Biological Resource Letter Report Over APN 395-250-21, Tractor Supply Company Property County of San Diego, California

[Project # PDS2014-MUP-14-015]

Prepared for:

The County of San Diego
Department of Planning and Development Services
5510 Overland Avenue
San Diego, CA 92123

Project Proponents:

Tractor Supply Company
c/o Mr. Steve Powell
Woodcrest Homes, Inc.
P.O. Box 823
Ramona, CA 92065

Prepared By:

Gretchen Cummings

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Revised 10 June 2014
Revised 19 March 2014
27 January 2014
Job Number 1686.21C

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Attachments:

SUMMARY

The proposed Tractor Supply Company property, also known as Assessor's Parcel Number 395-250-21, is a currently undeveloped piece of land along Old Highway 80 in Lakeside within the County of San Diego. The proposed development entails construction of a commercial building, fenced and unfenced outdoor display areas, and a fenced drive thru/storage area. This Biological Technical Report is being prepared to aid in the process of acquiring permits for this proposed project.

The property is currently occupied by three habitat types: Diegan Coastal Sage Scrub, Non-Native Grassland, and Disturbed Habitat. Impacts to the Diegan Coastal Sage Scrub and Non-Native Grassland habitats will have to be mitigated through the purchase of off-site credits from an approved mitigation bank, or other property approved by the County of San Diego. Another potential biological impact is to nesting birds which will either be mitigated through breeding season avoidance or a nesting bird survey with specific nest avoidance measures.

1.0 INTRODUCTION, PROJECT DESCRIPTION, LOCATION, AND SETTING

The proposed Tractor Supply Company property is specifically located in between Interstate 8 and Old Highway 80, just west of the Lake Jennings Road exit (see Figure 1). The property is a 3.8-acre parcel (Assessor's Parcel Number 395-250-21) completely surrounded by development (see Figure 2). The proposed project entails construction of a commercial building to be occupied by Tractor Supply Company with outdoor display areas and a drive thru/storage area (see Figure 3). Access to the store will be via Old Highway 80 which will be improved as part of this project.

In 2007, a Mitigated Negative Declaration (MND) for a different project was approved on this same property (TPM 20794; County of San Diego Project No. P05-036, the Black Gold Project). As with this project, the entire property was anticipated to be impacted, and off-site road improvements were proposed. The only mitigation required during that process in 2007 was the off-site purchase of 1.88-acres of Non-Native Grassland (a 0.5:1 ratio) within the MSCP.

The 3.8-acre property was visited on 28 June 2013 and 23 January 2014. The purpose of the 2013 survey was to gather information about any changes to the property between the 2007 MND documentation and the present. During that 2013 visit, the survey was conducted between 1515 and 1600 hours. The purpose of the 2014 visit was to conduct the general biological survey to gather data for preparation of this biological report. Vegetative communities were mapped (see Figure 3), plant species were identified (see Table 1), and all wildlife utilizing the property were noted (see Table 2).

2.0 REGIONAL CONTEXT

In California, there is a state-wide effort known as the Natural Community Conservation Planning (NCCP) program established to preserve ecosystems, while at the same time allowing for planned development. Locally, there are several jurisdictions that have established plans as part of the NCCP program. The County of San Diego is a participant in the local Multiple Species Conservation Program (MSCP) with an approved Subarea Plan in "south county" and two other subarea plans in north and east county that are not yet approved. The proposed Tractor Supply Company project in Lakeside is located within the approved MSCP.

The MSCP was approved in 1997. Documents and maps associated with the MSCP can be found at the County's website [http://www.sdcounty.ca.gov/pds/mscp/sc.html]. Based upon these documents and maps, the subject property is mapped as "Unincorporated Land in the Metro-Lakeside-Jamul Segment", a designation indicating a planned development area. No portion of the subject property is mapped as "State and Federal Pre-Approved Mitigation Areas (PAMA)", the designation for a preserve area.

3.0 HABITATS/VEGETATION COMMUNITIES

Based upon the two site visits, the subject property contains Diegan Coastal Sage Scrub (Holland Element Code 32500), Disturbed Habitat (Holland Element Code 11300), and Non-Native Grassland (Holland Element Code 42200) - see attached Figure 3 for the vegetation mapping and Figures 4 and 5 for on-site photographs. Also, please refer to Table 1 for a list of the plant species observed during the site visit.

Since the 2007 MND documentation, some of the Non-Native Grassland has converted into two small patches of Diegan Coastal Sage Scrub totaling 0.95-acre. This Diegan Coastal Sage Scrub habitat lacks diversity and is co-dominated by California Sagebrush (*Artemisia californica*) and California Buckwheat (*Eriogonum fasciculatum*). Approximately 1.0-acre of the property contains Disturbed Habitat. This Disturbed Habitat includes the barren areas currently used as a parking area for trucks and the fuel modification zones for the surrounding development (see Figure 5). The remaining 1.85-acres contain Non-Native Grassland.

The diversity and numbers of wildlife species on-site were typical of a property with limited native vegetation which is completely surrounded by development. The most notable wildlife on the property were birds (please refer to Table 2 for a list of the wildlife species observed). In addition to the bird species observed, two reptile species and three mammalian species were also noted on the property. The reptile species were Western Fence Lizard (*Sceloporus occidentalis longipes*) and Side-blotched Lizard (*Uta stansburiana*). The three mammalian species were California Ground Squirrel (*Spermophilus beecheyi*), Audubon's Cottontail (*Sylvilagus audubonii*), and Botta's Pocket Gopher (*Thomomys bottae*).

4.0 SPECIAL STATUS SPECIES

One principal goal of the biological survey was the determination of the presence or absence of sensitive plant and animal species. Lists of these sensitive plant and animal species have been compiled using the nine quad search function of the California Native Plant Society Electronic Database, the California Natural Diversity Database, the County of San Diego Sensitive Plant List found as Table 2 in the County of San Diego Guidelines for Determining Significance for Biological Resources (2010), and the County of San Diego Sensitive Animal List found as Table 3 in the same document. These lists are attached as Tables 3 and 4.

Eighty-four sensitive plant species were analyzed in Table 3 and the reader's attention is directed to that Table for detailed information. Of those eighty-four plants, none were found on-site. Two of the eighty-four species have a low probability of being found on-site. Nine have a medium probability, and one species has a high probability. The remaining seventy-two plants are unlikely to be found on-site due to the types of habitats, soils and elevations on the property. The two species with a low probability are:

Snake Cholla	*Cylindropuntia californica* var. *californica*
Palmer's Goldenbush	*Ericameria palmeri* ssp. *palmeri*

The nine species with a medium probability are:

California Adolphia	*Adolphia californica*
San Diego Bur-sage	*Ambrosia chenopodiifolia*
San Diego Ambrosia	*Ambrosia pumila*
Dean's Milkvetch	*Astragalus deanei*
San Miguel Savory	*Clinopodium chandleri*
Orcutt's Bird's Beak	*Dicranostegia orcuttiana*
Poor Man's Pepper	*Lepidium virginicum* ssp. *menziesii*
Munz's Sage	*Salvia munzii*
Woven Spored Lichen	*Texosporium sancti-jacobi*

The one species with a high probability of being found on-site is the San Diego Barrel Cactus (*Ferocactus viridescens*). This species of cacti is typically found on south-facing slopes in a variety of habitats, including Diegan Coastal Sage Scrub and Non-Native Grassland, both of which are found on-site. This cacti is round and is quite obvious even though it can sometimes be hidden underneath other plants. This species was specifically searched for during the 2014 site visit, but none were found.

Another species that needs to be addressed in this section is the California Sand Aster (*Corethrogyne filaginifolia*). This species has gone through numerous taxonomic changes in the last several decades. Going back to the 1984 publication, A Flora of San Diego County, California by R. Mitchel Beauchamp, six varieties of this plant were identified. Those varieties were *C. f.* var. *bernardino*, *C. f.* var. *glomerata*, *C. f.* var. *incana*, *C. f.* var. *linifolia*, *C. f.* var. *sessilis*, and *C. f.* var. *virgata*. Two of these six varieties, *C. f.* var. *incana*, and *C. f.* var. *linifolia*,

were identified as sensitive based upon their limited coastal locations. Using the dichotomous key in Beauchamp, the variety of Sand Aster found on the subject property would have been identified as *C. f.* var. *virgata*, which was one of the non-sensitive varieties. In the 1990's, specifically in the first Jepson Manual (1993), the plants on the subject property would have been identified as *Lessingia filaginifolia* var. *filaginifolia*. This new taxonomy not only changed the genus from *Corethrogyne* to *Lessingia*, but also grouped several varieties together including *C. f.* var. *bernardino*, *C. f.* var. *incana*, *C. f.* var. *linifolia*, *C. f.* var. *sessilis*, and *C. f.* var. *virgata,* further confusing identification. Moving forward to the current taxonomy in the latest, second edition Jepson Manual (2012), the genus has been converted back to *Corethrogyne*, and no varieties are recognized. As such, the plants identified on the property have been listed in Table 1 as *Corethrogyne filaginifolia*. The sensitive plant table (Table 3) lists *Corethrogyne filaginifolia* var. *incana* as a potential sensitive plant known to be found within 10-miles of the property.

The older taxonomy is still in use by the California Native Plant Society and the California Department of Fish and Wildlife's Rare Find 5 database. The County's Guidelines for Determining Significance and Report Format and Content Requirements (2010) lists San Dieguito Sand Aster (*Corethrogyne filaginifolia* var. *linifolia*) and San Diego Sand Aster (*Corethrogyne filaginifolia*) as List A sensitive plant species found in north coastal sandy areas, and coastal sandy areas, respectively. This seems to follow the original distinction of the two varieties *C. f.* var. *linifolia* , and *C. f.* var. *incana* as sensitive based upon their limited coastal locations. Since the County's Guidelines have not been updated since 2010 and the Jepson Manual (2012) is more current and is recognized as the leading taxonomic reference for plants, the California Sand Aster plants found on-site should not be considered sensitive.

Sixty-four wildlife species were analyzed in Table 4. Of those sixty-four species, none were found. Fifty-one of them were considered to be "unlikely" given the habitats and/or soils on the property. Of the remaining thirteen, seven have a low probability of occurrence on-site, three have a medium probability, and three have a high probability of occurrence.

