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SUMMARY BIOLOGY REPORT

Biological Resources, Project Impacts, and Mitigation

Clarke Vet and Dental Clinics

Record Id: PDS2020-STP-20-008

Environmental Log No.: PDS2020-ER-09-008

Project Address: 27350 Valley Center Road, Valley Center, CA

APN: 186-280-03

Project Proponent: Will Rogers

27315 Valley Center Road, Suite A

Valley Center, CA 92082

Revised September 2021

Summary

The Clarke Vet and Dental Clinics Project (PDS2020-STP-20-008) consists of an application to grade and construct two new professional buildings for dental and veterinary services on an approximately 2.52-acre vacant property (APN 186-280-03) located in the community of Valley Center in the unincorporated County of San Diego. The preliminary site and grading plans as submitted would involve only the eastern portion of APN 186-280-03, with the western portion left undisturbed. Habitats presently found in association with the property include Non-native Grassland (NNG), Coast Live Oak Woodland (CLOW), and Urban/Developed Habitat (U/D). Impacts will occur to a portion of the NNG and mitigation will include onsite preservation. Additionally, the entire CLOW will be avoided via the recordation of a dedicated biological open space easement (BOSE). No mitigation for impacts to U/D Habitat type are required. The only other recommended mitigation measure consists of an avian nesting survey and/or seasonal restrictions on grading and other noise-generating activities to provide project compliance with the federal Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Regional Setting

The Clarke Vet and Dental Clinics Project ("Project") is a Site Plan and Grading Plan to construct two commercial buildings, consisting of a 7,572 square foot veterinary clinic and a 3,140 square foot dental clinic. The Project is located at 27315 Valley Center Road in the Valley Center Community Planning area, within unincorporated San Diego County (Figure 1). The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial and Village Residential (VR-2). Zoning for the site is split with C36 (General Commercial) and RR (Rural Residential). The site is currently vacant and undeveloped (Figure 2). Access would be provided by a driveway connecting to Valley Center Road. The Project would be served by sewer and imported water from the Valley Center Municipal Water District. From a conservation planning perspective, the site is located in the draft North County Subarea Planning area of the Multiple Species Conservation Program (NCMSCP). The Project site is outside of the draft Pre-approved Mitigation Area (PAMA)

Methods

Vince Scheidt, Certified Biological Consultant, completed a biological field study of the Project site on September 14, 2020 between the hours of approximately 8:00 am and 10:15 am. Weather conditions during the field survey were characterized by clear skies, temperatures in the mid 60's to low 80's, and no wind. The purpose of this survey was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figures 2 and 3), and potential project-impacts and mitigation as necessary (Table 2). The Project site, plus a 100-foot zone surrounding the Project site, constitutes the "study area" as defined in this report (Figure 4).

Habitats/Vegetation Communities

The Project site and adjoining lands currently support the following plant associations (Figures 3 and 4):

Non-native Grassland (Holland Code 42200) – 1.8 acres

Most of the parcel supports Non-native Grassland (NNG) vegetation. This consists primarily of weedy annual species such as Ripgut Brome (*Bromus diandrus*), Horsetweed (*Erigeron canadensis*), Turkey Mullein (*Croton setiger*), Shortpod Mustard (*Hirschfeldia incana*), and other non-native forbs and grasses. These species are indicators of ruderal areas and historic disturbance. Portions of the NNG support scattered California Buckwheat (*Eriogonum fasciculatum*) shrubs, which have recruited into the western portion of the habitat. These buckwheat shrubs are of insufficient stature to qualify as a discrete habitat-type, and they are considered a part of the NNG habitat for analysis purposes. The NNG onsite has little biological resource value due to its limited patch size, although it is considered a sensitive habitat-type in San Diego County as defined by the County's Biology Guidelines.

Coast Live Oak Woodland (Holland Code 71160) – 0.5 acre

The western end of the property supports a mature stand of Coast Live Oak (*Quercus agrifolia*) trees which continue offsite to the west on steep slopes. These trees grow in a woodland configuration creating Coast Live Oak Woodland (CLOW). The understory consists of species such as Pacific Poison Oak (*Toxicodendron diversilobum*) and Sticky Cinquefoil (*Drymocallis glandulosa*). A small, disturbed spring is located near the western edge of the woodland. This supports a patch of San Diego Sedge (*Carex spissa*), a wetland species, and some man-made improvements. The spring drains to the northeast, exiting the property at the edge of the woodland, where it essentially disappears. The CLOW onsite has significant biological resource value and it is considered a sensitive habitat-type in San Diego County as defined by the County's Guidelines.

