculture	**Probability of Occurrence**	**Basis for Determination**
Nyctinomops macrotis	Big Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	M	2a
Nyctinomops femorosaccus	Pocketed Free-Tailed Bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	M	2a
Odocoileus hemionus	Southern Mule Deer						X	X	X	X	X	X	X	X	X		X	X			X			X	O	--
Onychomys torridus ramona	Southern Grasshopper Mouse						X	X	X			X												X	L	1a
Perognathus longimembris brevinasus	Los Angeles Little Pocket Mouse						X	X	X		X	X										X		X	L	1a
Phrynosoma coronatum blainvillei	San Diego Horned Lizard						X	X	X	X		X	X											X	O	--
Salvadora hexalepis virgultea	Coast Patch-Nosed Snake						X	X				X			X										M	2a
Scaphiopus hammondii	Western Spadefoot Toad						X	X	X	X	X	X				X				X				X	M	2a
Taxidea taxus	American Badger						X	X	X		X	X	X		X		X	X			X				L	1a
Tyto alba	Barn Owl						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	O	--

Probability of Occurrence Codes:
L – Low Probability; rare species in area. Most of these species occur on habitat not found on the project site, including vernal pools, coastal dunes, etc. California Red-legged Frogs and Yellow-billed Cuckoo are two examples of species that fit into this category. Both are extremely rare in California.
M – Moderate Probability. Most of these species occur in habitat similar to that found onsite, although they may or may not utilize the subject property. Native bats and uncommon but cryptic reptiles are examples of species that have a moderate probability of occurring onsite
H – High Probability. Most of these species are expected to use the project site, but are difficult to reliably detect. Examples include fossorial reptiles and amphibians, wide-ranging birds, etc.

Factual Basis for Determination:
1a - no significant habitat (animal or plant)
1b - distinctive perennial that would not have been missed if present onsite (plant)
1c – obvious species that would have been seen or otherwise detected if present (animal)
2a - could possibly occur onsite on at least an occasional basis, based on habitat quality (animal)
2b - could occur onsite, but very rare, and/or species poorly known to science (plant)
3a - nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)
3b – cryptic or ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)

Attachment A.
RPO Wetland Survey Report

Attachment B.
California Gnatcatcher Survey Report