The seven species with a low potential to be found on the property are:

Silvery Legless Lizard	*Anniella pulchra pulchra*
Orange-throated Whiptail	*Aspidoscelis hyperythra*
Red Diamond Rattlesnake	*Crotalus ruber*
San Diego Ringneck Snake	*Diadophis punctatus similis*
Coast Patch-nosed Snake	*Salvadora hexalepis virgultea*
Bell's Sage Sparrow	*Amphispiza belli belli*
Burrowing Owl	*Athene cunicularia*

The three species with a medium probability are:

Rosy Boa	*Charina trivirgata*
Coronado Island Skink	*Plestiodon skiltonianus interparietalis*
Northwestern San Diego Pocket Mouse	*Chaetodipus fallax fallax*

The three species with a high probability are:

Coastal Western Whiptail	*Aspidoscelis tigris stejnegeri*
San Diego Horned Lizard	*Phrynosoma coronatum*
California Horned Lark	*Eremophila alpestris actia*

Coastal Western Whiptail (*Aspidoscelis tigris stejnegeri*). This species is considered a Group 2 species on the County of San Diego Sensitive Animal List (San Diego, County of, 2010). It does not hold any federal or state listings. No Coastal Western Whiptails were observed during the site visits.

San Diego Horned Lizard (*Phrynosoma coronatum*). The San Diego Horned Lizard is considered a Species of Special Concern by the California Department of Fish and Wildlife, and as a sensitive species by the Forest Service (CDFW, 2011). It is also considered a Group 2 species on the County of San Diego Sensitive Animal List (San Diego, County of, 2010). Several harvester ant colonies, the lizard's primary prey species, were identified on the property. However, no San Diego Horned Lizards were noted during the surveys.

California Horned Lark (*Eremophila alpestris actia*). The California Horned Lark is on the California Department of Fish and Wildlife's Watch List (CDFW, 2011), and is considered a Group 2 species on the County of San Diego Sensitive Animal List (San Diego, County of, 2010). No California Horned Larks were observed on the property during the site visit. This bird species is attracted to disturbed sites, such as the subject property.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

The Tractor Supply Company property is located on a south-facing slope with some topographic relief. There is an elevational difference across the property of 76-feet from a low of 683-feet in the southwestern corner to 759-feet in the northeastern corner of the site. In roughly the middle of the property, there is a dry swale occupied by Non-Native Grassland (see top photo of Figure 4). The swale was inspected for any wetland indicators, but none were found. There is no riparian habitat in this swale, nor are there any Ordinary High Water Marks (OHWMs). As such, there are no jurisdictional wetlands or waterways on the property.

6.0 OTHER UNIQUE FEATURES/RESOURCES

Other unique features on the subject property include steep slopes which will be avoided to the greatest extent possible. Any encroachment into steep slopes will be required to comply with the Resource Protection Ordinance.

7.0 SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION

As proposed, the Tractor Supply Company project in Lakeside will have the following vegetation impacts. The table below details the types of habitat that will be impacted and the mitigation for those impacts, if required:

Vegetation Impact and Mitigation Summary[1]

Vegetative Community	Acres Impacted On-Site	Acres Impacted Off-Site[2]	Mitigation Ratio[3]	Mitigation Required (acres)
Diegan Coastal Sage Scrub (Tier II)	0.95	0.0	1:1	1.0 (0.95-acre rounded up)
Non-Native Grassland (Tier III)	1.85	0.0	0.5:1	1.0 (0.925-acre rounded up)
Disturbed Habitat (Tier IV)	1.0	0.3	None	None
Totals:	3.8-acres	0.3-acre		1.0-acre of DCSS and 1.0-acre of NNG

[1] Calculated impacts include those due to grading and off-site improvements.
[2] The acreage amounts impacted off-site are due to off-site improvements.
[3] The mitigation ratios were taken from the Biological Mitigation Ordinance.

Given the more abundant Tier II habitat mitigation within approved mitigation banks, it is anticipated that the 1.0-acre of NNG (Tier III) impacts will be mitigated for by up-tiering to Tier II. As such, a total of 2.0-acres of Tier II habitats are anticipated to be purchased to mitigate for the loss of the habitats on-site.

Since no sensitive wildlife or plant species were identified on-site, there will not be any species specific mitigation.

An avoidance measure that needs to be noted is the avoidance of the breeding bird season. Bird species protected under the Migratory Bird Treaty Act (MBTA) were observed on-site. As such, clearing and grading of the site should not occur during the avian breeding season of 15 February to 31 August. If there is a need to clear and/or grade during the breeding season, then a biologist should survey the property for nesting birds prior to any land or vegetation disturbance. If no nests are found, then the clearing and grading can proceed. However, if nesting birds are found, then avoidance measures would need to be implemented until the nesting period is complete. These avoidance measures may include a 300-foot buffer around the nest, and/or noise barriers.

8.0 CUMULATIVE IMPACTS

Since the vegetation impacts are being mitigated for per the BMO which was adopted to implement the goals of the MSCP, and the project will be conditioned to avoid impacts to birds

protected under the MBTA, then there are no cumulative impacts associated with the Tractor Supply Company project in Lakeside.

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10.0 PREPARER AND PERSONS/ORGANIZATIONS CONTACTED

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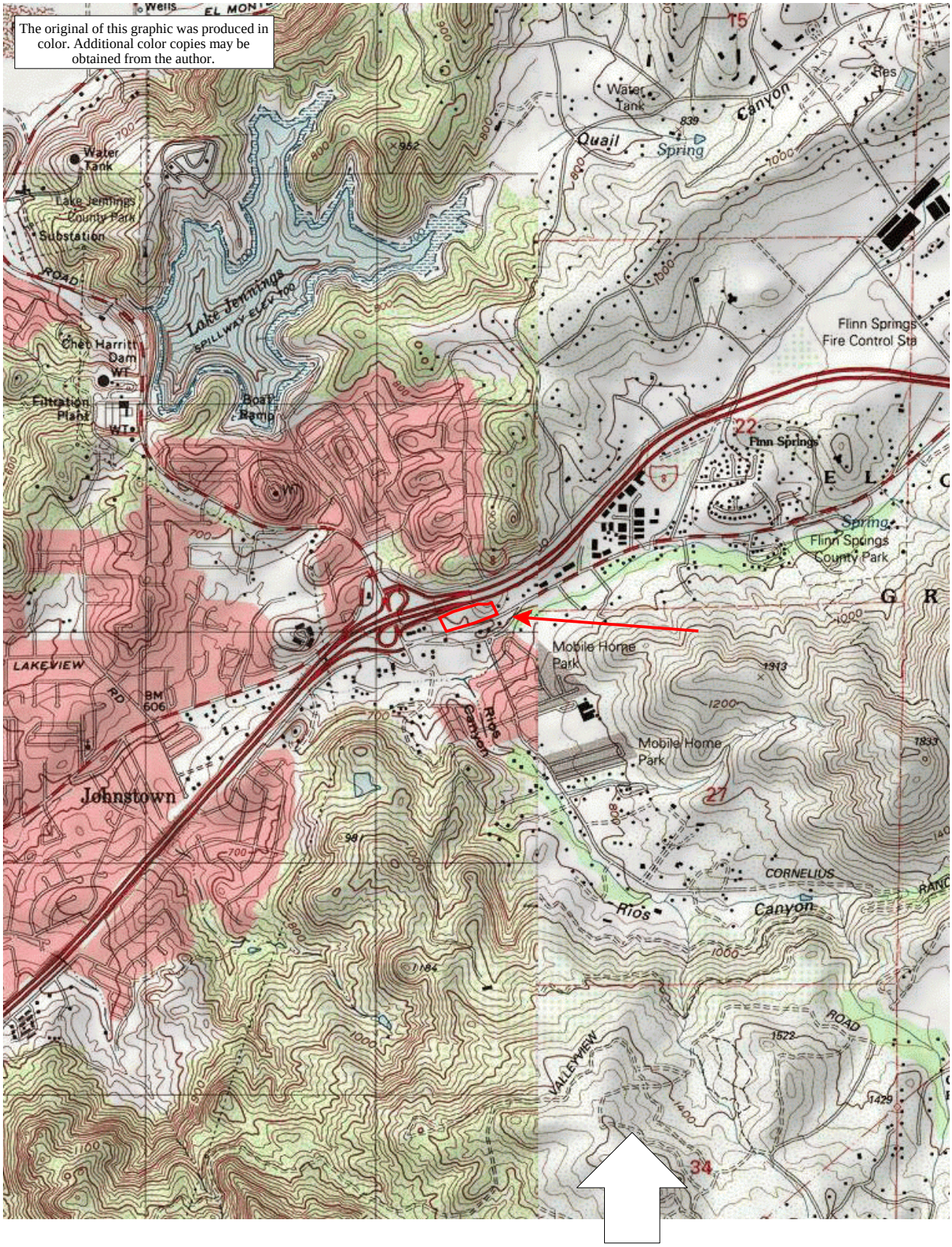


Cummings and Associates Job Number 1686.21C 26 January 2014 Scale: 1-inch = 2,000-feet [:\1686-Fig-1.wpg]

Cummings and Associates	**APN 395-250-21 Shown on the U.S.G.S. 7½-minute El Cajon Quadrangle Map** [Base Map Created with TOPO!® ©2006 National Geographic; ©2005 TeleAtlas]	**Figure 1**

Cummings and Associates Job Number 1686.21C 27 January 2014

Scale: 1-inch = 200-feet

[:\1686-Fig-2-rev.wpg]

Cummings and Associates

Proposed Tractor Supply Company Property Shown on an Aerial Photo [Aerial Photo © Google; Imagery Date 10/27/2012]

Figure 2

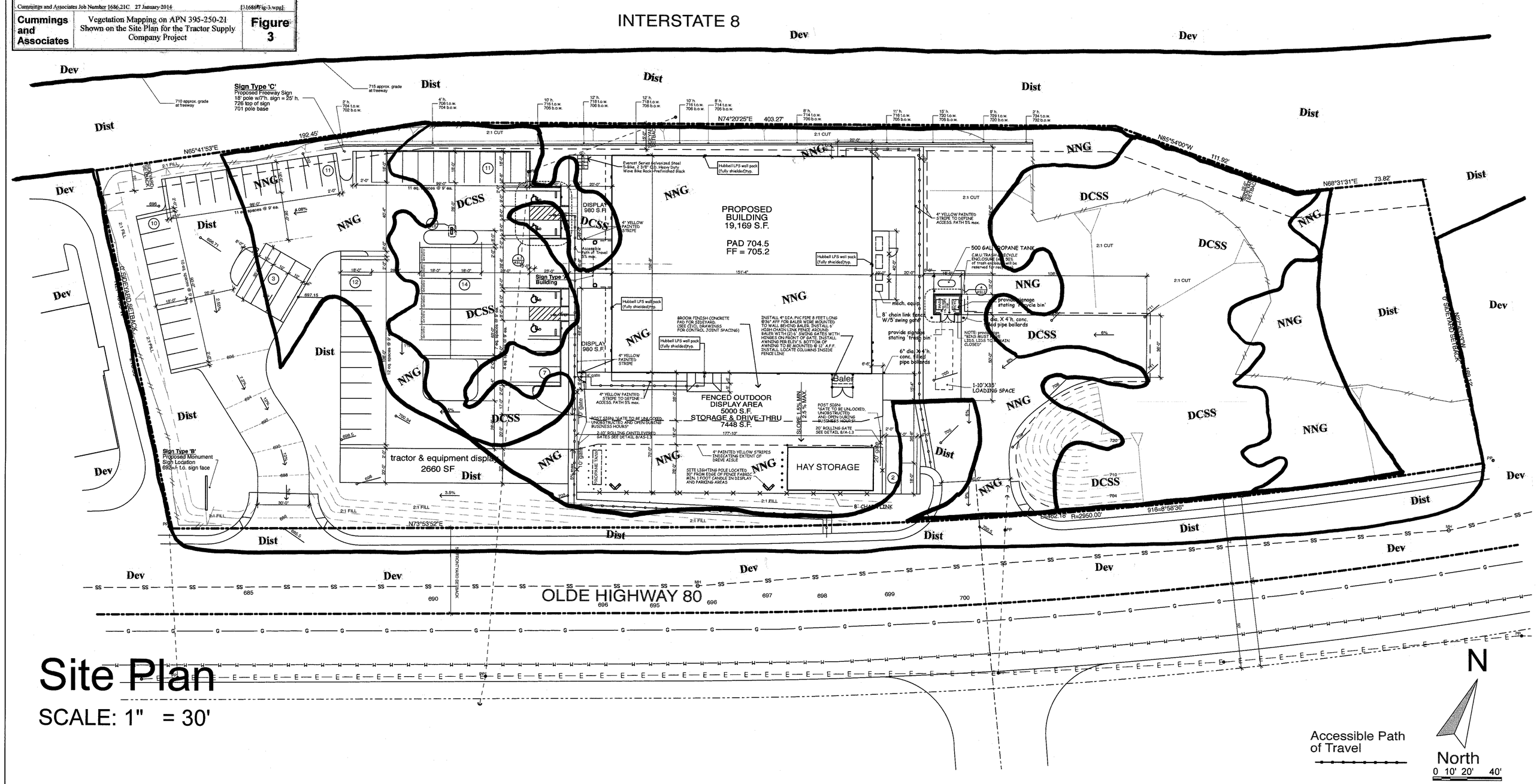
Vegetation Map - Tractor Supply Company

KEY

DCSS	**Diegan Coastal Sage Scrub (Holland, 1986 as modified by Oberbauer, 1996; Element Code 32500)**
NNG	**Non-Native Grassland (Holland, 1986 as modified by Oberbauer, 1996; Element Code 42200)**
Dist	**Disturbed Habitat (Holland, 1986 as modified by Oberbauer, 1996; Element Code 11300) - fuel modification zones and parking area**
Dev	**Urban/Developed (Holland, 1986 as modified by Oberbauer, 1996; Element Code 12000)**

Cummings and Associates Job Number 1686.21C 27 January 2014 [1686Fig-3.wpg]

Cummings and Associates	Vegetation Mapping on APN 395-250-21 Shown on the Site Plan for the Tractor Supply Company Project	Figure 3



Site Plan

SCALE: 1" = 30'

SITE NOTES

1. The inspector will recheck for expansive soils and/or grading requirements at the first foundation inspection.
2. All outdoor lighting shall conform to Section 59.101 et. Seq. of the San Diego County Code and with Section 6322 et. Seq. of the County Zoning Ordinance.
2. Walkways and sidewalks shall have a max. 1:50 cross slope (2% slope) in any direction and a slip resistance equal to medium salted finish.
3. Driveway shall be paved with asphaltic concrete and support min. weight of 50,000 lbs.
4. All fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13'-6". The grade shall not exceed 20%.
5. At Pedestrian way entering or adjoining parking stalls or access aisles without curb, railing or barrier separation, provide detectable warning strip complying with the following:
   a. Min. 36" wide
   b. Durable, slip-resistant, and integral part of walking surface;
      1. 0.9" base diameter tapering to 0.45" top diameter
      2. 0.2" height
      3. 2.35" center-to-center spacing
   c. Colored yellow conforming to Federal Color No. 33538 with 1" wide black strip around detectable warning when less than 70% contrast with adjoining walkway surface. CBC 1121B3.1(8a) and CBC 1133B.8.5.
6. All exterior wood framed walls to be 2x6 min. construction unless structural drawings require greater.
7. Provide fire-stops, vertical and horizontal in enclosed spaces at 10' intervals, max. (C.B.C. Sec. 708.2.1). typ. of any stud wall over 10'.
8. County code requires that every new structure have a fire retardant roof covering that is at least class 'A' min. See roof plan for roofing type.
9. See civil drawings for all site utility locations.
10. All buried utilities must be clearly marked.
11. All striping on concrete to be yellow and white on asphalt.
12. Site lighting level minimum shall be 1 foot candle minimum in all display areas and parking field.
13. There will be no abrupt changes in level greater than 1/2" on walks or sidewalks. See detail on sheet AS-1.3 for level changes between 1/4" and 1/2" on walks or sidewalks. Max. 1:2 beveled slope (50%) gradient per CBC Figure 11B-5E(d). (Front Entry) Also see Site Plan and detail 6/AS-1.2 for curb ramps.
14. There will be no grates located on walks or sidewalks.
15. The only vertical drops exceeding 4" in height are adjacent to walks or sidewalk are between the walk and a vehicular way.
16. There are no adjacent vertical drops exceeding 30" at any walk or sidewalk in this project.
17. There are no obstructions overhanging pedestrian ways.

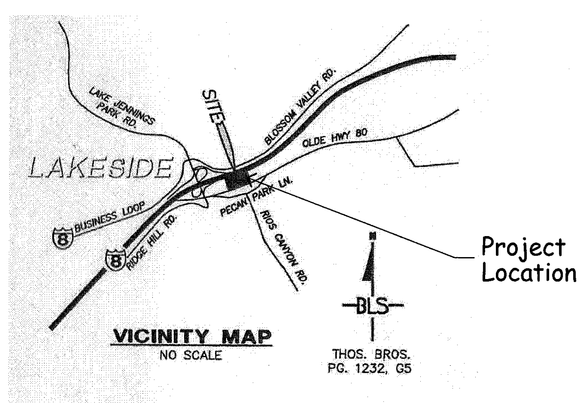
PROJECT DATA

New Building
APN#: 395-250-21
Legal Owner: Hix Snedeker Companies, LLC, (251) 517-0402
Tenant: Tractor Supply Company
Property Address: Olde Highway 80, Lakeside, CA 92021
Zoning: C36
Lot Size: 3.86 Acres
Proposed Building S.F.: 19,169 sq. ft
Proposed Outdoor Display Area (Fenced): 5,000 sq. ft.
Proposed Outdoor Display Area (not-fenced): 4620 sq. ft.
Proposed Outdoor Drive-Thru/Storage Area (fenced): 7448 sq. ft.
Occupancy: Group M
Construction Type: TYPE V-B, 9000 s.f. allowed
(Allowed area increase) - A = 9000+ frontage increase(9000x.75)
+automatic sprinkler increase(9000x3)=**42,750 s.f. allowable area**

Setbacks: Frontyard - 50' from centerline of street
Sideyard - 0' (5' if abuts residential zone)
Rearyard - 15' (Commercial)
Height - 2 story/35'
Parking Required
19,169 s.f. building/1000 x 3.5 = 67.09 spaces
5,000 s.f. outdoor display/1000x .5=2.5
70 Total Spaces Required, including 4 accessible, 8 low-emitting/fuel-efficient/vanpool
1 Loading Space
Parking Provided
70- includes 57 regular spaces, 4 accessible (2 of which are van accessible), 6 low-emitting/fuel-efficient/vanpool spaces, & 3 truck/trailer
1 - loading space

SCOPE OF WORK:
New 19,169 s.f. Building, trash enclosure, 5000 s.f. fenced outdoor display area, 4620 s.f. unfenced outdoor display area, and 7448 s.f. fenced drive-thru/storage area.

VICINITY MAP



MISC. NOTES

1. SPECIAL INSPECTION REQUIRED:
   SEE SPECIAL INSPECTION FORM ON SHEET SN-1
2. ALL WORK SHOWN ON PLANS IS PROPOSED (NEW) CONSTRUCTION AND IMPROVEMENTS
3. LAND DISTURBANCE ACTIVITY = 3.86 ACRES, WDID#?
   A. MAJOR STORMWATER MANAGEMENT PLAN REQUIRED
   B. BMP PLANS ARE A PART OF THIS SET
4. RACKING SYSTEM, CHECKSTANDS & SERVICE COUNTER:
   DEFERRED AND UNDER SEPARATE PERMIT. THE FIXTURE PLAN IS FOR REFERENCE ONLY.
5. DEFERRED FIRE ALARM SYSTEM - ELECTRONICALLY SUPERVISED W/WATER FLOW SWITCH, WILL BE PROVIDED BY TSC. NOTE: OCCUPANT NOTIFICATION APPLIANCES WILL BE AUTOMATICALLY ACTIVATED UPON SPRINKLER WATERFLOW.
6. FIRE SPRINKLER PLANS - APPROVED BY LAKESIDE FIRE INSPECTOR, (NAME), ON (DATE) #?

CODE COMPLIANCE

These plans shall comply with the following codes: 2013 California Building Code and all applicable County of San Diego codes and ordinances.
2013 California Green Building Standards Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code,
2013 California Fire Code, 2013 California Building Energy Efficiency Standards.

DESIGNATED PARKING SPACES FUEL EFFICIENT/LOW-EMITTING/VANPOOL

PARKING STALL MARKING
Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle:

CLEAN AIR/
VANPOOL/EV

COUNTY STAMPS

REVISIONS

REGISTERED ARCHITECT
CAROLE WYLIE
C 20443
RENEWAL 12-31-13
STATE OF CALIFORNIA

Wylie Architecture
15628 Thornbush Road
Ramona, California 92065

TRACTOR SUPPLY COMPANY
COMMERCIAL DEVELOPMENT
OLDE HIGHWAY 80
LAKESIDE, CALIFORNIA

TSC

SITE PLAN

JOB NO. 1315.10
PLOT DATE: 1/22/14
SHEET **AS-1.0**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

Cummings and Associates Job Number 1686.21C 27 January 2014 [:\1686-Fig-4.wpg]

Cummings and Associates	**Site Photographs: Top Photo of Non-Native Grassland; Bottom Photo of Diegan Coastal Sage Scrub**	**Figure 4**

The original of this graphic was produced in color. Additional color copies may be obtained from the author.

Cummings and Associates Job Number 1686.21C 27 January 2014 [:\1686-Fig-5.wpg]

Cummings and Associates	**Site Photographs: Top Photo of Disturbed Habitat (Fuel Modification Area); Bottom Photo of Disturbed Habitat (Parking Area)**	**Figure 5**

Table 1

Vascular Plants Observed
on APN 395-250-21
County of San Diego, California

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Acmispon glaber Deerweed	N	Disturbed Habitat	A few individuals were seen at the periphery of the northern and southern property boundaries.
Artemisia californica California Sagebrush	N	Diegan Coastal Sage Scrub	A co-dominant shrub in the Diegan Coastal Sage Scrub.
Baccharis sarothroides Broom Baccharis	N	Disturbed Habitat	A few individuals were noted along the western property boundary.
Bromus madritensis ssp. *rubens* Red Brome	I	Disturbed Habitat and Non-Native Grassland	Common throughout the property.
Calystegia macrostegia Morning Glory	N	Diegan Coastal Sage Scrub	Uncommon, seen climbing on shrubs in the Diegan Coastal Sage Scrub community.
Centaurea melitensis Tocalote	I	Disturbed Habitat	Uncommon, but localized in the southwest corner of the property.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Corethrogyne filaginifolia (var. *virgata*) = *Lessingia filaginifolia* var. *filaginifolia* California Sand Aster	N	Diegan Coastal Sage Scrub	Uncommon, but localized in the northwest section of the property.
Croton setigerus Turkey-Mullein	N	Non-Native Grassland	Uncommon, seen at scattered locations.
Erodium cicutarium Redstem Filaree	I	Disturbed Habitat and Non-Native Grassland	Common throughout the property.
Eriogonum fasciculatum California Buckwheat	N	Diegan Coastal Sage Scrub	A co-dominant shrub in the Diegan Coastal Sage Scrub.
Festuca myuros Rattail Sixweeks Grass	I	Non-Native Grassland	Common throughout the property.
Hirschfeldia incana Short-pod Mustard	I	Disturbed Habitat	Uncommon, seen at scattered locations.
Malosma laurina Laurel Sumac	N	Non-Native Grassland	Uncommon, but mostly localized in the south/central portion of the property with a few others at scattered locations.
Nicotiana glauca Tree Tobacco	I	Disturbed Habitat	One individual was noted along the northern property boundary.

Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community[1]	Occurrence On-site
Quercus agrifolia Coast Live Oak	N	Disturbed Habitat	Two Coast Live Oaks were noted just off-site along the southern property boundary. Both had multiple trunks, but none of the trunks were larger than 5" dbh.
Salsola tragus Russian Thistle	I	Disturbed Habitat	A few individual were noted along the western property boundary.
Schinus molle Pepper Tree	I	Non-Native Grassland	Several large specimens occur on-site and are used as cover for extensive homeless encampments.
Urtica urens Dwarf Nettle	I	Disturbed Habitat	One individual was noted in the shade of one of the boulders near the middle of the property.

[1] Holland Element Codes (1986) as modified by Oberbauer (1996) and County of San Diego (2010) are as follows: Diegan Coastal Sage Scrub (Element Code 32500), Non-Native Grassland (Element Code 42200), Disturbed Habitat (Element Code 11300), and Urban/Developed (Element Code 12000).

18 Species

[:\1686 Plant List-rev.wpd]

Table 2

Wildlife Species Observed
on APN 395-250-21
County of San Diego, California

Common Name *Scientific Name*	Vegetative Community[1] in which the Species was Observed	Observations
Reptiles		
Western Fence Lizard (*Sceloporus occidentalis longipes*)	Disturbed Habitat	Two individuals were seen on the property. One was basking on a piece of plywood along the southern property boundary and the other was seen in the northeastern portion of the site on the edge of some shrubs.
Side-blotched Lizard (*Uta stansburiana*)	Disturbed Habitat	One individual was seen basking on a boulder in the western portion of the property.
Mammals		
Spermophilus beecheyi California Ground Squirrel	Non-Native Grassland and Disturbed Habitat	Seemingly abandoned ground squirrel burrows were noted throughout the property (openings to burrows contained cobwebs and other debris).
Sylvilagus audubonii Audubon's Cottontail	Diegan Coastal Sage Scrub, Disturbed Habitat and Non-Native Grassland	One Cottontail was seen in the southeastern portion of the property, but pellets assignable to this genus were seen throughout the site.

Common Name *Scientific Name*	Vegetative Community[1] in which the Species was Observed	Observations
Thomomys bottae Botta's Pocket Gopher	Non-Native Grassland and Disturbed Habitat	Burrows assignable to this species were noted along the eastern and western property boundaries.
Birds		
Anna's Hummingbird (*Calypte anna*)	Diegan Coastal Sage Scrub	At least two individuals were heard in the western half of the property.
Western Scrub Jay (*Aphelocoma californica*)	Urban/Developed	One Scrub Jay was seen flying from the landscaped trees to the west of the property off to the southeast.
American Crow (*Corvus brachyrhynchos*)	N/A	One crow was seen as overflight of the northern portion of the property.
Bushtit (*Psaltriparus minimus*)	Diegan Coastal Sage Scrub	A small foraging group of Bushtits were seen in the southeastern portion of the property.
Northern Mockingbird (*Mimus polyglottos*)	Disturbed Habitat	A single Northern Mockingbird was seen and heard at the top of a Laurel Sumac along the western property boundary.
Yellow-rumped Warbler (*Dendroica coronata*)	Disturbed Habitat	A flock of seven Yellow-rumped Warblers were seen foraging in the Laurel Sumacs in the south/central portion of the property.
Lesser Goldfinch (*Carduelis psaltria*)	N/A	Two individuals were heard as overflights.

[1] Holland Element Codes (1986) as modified by Oberbauer (1996) and County of San Diego (2010) are as follows: Diegan Coastal Sage Scrub (Element Code 32500), Non-Native Grassland (Element Code 42200), Disturbed Habitat (Element Code 11300), and Urban/Developed (Element Code 12000).

12 Species

[:\1686 Wildlife Table.wpd]

Table 3

Sensitive Plant Species Known to Occur Within an Approximate 10-mile Radius[1] of the APN 395-250-21 Tractor Supply Company Property

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Acanthomintha ilicifolia San Diego Thornmint	List A/List1B.1/S2/CE/FT	Occurs on heavy clay soils in a variety of habitats. Known elevations are 30 - 3,000 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Acmispon prostratus Nuttall's Acmispon	List A/List 1B.1/S1/-/-	A species found in Coastal Dunes and Coastal Scrub along the immediate coast at elevations of 0 - 33 feet.	N	U	The property is located inland in Lakeside, not along the immediate coast. NOTE: A synonym is *Lotus nuttallianus*.
Adolphia californica California Adolphia	List B/List 2.1/S2/-/-	Typically found on metavolcanic and/ or clay soils in Sage Scrub habitats. Known elevations are 300 - 1,000 feet.	N	M	There are no clay soils mapped on the property (Bowman, 1973), but the underlying geology is mapped as Metavolcanic rocks (Todd, 2004). Also, the elevation on-site is within the known range of the species.
Ambrosia chenopodiifolia San Diego Bur-sage	List B/List 2.1/S2.1/-/-	Found in Sage Scrub habitats at elevations of 180 - 510 feet.	N	M	There are minimal Sage Scrub habitats on the property and the elevation on-site is slightly higher than the known elevation of the species.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Ambrosia monogyra Singlewhorl Burrobrush	— /List 2.2/S2.2/-/-	Found in sandy washes in the south coastal portion of San Diego County. Known elevations range from 32 - 1645 feet.	N	U	Although the site is underlain by very fine sandy loam, there are no sandy wash microhabitats in which this species would be found. NOTE: *Hymenoclea monogyra* is a synonym.
Ambrosia pumila San Diego Ambrosia	List A/List 1B.1/S1/-/FE	Found on upper terraces of rivers and drainages, in open grassland, openings in Sage Scrub, and occasionally adjacent to Vernal Pools. Elevations range from 60 - 1,370 feet.	N	M	There are marginally suitable habitats and soils on the property and the species is known from the El Cajon Quad (CDFW, 2014). NOTE: Dwarf Burr Ambrosia is a synonym.
Aphanisma blitoides Aphanisma	List A/List 1B.2/S3/-/-	Found in dune/bluff habitats at elevations of 0- 1,000 feet.	N	U	There are no dune/bluff habitats on the property.
Arctostaphylos glandulosa ssp. *crassifolia* Del Mar Manzanita	List A/List 1B.1/S2/-/FE	Found on sandy soils derived from marine sandstones within Chaparral habitats. Elevations range from 0 - 1,200 feet.	N	U	There is no Chaparral habitat on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Arctostaphylos otayensis Otay Manzanita	List A/List 1B.2/S2.1/-/- CA-Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 900 - 5,600 feet. Also, this species is found on metavolcanic soils.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
Artemisia palmeri San Diego Sagewort	List D/List 4.2/S3.2/-/-	Found primarily along creeks and drainages near the coast; inland it may occur in mesic Chaparral conditions. Found in elevations from 50 - 3,010 feet.	N	U	There are no creeks, drainages or Chaparral habitat on the property.
Astragalus deanei Dean's Milkvetch	List A/List 1B.1/S2.1/-/- CA-Endemic	Known from Chaparral, Coastal Scrub and Riparian Forest habitats at elevations ranging from 245 - 2,200 feet.	N	M	There are two small patches of Diegan Coastal Sage Scrub on the property and the elevation at the site is within the known range of the species. Also, there are CNDDB records of this species within the El Cajon Quad (CDFW, 2014).
Astragalus oocarpus San Diego Milkvetch	List A/List 1B.2/S2.2/-/- CA-Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,000 - 4,950 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Atriplex coulteri Coulter's Saltbush	List A/List 1B.2/S2/-/-	This species is associated with alkaline or clay soils in a variety of habitats. Found at elevations of 9 - 1,513 feet.	N	U	There are no alkaline or clay soils mapped on the property (Bowman, 1973).
Atriplex pacifica South Coast Saltscale	List A/List 1B.2/S2/-/-	Although most populations occur immediately along the coast or on saltpans, one or two populations do occur within inland Sage Scrub habitats. Grows at elevations of 0 - 461 feet.	N	U	The property does contain two small patches of Diegan Coastal Sage Scrub. However, the elevation at the site is higher than the known elevational range of the species.
Baccharis vanessae Encinitas Baccharis	List A/List 1B.1/S1/CE/FT CA-Endemic	Found locally in Chaparral habitats, close to the coast and on soils derived from marine sandstones. Grows at elevations from 197 - 2,369 feet.	N	U	There is no Chaparral habitat on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Bergerocactus emoryi Golden-Spined Cereus	List B/List 2.2/S2.1/-/-	Found locally along the immediate coast on sandy soils derived from marine sandstones at elevations of 9 - 1,300 feet. A component of Maritime Succulent Scrub.	N	U	There is no Maritime Succulent Scrub habitat on the property.
Bloomeria clevelandii San Diego Goldenstar	List A/List 1B.1/S2/-/-	Found in a variety of habitats on clay soils at elevations of 164 - 1,530 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: *Muilla clevelandii* is a synonym.
Brodiaea filifolia Thread-Leaved Brodiaea	List A/List 1B.1/S1/CE/FT CA-Endemic	Found on clay soils in a variety of habitats at 82 - 4,011 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Brodiaea orcuttii Orcutt's Brodiaea	List A/List 1B.1/S1/-/-	Found on heavy clay soils at elevations that range from 98 - 5,567 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
California macrophylla Round-Leaved Filaree	List B/List 1B.1/S2/-/-	Found on clay soils in Valley and Foothill Grasslands at elevations of 49 - 3,948 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: *Erodium macrophyllum* is a synonym.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Calochortus dunnii Dunn's Mariposa Lily	List A/List1B.2/S2.1/CR/-	Found on metavolcanic or gabbroic soils in openings in Chaparral and Closed-Cone Coniferous Forest habitats. Known elevations for this species range from 1,250 - 6,000 feet.	N	U	There are no Chaparral or Closed-Cone Coniferous Forest habitats on the property.
Camissoniopsis lewisii Lewis' Evening-Primrose	List C/List 3/S1S3/-/-	Found in fine sandy soils along the beach at elevations from 0 - 987 feet.	N	U	The property is located inland in Lakeside, not along the beach. NOTE: *Camissonia lewisii* is a synonym.
Carex obispoensis San Luis Obispo Sedge	— /List 1B.2/S2.2/-/- CA-Endemic	This species was recently discovered in San Diego County during the field surveys for the SDNHM plant atlas. It was found on gabbroic soils on Sycuan and McGinty Mountains. The elevation range for this plant is 32 - 2,599 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Ceanothus cyaneus Lakeside Ceanothus	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 775 - 4,985 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
Ceanothus otayensis Otay Mountain Ceanothus	—/List 1B.2/S1.2/-/-	Found in Chaparral habitats on gabbroic or metavolcanic soils ranging from 1,950 - 3,600 feet.	N	U	There is no Chaparral habitat on the property.
Ceanothus verrucosus Wart-stemmed Ceanothus	List B/List 2.2/S2.2/-/-	Associated with Chaparral habitats, it is frequently an indicator of Southern Maritime Chaparral. Known elevations range from 3 - 1,250 feet.	N	U	There is no Chaparral habitat on the property.
Centromadia pungens ssp. *laevis* Smooth Tarplant	List A/List 1B.1/S2.1/-/- CA-Endemic	Found on alkaline soils in mesic habitats, such as Meadows and Seeps, Playas, and Riparian Woodlands. Known elevation is 0 - 1,580 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Chamaesyce abramsiana Abrams' Spurge	—/List 2.2/S1/—/—	Found in Mojavean desert scrub and sandy Sonoran desert scrub at elevations of -9 to 3,011 feet.	N	U	There are no Mojavean or Sonoran desert scrub habitats on the property.
Chloropyron maritimum ssp. *maritimum* Salt Marsh Bird's-Beak	List A/List 1B.2/S1/CE/FE	A species found in Coastal Dunes along the immediate coast in San Diego County at elevations of 0 - 100 feet.	N	U	The property is located inland in Lakeside, not along the immediate coast. NOTE: *Cordylanthus maritimus* ssp. *maritimus* is a synonym.
Chorizanthe polygonoides var. *longispina* Long-Spined Spineflower	List A/List 1B.2/S3/-/-	Found on clay soils in a variety of habitats. Known elevations of 987 - 5,034 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Clarkia delicata Delicate Clarkia	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 775 - 4,200 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
Clinopodium chandleri San Miguel Savory	List A/List 1B.2/S2/-/-	Found on gabbroic or metavolcanic soils in a variety of habitats at elevations of 394 - 3,537 feet.	N	M	There are no gabbroic soils mapped on the property (Bowman, 1973), but the underlying geology is mapped as metavolcanic rock (Todd, 2004). NOTE: A synonym is *Satureja chandleri*.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Comarostaphylis diversifolia ssp. *diversifolia* Summer Holly	List A/List 1B.2/S2/-/-	Found in coastal and inland Chaparral habitats, as well as Cismontane Woodlands. Known elevations range from 98 - 1,809 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
Corethrogyne filaginifolia var. *incana* San Diego Sand Aster	List A/List 1B.1/S1.1/-/-	Grows in Coastal sandy areas at elevations of 9 - 379 feet.	N	U	This variety of Sand Aster is found on the coast in sandy soils. NOTE: The Flora of North America (Volume 20) and the 2nd Edition of the Jepson Manual unite this variety and *C. f.* var. *linifolia* as a single species, *Corethrogyne filaginifolia.* A synonym is *Lessingia filaginifolia* var. *filaginifolia*.
Cylindropuntia californica var. *californica* Snake Cholla	List A/List 1B.1/S1.1/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 98 - 494 feet.	N	L	Although there are two small patches of Diegan Coastal Sage Scrub on the property, the elevation at the site is higher than the known elevational range of the species. NOTE: *Opuntia californica var. californica* and *Opuntia parryi* var. *serpentina* are synonyms.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Deinandra conjugens Otay Tarplant	List A/List 1B.1/S1CE/FT	Found on clay soils in Coastal Scrub and Valley and Foothill Grassland habitats. Known at elevations of 82 - 987 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Deinandra floribunda Tecate Tarplant	List A/List 1B.2/S2.2/-/-	Found in sandy washes within Sage Scrub an Chaparral at elevations of 230 - 4,014 feet.	N	U	Although the site contains very fine sandy loam and two small patches of Diegan Coastal Sage Scrub, there are no sandy washes on the property.
Dicranostegia orcuttiana Orcutt's Bird's Beak	List B/List 2.1/S1.1/-/-	Associated with Sage Scrub habitats at elevations ranging from 35 - 1,150 feet.	N	M	There are two small patches of Diegan Coastal Sage Scrub on the property and the elevation at the site is within the known range of the species. NOTE: *Cordylanthus orcuttianus* is a synonym.
Dudleya variegata Variegated Dudleya	List A/List 1B.2/S2.2/-/-	Found on clay soils and clay lenses in sunny openings in a variety of habitats. It also occurs on sandy soils in Sage Scrub habitats. Known at elevations of 9 - 1,909 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Ericameria palmeri ssp. *palmeri* Palmer's Goldenbush	List B/List 1B.1/S1/-/-	Associated with mesic soils in Chaparral and Sage Scrub habitats. Seasonally wet/moist locales are strongly preferred. Grows at elevations of 98 - 1,974 feet.	N	L	There are two small patches of Diegan Coastal Sage Scrub, but the site is quite xeric.
Eriogonum evanidum Vanishing Wild Buckwheat	List A/List 1B.1/S1.1/-/-	Associated with Chaparral, Cismontane Woodland, Lower Montane Coniferous Forests, and Pinyon and Juniper Woodland habitats at sandy sites. Known elevations are 3,619 - 7,320 feet.	N	U	There are no Chaparral, Cismontane Woodland, Lower Montane Coniferous Forests, or Pinyon and Juniper Woodland habitats on the property. NOTE: *Eriogonum foliosum* is a synonym.
Eryngium aristulatum var. *parishii* San Diego Button-Celery	List A/List 1B.1/S1/CE/FE	Typically found in Vernal Pools, but this species is also tolerant of some of the habitats adjacent to Vernal Pools, such as Coastal Scrub and Valley and Foothill Grassland habitats. Grows at elevations of 65 - 2,040 feet.	N	U	There are no Vernal Pools on or near the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Euphorbia misera Cliff Spurge	List B/List 2.2/S1/-/-	In San Diego County, this species is found in Maritime Succulent Scrub often with a high incidence of cactus. Grows at elevations of 32 - 1,645 feet.	N	U	There is no Maritime Succulent Scrub habitat on the property.
Ferocactus viridescens San Diego Barrel Cactus	List B/List 2.1/S2/-/-	Found in a variety of habitats, such as Sage Scrub, Chaparral, and Valley and Foothill Grassland. Often found on south-facing slopes at elevations ranging from 9 - 1,481 feet.	N	H	There are suitable habitats located on south-facing slopes on the property. The elevation at the site is within the known elevational range of the species, and there are CNDDB records of this species within the El Cajon Quad (CDFW, 2014).
Frankenia palmeri Palmer's Frankenia	List B/List 2.1/S1.1/-/-	A species found in Coastal Dunes, Marshes and Swamps, and Playas along the immediate coast in San Diego County at elevations of 0 - 35 feet.	N	U	There are no Coastal Dunes, Marshes, Swamps or Playas on the property.
Fraxinus parryi Chaparral Ash	—/List 2.2/S1.2/-/-	Found in arid, relatively open Chaparral at elevations of 700 - 2,040 feet.	N	U	There is no Chaparral habitat on the property. Also, the only known native U.S. population is reported on a Chaparral hillside near Lee Valley Road.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Fremontodendron mexicanum Mexican Flannelbush	List A/List 1B.1/S1/CR/FE	Found on gabbroic, metavolcanic or serpentine soils within Chaparral, Cismontane Woodland and Closed-Cone Coniferous Forest habitats. Elevations range from 32 - 2,356 feet.	N	U	There are no Chaparral, Cismontane Woodland or Closed-Cone Coniferous Forest habitats on the property. Also, the entire now known population is restricted to Otay Mountain.
Galium proliferum Desert Bedstraw	—/List 2.2/S2/—/—	Found in Joshua Tree "woodland", Mojavean desert scrub and Pinyon and Juniper Woodland at elevations of 3,915 - 4,959 feet.	N	U	There are no Joshua Tree Woodland, Mojavean desert scrub or Pinyon and Juniper Woodland habitats on the property.
Geothallus tuberosus Campbell's Liverwort	— /List 1B.1/S1/-/- CA-Endemic	Found in Coastal Scrub and Vernal Pool habitats on mesic soils. Recently reported at Camp Pendleton. Elevations range from 32 - 1,974 feet.	N	U	Although the site contains Diegan Coastal Sage Scrub, the site is quite xeric.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Githopsis diffusa ssp. *filicaulis* Mission Canyon Bluecup	List C/List 3.1/S1.1/-/- CA-Endemic	Found in isolated, sandy openings in Chaparral habitats at elevations of 1,480 - 2,300 feet.	N	U	There is no Chaparral habitat on the property.
Harpagonella palmeri Palmer's Grapplinghook	List D/List 4.2/S3.2/-/-	Found in clay vertisols with open grassy slopes or in open Diegan Sage Scrub. Diablo clays are favored along the coast. Elevations range from 658 - 3,142 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Hesperocyparis forbesii Tecate Cypress	List A/List 1B.1/S1.1/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 850 - 4,900 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property. NOTE: *Callitropsis forbesii* and *Cupressus forbesii* are synonyms.
Heterotheca sessiliflora ssp. *sessiliflora* Beach Goldenaster	—/List 1B.1/S2.1?/-/-	Found on sandy soils within Sage Scrub habitats, typically along the coast.	N	U	There are two small patches of Diegan Coastal Sage Scrub on the property, but the property is located inland in Lakeside, not along the coast.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Horkelia truncata Ramona Horkelia	List A/List 1B.3/S2.3/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,300 - 4,270 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
Isocoma menziesii var. *decumbens* Decumbent Goldenbush	List A/List 1B.2/S2.2/-/-	Associated with Sage Scrub habitats at elevations ranging from 30 -440 feet.	N	U	Although there are two small patches of Diegan Coastal Sage Scrub on the property, the elevation at the site is higher than the known elevational range of the species. NOTE: The Flora of North America (volume 20) has eliminated all varieties and just calls the plant *Isocoma menziesii.* Rebman identifies the plant as *Isocoma menziesii* var. *menziesii* and calls it Spreading Goldenbush.
Iva hayesiana San Diego Marsh-Elder	List B/List 2.2/S2.2?/-/-	A species found in marshy habitats in slow moving waters. Found at elevations of 32 - 1,645 feet.	N	U	There are no marshy habitats on the property.
Lasthenia glabrata ssp. *coulteri* Coulter's Goldfields	List A/List 1B.1/S2.1/-/-	A species of Salt Marshes, Playas and Vernal Pools. Found at elevations of 3 - 4,014 feet.	N	U	There are no Salt Marshes, Playas, or Vernal Pools on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Lepechinia cardiophylla Heart-leaved Pitcher Sage	List A/List 1B.2/S2.2/-/-	In San Diego County, this species is found in Chaparral habitat on Iron Mountain. Found at elevations of 1,710 - 4,508 feet.	N	U	There is no Chaparral habitat on the property.
Lepechinia ganderi Gander's Pitcher Sage	List A/List 1B.3/S2.2/-/-	Found in a variety of habitats on metavolcanic or gabbroic soils at elevations ranging from 1,000 - 3,300 feet.	N	U	Although the underlying geology is mapped as metavolcanic rocks (Todd, 2004), the elevation at the site is lower than the known elevational range for the species.
Lepidium virginicum ssp. *menziesii* Poor Man's Pepper	List A/List 1B.2/S3/-/-	Found in Coastal Scrub and Chaparral habitats generally well away from the coast in foothill elevations. It grows in relatively dry, exposed locales at elevations of 3 -2,912 feet.	N	M	There are two small patches of Diegan Coastal Sage Scrub on the property and the elevation at the site is within the known elevational range of the species. NOTE: A synonym is *Lepidium virginicum* var. *robinsonii.*
Monardella hypoleuca ssp. *lanata* Felt-Leaved Monardella	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 980 - 3,900 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Monardella viminea Willowy Monardella	List A/List 1B.1/S1/CE/FE CA-Endemic	A species found in canyons and washes. Associated with riparian, Sage Scrub and Chaparral habitats. Found at 164 - 741 feet in elevation.	N	U	There are no mesic canyons or washes on the property.
Myosurus minimus Little Mousetail	List C/List 3.1/S2.2/-/-	Found in Vernal Pools and occasionally in Valley and Foothill Grasslands adjacent to Vernal Pools at elevations of 65 - 2,106 feet.	N	U	There are no Vernal Pools on or near the property. NOTE: A synonym is *Myosurus minimus* ssp. *apus.*
Nama stenocarpum Mud Nama	List B/List 2.2/S1S2/-/-	This species is found on the muddy embankments of ponds, lakes, and occasionally rivers. Grows at elevations from 16 - 1,645 feet.	N	U	There are no ponds, lakes or rivers on the property.
Navarretia fossalis Spreading Navarretia	List A/List 1B.1/S1/-/FT	In San Diego County, the preferred habitat of this species is Vernal Pools. Found at elevations of 987 - 4,277 feet.	N	U	There are no Vernal Pools on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Navarretia prostrata Prostrate Vernal Pool Navarretia	List A/List 1B.1/S2/-/- CA-Endemic	Primarily found in mesic habitats, such as Vernal Pools, Meadows and Seeps, but also found in Coastal Scrub and Valley and Foothill Grassland habitats. Elevations range from 49 - 2303 feet.	N	U	There are no Vernal Pools, Meadows and Seeps, or other mesic habitats on the property.
Nemacaulis denudata var. *denudata* Coast Woolly-Heads	List A/List 1B.2/S2.2/-/-	A species found in Coastal Dunes along the immediate coast at elevation ranging from 0 - 330 feet.	N	U	The site is located inland in Lakeside, not along the immediate coast.
Nolina interrata Dehesa Nolina	List A/List 1B.1/S2/CE/-	Found in Chaparral habitats on gabbroic, metavolcanic or serpentine soils. Known at elevations of 608 - 2,813 feet.	N	U	There is no Chaparral habitat on the property.
Packera ganderi Gander's Ragwort	List A/List 1B.2/S2.2/CR/- CA-Endemic	A species found in Chaparral habitat on gabbroic soils at elevations of 1,316 - 3,948 feet.	N	U	There is no Chaparral habitat on the property. NOTE: *Senecio ganderii* is a synonym.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Pogogyne abramsii San Diego Mesa Mint	List A/List 1B.1/S1/CE/FE CA-Endemic	A Vernal Pool obligate. Found at elevations of 296 - 658 feet.	N	U	There are no Vernal Pools on the property.
Pogogyne nudiuscula Otay Mesa Mint	List A/List 1B.1/S1/CE/FE	A Vernal Pool obligate known from approximately 10 occurrences on Otay Mesa. Found at elevations of 296 - 823 feet.	N	U	There are no Vernal Pools on the property.
Quercus cedrosensis Cedros Island Oak	List B/List 2.2/S1.2/-/-	Found in Closed-Cone coniferous Forest, Chaparral, and Coastal Scrub. Found at elevations of 838 - 1,613 feet.	N	U	Although there are two small patches of Diegan Coastal Sage Scrub on the property, this species is known in CA from fewer than 10 occurrences near Otay Mountain.
Quercus dumosa Nuttall's Scrub Oak	List A/List 1B.1/S1.1/-/-	A coastal form of the Scrub Oak typically found in Chaparral habitats at elevations of 49 - 1,316 feet.	N	U	There is no Chaparral habitat on the property.
Ribes canthariforme Moreno Currant	List A/List 1B.3/S1.3/-/- CA-Endemic	Associated with Chaparral habitat at elevations ranging from 1,100 - 3,900 feet.	N	U	There is no Chaparral habitat on the property.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Salvia munzii Munz's Sage	List B/List 2.2/S2.2/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 394 - 3,504 feet.	N	M	There are two small patches of Diegan Coastal Sage Scrub on the property and the elevation at the site is within the known range of the species.
Senecio aphanactis Chaparral Ragwort	List B/List 2.2/S1.2/-/-	Found on alkaline soils in Chaparral, Coastal Scrub and Cismontane Woodland habitats. Grows at elevations of 49 - 2,632 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973). NOTE: The San Diego County List calls this plant Rayless Ragwort.
Sibaropsis hammittii Hammitt's Clay-Cress	List A/List 1B.2/S2.2/-/- CA-Endemic	Found on clay soils at elevations starting at 2,300 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
Stemodia durantifolia Purple Stemodia	List B/List 2.1/S2.1?/-/-	A species of mesic, sandy areas. Grows at elevations of 592 - 987 feet.	N	U	Although the site is mapped as very fine sandy loam (Bowman, 1973), the site is not mesic.

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Streptanthus bernardinus Laguna Mountains Jewelflower	List D/List 4.3/S3/-/- CA-Endemic	Populations occur in Lower Montane Coniferous Forest always in association with conifers. While typically in mesic situations, it can occupy drier embankments in granitic gravels and sand. Found at elevations of 2,204 - 8,225 feet.	N	U	There are no Lower Montane Coniferous Forest habitats on the property.
Stylocline citroleum Oil Neststraw	List A/List 1B.1/S2/-/- CA-Endemic	Found in clay soil at elevations from 164 - 1,316 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). Also, the historic specimen from San Diego County is believed to be a variant of *Stylocline gnaphaloides. Stylocline citroleum* is not found in Rebman and Simpson (2006).
Suaeda californica California Seablite	—/List 1B.1/S1/-/FE CA-Endemic	Found in marshes and swamps.	N	U	There are no marshes or swamps on the property.
Tetracoccus dioicus Parry's Tetracoccus	List A/List 1B.2/S2.2/-/-	Found on gabbroic soils, typically in Chaparral habitats. Grows at elevations of 542 - 3,290 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).

Scientific Name Common Name[2]	Sensitivity Code and Status[3]	Habitat Preference	Found On-site (Y or N)	Potential On-site[4]	Factual Basis for Potential
Texosporium sancti-jacobi Woven Spored Lichen	—/—/S1.1/-/-	Typically found on rabbit pellets, but also found on wood rat dung and soil within Chaparral and Sage Scrub habitats.	N	M	There are abundant rabbit pellets on the property.
Triquetrella californica Coastal Triquetrella	—/List 1B.2/S1/-/-	Found in Coastal Bluff Scrub and Coastal Scrub at elevations of 32 - 329 feet.	N	U	Although the site contains two small patches of Diegan Coastal Sage Scrub, the elevation at the site is higher than the known elevational range of the species.

[1] This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory that was updated through September 30, 2013. This list was augmented with plants from the San Diego County Sensitive Plant Lists A, B, C, and D and a nine quad search of the California Natural Diversity Data Base (CNDDB).

[2] The Common Names were taken from Baldwin, B.G., Goldman, D.H., Keil, D.J., Patterson, R., Rosatti, T.J., and Wilken, D.H. eds. 2012. The Jepson Manual Vascular Plants of California, 2nd Edition. University of California Press, Berkeley, xxii + 1568 pp.

[3] The first line in the "Sensitivity Code and Status" column shows the County List, the California Rare Plant Rank with threat code extensions/the state ranking of the California Natural Diversity Database (CNDDB) with the threat rank extension/the California state threatened and endangered status code/the federal threatened and endangered status code. The second line in the "Sensitivity Code and Status" column identifies whether the species is a California Endemic as identified by the CNPS or not (blank second line). Following is a key to the codes in the table.

Key to 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

Key to the California Rare Plant Ranking System

List 1A — Presumed extinct in California
List 1B — Plants 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 more information is needed; a watch list
List 4 — Limited distribution (a watch list)

Key to the California Rare Plant Rank Threat Code Extensions

.1 — Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)
.2 — Fairly endangered in California (20-80% occurrences threatened)
.3 — Not very endangered in California (<20% of occurrences threatened or no current threats known)

Key to the State Ranking of the CNDDB

S1 — Less than 6 element occurrences OR less than 1,000 individuals OR less than 2,000 acres*
S2 — 6 - 20 element occurrences OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres*
S3 — 21 - 80 element occurrences OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres*
S4 — Apparently secure within California, but factors do exist to cause some concern
S5 — Demonstrably secure in California
S? OR S2? OR S2S3 — Uncertainty about the rank of an element
SXC — All sites in California are extirpated, but the species exists in cultivation

Key to the Threat Rank Extensions of S1, S2 or S3 (if assigned)

.1 — very threatened
.2 — threatened
.3 — that no current threats are known

State and Federal Threatened and Endangered Species Status Codes

CR — State of California listed as rare
CE — State of California listed as endangered
CT — State of California listed as threatened
PT — Proposed for Listing as Threatened under the Federal Endangered Species Act
PE — Proposed for Listing as Endangered under the Federal Endangered Species Act
FC — Candidate for Listing under the Federal Endangered Species Act
FE — Designated Endangered under Federal Endangered Species Act
FT — Designated as Threatened under the Federal Endangered Species Act

[4] The "Potential On-site" column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site
H — The potential for occurrence is "high". Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.
M — The potential for occurrence is "medium". Habitats and conditions on-site are considered possible for the species.
L — The potential for occurrence is "low". The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it's occurrence can not be precluded.
U — The potential for occurrence is "unlikely". The habitat requirements of the species are not present on the subject property.

Table 4

Sensitive Wildlife Species Known to Occur Within an Approximate 10-mile Radius[1] of APN 395-250-21

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Insects					
Callophrys thornei Thorne*'s* Hairstreak	Group 1,—/—/BLM Sensitive SD County Endemic	Restricted to the San Ysidro Mountains. Found in Tecate Cypress groves in woody Chaparral slopes. Larval host plant is Tecate Cypress (*Callitropsis forbesii*).	N	U	There are no Tecate Cypress on the property. NOTE: *Mitoura thornei* is a synonym.
Cicindela gabbi Gabb's Tiger Beetle	Group 2,—/—/—	This beetle is found in salt marshes.	N	U	There are no salt marshes on the property.
Cicindela latesignata latesignata Western Beach Tiger Beetle	Group 2,—/—/—	This insect is found on coastal mudflats and beaches.	N	U	The property is located inland in Lakeside, not along the coast.
Danaus plexippus Monarch Butterfly	Group 2, —/—/—	This species is found in a variety of open habitats typically where the larval host plants, the true Milkweeds (*Asclepias* spp.), are found.	N	U	No Milkweeds were identified on the property.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Euphydryas editha quino Quino Checkerspot Butterfly	Group 1, FE/—/X-CI	The Quino is found in a variety of open canopy habitats where the butterfly's primary and secondary larval host food plants are found. These host plants include, Dot-seed Plantain (*Plantago erecta*), Desert Plantain (*Plantago patagonica*), Owl's Clover (*Castilleja exserta*), Coulter's Snapdragon (*Antirrhinum coulterianum*), and Thread-leaved Bird's Beak (*Cordylanthus rigidus*). It is precluded from closed canopy situations and is a hilltopping species.	N	U	Although the site is located within a recommended survey area (USFWS, 2005), the 3.8-acre property is completely surrounded by development (see Figure 2 of this biological report), and no larval host plants were detected on the property.
Lycaena hermes Hermes Copper Butterfly	Group 1,— /—/—	Associated closely with the larval food plant, Redberry (*Rhamnus crocea*). Recent studies indicate that the butterfly prefers those Redberry that are roughly 18-years and older.	N	U	There are no Redberry shrubs on the property.
Crustaceans					
Branchinecta sandiegonenis San Diego Fairy Shrimp	Group 1, FE/—/—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on the property.
Streptocephalus woottoni Riverside Fairy Shrimp	Group 1, FE/—/—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on the property.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Amphibians					
Bufo californicus Arroyo Southwestern Toad	Group 1, FE/CSC/—	Found primarily in the foothills and mountains along stream courses that afford open, sunny sandbars.	N	U	There are no streams on the property. NOTE: *Bufo microscaphus californicus* and *Anaxyrus californicus* are synonyms.
Spea hammondii Western Spadefoot Toad	Group 2, —/CSC/BLM Sensitive	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	U	There are no ephemeral water sources on the property. NOTE: *Spea scaphiopus hammondii* is a synonym.
Reptiles					
Actinemys marmorata pallida Southwestern Pond Turtle	Group 1,—/CSC/FS and BLM Sensitive	Most often found in environments where water persists year-round. It has also been found at two drainages in the desert. It prefers lakes, streams, ponds or other areas with emergent or floating vegetation and often basks on rocks or protruding logs.	N	U	There are no suitable water sources on the property to provide habitat for this species. NOTE: Synonyms are *Clemmys marmorata pallida* and *Emys marmorata*.
Anniella pulchra pulchra Silvery Legless Lizard	Group 2, —/CSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	L	Although the site contains fine, sandy loam (Bowman, 1973), the site is quite xeric. However, there is a CNDDB record of this species within the El Cajon Quad (CDFW, 2014).

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Aspidoscelis hyperythra Orange-throated Whiptail	Group 2, —/CSC/—	Occupies scrub habitats on the coastal plain and lower foothills where Subterranean Termites (*Reticulitermes* sp.), the principal prey species, is found. Shrub cover with openings are required for thermoregulation.	N	L	Although the habitat is suitable for this species and there are numerous CNDDB records of this species within the El Cajon Quad (CDFW, 2014), no Subterranean Termites were identified on the property. NOTE: Synonyms are *Aspidoscelis hyperythrus beldingi* and *Cnemidophorus hyperythrus*.
Aspidoscelis tigris stejnegeri Coastal Western Whiptail	Group 2, —/—/—	Occupies scrub habitats on the coastal plain and lower foothills where shrub cover with openings is required for thermoregulation.	N	H	The habitat on-site is suitable for the species, and there are CNDDB records of the species from the El Cajon Quad (CDFW, 2014). NOTE: A synonym is *Cnemidophorus tigris multiscutatus*.
Charina trivirgata Rosy Boa	Group 2, —/—/FS Sensitive	A cryptic species found in a variety of habitats, including sage scrubs, Chaparrals and Pinyon-Juniper Woodlands.	N	M	The habitats and soils on the property are possible for this species, but there are no CNDDB records of this species within the El Cajon Quad (CDFW, 2014).
Chelonia mydas Green Turtle	—, FT/—/—	Found in marine waters where sea grasses and algae are abundant.	N	U	Locally, this turtle is found in South San Diego Bay.
Crotalus ruber Red Diamond Rattlesnake	Group 2, —/CSC/—	In a variety of habitats, although most frequently found in Sage Scrub and Chaparral. It is found throughout the County except for the low desert.	N	L	The property contains a limited amount of marginal Sage Scrub habitat. However, there are CNDDB records of this species within the El Cajon Quad (CDFW, 2014).

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Diadophis punctatus similis San Diego Ringneck Snake	Group 2, —/—/FS Sensitive	In San Diego, this snake is found in a variety of habitats from the coast to the mountains. It is typically found under rotting logs, bark, rocks and damp leaves.	N	L	The habitat on-site is marginal for the species, and there are no CNDDB records of this species within the El Cajon Quad (CDFW, 2014).
Phrynosoma coronatum San Diego Horned Lizard	Group 2, —/CSC/FS Sensitive	Found throughout the County (except the low deserts) anywhere the primary prey species, harvester ants (*Pogonomyrmex* sp. and *Messor* sp.) are found. It requires some openings in vegetation for thermoregulation.	N	H	The habitat on-site is suitable for this species, there are several harvester ant colonies on the property, and there are CNDDB records of this species within the El Cajon Quad (CDFW, 2014). NOTE: A synonym is *Phrynosoma blainvillii*.
Plestiodon skiltonianus interparietalis Coronado Island Skink	—/CSC/BLM Sensitive	In a variety of habitats ranging from coastal scrub, to Chaparral and forested slopes, into the denser desert scrub and Pinyon-Juniper Woodlands.	N	M	The habitat on-site is marginal for this species and there are CNDDB records of this species within the El Cajon Quad (CDFW, 2014). NOTE: A synonym is *Eumeces skiltonianus interparietalis*.
Salvadora hexalepis virgultea Coast Patch-nosed Snake	Group 2, —/CSC/—	Found in arid Sage Scrub and Chaparral habitats.	N	L	The habitat on-site is suitable for the species, but there are no CNDDB records of this species within the El Cajon Quad (CDFW, 2014).

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Thamnophis hammondii Two-striped Garter Snake	Group 1, —/CSC/FS and BLM Sensitive	An aquatic snake found in association with fluvial and lacustrine environments, even cattle tanks. Aestivating individuals may be found some distance from water sources.	N	U	There are no suitable water sources on-site to provide habitat for this species.
Mammals					
Antrozous pallidus Pallid Bat	Group 2, —/CSC/FS and BLM Sensitive; WBWG High Priority	A bat that feeds on the ground (Jerusalem Crickets and scorpions are typical fare). This species will roost in any cavity (natural or man-made) that affords a considerable modicum of darkness.	N	U	There are no suitable roost sites on the property for this bat species.
Chaetodipus californicus femoralis Dulzura California Pocket Mouse	Group 2, —/CSC/—	Frequent in arid Chaparral habitats in the foothills and lower mountain slopes of the County.	N	U	There is no Chaparral habitat on the property.
Chaetodipus fallax fallax Northwestern San Diego Pocket Mouse	Group 2, —/CSC/—	Found in coastal sage scrub, sage scrub/grassland ecotones and chaparral communities. Found in open, sandy areas.	N	M	The habitats and soils on-site are marginal for this species, but there is a CNDDB record of this species within the El Cajon Quad (CDFW, 2014).
Choeronycteris mexicana Mexican Long-tongued Bat	Group 2, —/CSC/WBWG High Priority	This bat feeds on the nectar of night-blooming succulents. Occurs occasionally in extreme southern California at the northern edge of its range. Roosts in caves and buildings.	N	U	There are no suitable roost sites on the property for this bat species.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Corynorhinus townsendii Townsend's Big-eared Bat	Group 2, —/CSC/BLM Sensitive; FS Sensitive; WBWG High Priority	Associated with Desert Scrub and Pinyon and Juniper Woodlands. It roosts in caves or man-made structures.	N	U	There are no suitable roost sites on the property for this bat species.
Eumops perotis californicus Greater Western Mastiff Bat	Group 2, —/CSC/BLM Sensitive; WBWG High Priority	Frequently associated with cliffs or abandoned buildings that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no suitable roost sites on the property for this bat species.
Lasiurus blossevillii Western Red Bat	Group 2, —/CSC/FS Sensitive; WBWG High Priority	It is found in and near deciduous trees, frequently in orchards.	N	U	There are no suitable roost sites on the property for this bat species.
Lasiurus cinereus Hoary Bat	—, —/—/WBWG Medium Priority	Seasonally found in forested areas.	N	U	There are no forest habitats on the property.
Lasiurus xanthinus Western Yellow Bat	—, —/CSC/WBWG High Priority	Found in Valley Foothill Riparian, Desert Riparian, Desert Wash, and Palm Oasis habitats. Roosts in trees.	N	U	There are no Valley Foothill Riparian, Desert Riparian, Desert Wash, or Palm Oasis habitats on the property.
Lepus californicus bennettii San Diego Black-tailed Jackrabbit	Group 2, —/CSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	U	Although the site itself contains suitable habitat, the 3.8-acre property is completely surrounded by development.
Myotis ciliolabrum Small-footed Myotis	Group2, —/—/BLM Sensitive; WBWG Medium Priority	Roosts alone or in small groups in rock crevices, mines, caves, or buildings.	N	U	There are no suitable roost sites on the property for this bat species.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Myotis evotis Long-eared Myotis	Group 2,—/—/BLM Sensitive; WBWG Medium Priority	Found in montane forests.	N	U	There are no forest habitats on the property.
Myotis yumanensis Yuma Myotis	Group 2, —/—/BLM Sensitive; WBWG Low to Medium Priority	This species roosts in caves and man-made structures, and is closely associated with water sources.	N	U	There are no suitable roost sites on the property for this bat species.
Neotoma lepida intermedia San Diego Desert Woodrat	Group 2, —/CSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cactus. Typical nests are embedded in rock crevices and partially underground.	N	U	There are no yuccas or cacti on the property. There are small boulders protruding from the ground, but none had any signs of Woodrats (i.e. no stick nests or droppings).
Nyctinomops femorosaccus Pocketed Free-tailed Bat	Group 2, —/CSC/—;WBWG Medium Priority	Roosting in a variety of situations, this species is associated with desert scrub and pine-oak woodlands.	N	U	There are no desert scrub or pine-oak woodland habitats on the property.
Nyctinomops macrotis Big Free-tailed Bat	Group 2, —/CSC/WBWG Medium to High Priority	Associated with desert scrub, woodlands, and evergreen forests, where there are high cliffs and rocky outcrops for roosting.	N	U	There are no suitable roost sites on the property for this bat species.
Taxidea taxus American Badger	Group 2, —/CSC/—	A fossorial species of open deserts and grassland habitats.	N	U	Although there is evidence of other fossorial species on the property (California Ground Squirrel and Botta's Pocket Gopher), this species is not anticipated on this 3.8-acre property that is surrounded by development.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Birds					
Accipiter cooperii Cooper's Hawk (nesting)	Group 1, —/WL/—	Nesting Cooper's generally use taller trees, including a number of horticultural species and native Oaks.	N	U	There are no trees of suitable size on the property to provide nest sites for this species.
Agelaius tricolor Tricolored Blackbird (nesting colonies only)	Group 1, BCC/CSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There are no ponds on or in the vicinity of the property.
Aimophila ruficeps ssp. *canescens* Rufous-crowned Sparrow	Group 1, —/WL/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-Native Grasslands with scattered shrubs.	N	U	This Sparrow is sensitive to disturbance. Given the degree of development surrounding the site (i.e. I-8, residences, fast food restaurant, etc.), this species is not anticipated.
Ammodramus savannarum Grasshopper Sparrow (nesting)	Group 1, —/CSC/—	Found in Native, and to a lesser extent, Non-Native Grasslands.	N	U	The site does not contain Native Grasslands, just Non-Native Grasslands. Also, according to Unitt (2004), this species was not found in the vicinity of the property.
Amphispiza belli belli Bell's Sage Sparrow	Group 1, —/WL/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	L	Although the Diegan Coastal Sage Scrub habitat on-site is suitable for this species, there were no records for this specie within the vicinity of the property during the San Diego Breeding Bird Atlas (Unitt, 2004). NOTE: *Artemisiospiza belli belli* is a synonym.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Aquila chrysaetos Golden Eagle (nesting and wintering)	Group 1, —/WL; Fully Protected/BLM Sensitive	The Golden Eagle nests on cliff ledges and forages in nearby grassland, Sage Scrub or Chaparral.	N	U	There are no suitable nest sites on the property.
Athene cunicularia Burrowing Owl (burrow sites)	Group 1, BCC/CSC/BLM Sensitive	This owl requires relatively flat terrain to enable the bird to survey its territory from the burrow hole. There are only five known nesting sites within the County. At these locations, the owl occurs in open grasslands, and open Sage Scrub habitats.	N	L	Although there are California Ground Squirrel burrows within open habitat on the property, there are no records of this owl in the vicinity of the property (CDFW, 2014 and Unitt, 2004).
Buteo swainsoni Swainson's Hawk (nesting)	Group 1,—/CT/ FS Sensitive	Nests in riparian habitat near grasslands and farmlands. Usually solitary, but migrates in large flocks and large numbers concentrate at migration points. The Borrego Valley is on a migration corridor, the birds stopping to roost in strips of tamarisk trees and at nurseries.	N	U	This species used to nest in San Diego in the early 20th century (CDFW, 2014 and Unitt, 2004), but nesting in San Diego has not been documented for close to a century.
Campylorhynchus brunneicapillum sandiegensis Coastal Cactus Wren	Group 1, BCC/CSC/FS Sensitive	Found in association with stands of *Opuntia* sp. and/or *Cylindropuntia* sp. along the coastal strip and lower foothills.	N	U	There are cacti on the property.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Charadrius alexandrinus nivosus Western Snowy Plover (nesting)	Group 1, FT; BCC/CSC/—	Found on beaches, dunes, salt flats, and at some shallow inland lakes. Most populations concentrated in Camp Pendleton and the Silver Strand.	N	U	There are no beaches, salt flats, or lakes on the property.
Coccyzus americanus occidentalis Yellow-billed Cuckoo	Group 1, BCC; pFE/CE/FS Sensitive	Found in extensive stands of mature riparian woods.	N	U	There are no riparian habitats on the property.
Dendroica petechia brewsteri Yellow Warbler (nesting)	Group 2, BCC/CSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are no riparian habitats on the property.
Elanus leucurus White-tailed Kite (nesting)	Group 1, —/Fully Protected/—	This species nests in tall trees adjacent to foraging habitat that contains its primary prey, the California Vole (*Microtus californicus*).	N	U	The only trees on the property are Pepper Trees and two young Coast Live Oak trees. The 3.8-acre site is completely surrounded by development, and this species is not known from the vicinity (Unitt, 2004). NOTE: *Elanus caeruleus* is a synonym.
Empidonax traillii extimus Southwestern Willow Flycatcher (nesting)	Group 1, FE/CE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no riparian habitats on the property.
Eremophila alpestris actia California Horned Lark	Group 2, —/WL/—	A species of open (often disturbed), arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	H	The habitat on the property is suitable for this species, and the species is known from the vicinity (Unitt, 2004).

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Falco mexicanus Prairie Falcon (nesting)	Group1, —/WL/—	This falcon nests on cliff ledges, and forages in open desert or grassland.	N	U	The site does not contain appropriate nesting habitat.
Icteria virens Yellow-breasted Chat (nesting)	Group 1, —/CSC/—	In San Diego County, this bird is typically found in the coastal lowland where riparian woodlands occur.	N	U	There are no riparian habitats on the property.
Ixobrychus exilis Least Bittern (nesting)	Group 2, —/CSC/—	The Least Bittern nests in marshes with Cattails.	N	U	There are no marshes on the property. NOTE: The San Diego County List includes the subspecies name of *hesperis.*
Laterallus jamaicensis coturniculus California Black Rail	Group 2, BCC/CT; Fully Protected/—	Found in coastal and freshwater wetlands.	N	U	Extirpated in San Diego County. Last vagrant was seen in 1983 (Unitt, 2004).
Passerculus sandwichensis beldingi Belding's Savannah Sparrow	Group 1, —/CE/—	A non-migratory subspecies endemic to the coast of southern California and northern Baja California, is narrowly restricted to coastal marshes dominated by Pickleweed.	N	U	There are no marshes on the property.
Phalacrocorax auritus Double-crested Cormorant	Group 2, —/WL/—	A non-breeding visitor on both fresh and salt water.	N	U	There are no suitable water sources on the property for this species.

Scientific Name Common Name	Sensitivity Code and Status[2]	Habitat Preference	Found On-site (Y or N)	Potential On-site[3]	Factual Basis for Potential
Polioptila californica Coastal California Gnatcatcher	Group 1, FT/CSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	Although there is Diegan Coastal Sage Scrub on the property, this habitat occurs as two small patches totaling 0.95-acre. The property is completely surrounded by development.
Rallus longirostris levipes Light-footed Clapper Rail	Group1,FE/CE; Fully Protected/—	Habitat preferred is coastal salt marshes. The Tijuana River estuary is an especially critical site. A few individuals have colonized some new brackish or freshwater sites.	N	U	There are no marshes on the property.
Sternula antillarum browni California Least Tern	Group1, FE/CE; Fully Protected/—	Found on sand dunes and sandbars close to water among scattered debris and grass.	N	U	There are no sand dunes or sandbars on the property.
Vireo bellii pusillus Least Bell's Vireo	Group 1, FE/CE/—	An obligate inhabitant of dense, fairly broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no riparian habitats on the property.

[1] This sensitive wildlife list is based on a search of the California Natural Diversity Database (CNDDB), the County of San Diego Sensitive Animal List taken from San Diego, County of. 2010. County of San Diego Guidelines for Determining Significance and Report Format and Contents for Biological Resources. Fourth Revision. Available from the County's website at http://www.sdcounty.ca.gov/dplu/docs/Biological_Guidelines.pdf, and Fish and Wildlife, California Department of. 2011. California Natural Diversity Data Base: Special Animals. The Author, Sacramento, California, 60 pp. [available at http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf], edition of January 2011.

[2] The status codes are given in the sequence "County Group, federal/state/other." A "—" indicates no status at that level. The codes used are defined as follows:

FE — Federal Endangered

pFE — A petition for Federal Endangerment status has been submitted

FT — Federal Threatened

D — Delisted from the Endangered Species Act

BCC — Birds of Conservation Concern on the BCC 2008 list within BCR 32
CE — State Endangered
CT — State Threatened
CSC — California Special Concern species
WL — California Department of Fish and Game Watch List
AFS EN — defined as an endangered species by the American Fisheries Society
Fully Protected — A species for which special state legislation exists protecting the species
FS Sensitive — defined as a sensitive species by the USDA Forest Service
BLM Sensitive — defined as a sensitive species by the Bureau of Land Management
WBWG — priority status as defined by the multi-agency Western Bat Working Group
X-CI — defined as critically imperiled by the Xerces Society

[3] The "Potential On-site" column assesses the potential for the particular species to occur on the subject property given the known habitat preferences and distribution of that species. The codes used in this column are defined as follows:

Observed — Individuals of this species were found within the bounds of the site.
H — The potential for occurrence is "high". Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.
M — The potential for occurrence is "medium". Habitats and conditions on-site are considered possible for the species.
L — The potential for occurrence is "low". The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it's occurrence can not be precluded.
U — The potential for occurrence is "unlikely". The habitat and/or food requirements of the species are not present on the subject property.

[:\1686 Sensitive Wildlife List.wpd]