Urban/Developed Habitat (Holland Code 12000) – 0.2 acre

A small area at the eastern end of the Project site currently supports Urban/Developed Habitat (U/D) consisting of two paved driveways from Valley Center Road. These provided access onto the eastern end of the property, which was used as recently as 2012 for pet supply or related businesses. U/D Habitat is not considered a sensitive habitat-type in San Diego County as defined by the County's Biology Guidelines. The Urban/Developed Habitat onsite has no biological resource value.

Flora and Fauna

Fifty-nine species of vascular plants and fifteen species of vertebrate animals were detected during the field survey of the property. These are listed in Table 1. Numerous additional species would be detected at other times of the year or by using different survey techniques. However, this list represents a characteristic flora and fauna associated with this part of San Diego County.

Special Status Species

No special status or "sensitive" plant or animal species were detected on the Project site during the field survey. Various wide-ranging or cryptic sensitive animal species could utilize the property, on at least an occasional basis. However, no critical populations or highly sensitive species would be anticipated given the nature and configuration of the onsite habitat. Any sensitive plant species, if present, would be avoided by design. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

Jurisdictional Wetlands and Waterways

As mentioned, a small spring or seep is located near the western end of the Project site. This drains beneath the CLOW in a northeasterly direction where it leaves the property and becomes a man-made ditch draining due east towards Valley Center Road. The seepage area appears to be natural, although it has been significantly disturbed in the past with old improvements including a claw-foot bathtub and some old sheet metal along with some more recent plastic drainage piping. These improvements appear to have been intended to collect water for various purposes, although none of the improvements were functioning at the time of the survey and the spring was flowing lightly down the slope, mostly as sheet-flow. Portions of this spring likely qualify as a jurisdictional state or federal wetlands and "waters" although most areas lack any hydrophytes, a "bed and bank", or an ordinary high water mark. These are features are typically used to define jurisdictional wetlands or "waters". This area appears to not qualify as a County Resource Protection Ordinance (RPO) wetland given the lack of indicators and substantial disturbance.

Other Unique Features / Resources

The Project site does not support any unique land features or other uniquely significant biological resource with the exception of the aforementioned natural spring. The western end of the property in the wooded area is biologically significant but not unique. The rest of the property is disturbed and of a generally non-native nature. This would preclude unique features or resources that would enhance its regional biological significance. It is unlikely that the site would support any migratory bird and raptor nesting sites except possibly in the woodland and it is unlikely to provide significant foraging areas. It also does not support any specific wildlife corridor or linkage functions - there are no corridors/linkages on or otherwise associated with the Project site.

Significance of Project Impacts and Proposed Mitigation

The Project is subject to review under the California Environmental Quality Act (CEQA). This means that the County requires that project-related impacts to native habitats and species be “less than significant”, as defined by CEQA. 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.

Direct, Indirect, and Cumulative Impacts

Direct Impacts

Development of the Project site, as currently proposed, could result in the following direct impacts:

- The conversion of approximately 1.2 acres of NNG and 0.2 acre of U/D habitat, creating a total of approximately 1.4 acres of new development, including buildings, parking areas, and landscaping.
- A loss of all of the resident plant and animal species residing in the development area.

This analysis assumes impacts to one hundred percent of the Project site’s development area, with the balance avoided and conserved (see Figure 4). Offsite fire clearing is not included in these calculations because none is anticipated due to the nature of the adjoining habitats.

Indirect Impacts

Indirect impacts associated with development on the Project site, as currently proposed, are expected to be minimal. This is because the proposed development will not introduce any new “edge effects” to the vicinity, as the development area already adjoins existing development and the most biologically significant areas will be avoided by design.

Cumulative Impacts

The Project qualifies for a “partial exemption” pursuant to CEQA Section 15183. CEQA Section 15183 allows qualifying projects to rely on the cumulative analysis contained within a certified Environmental Impact Report prepared for a General Plan. The County of San Diego Board of Supervisors certified the General Plan Update EIR on August 3, 2011, which comprehensively evaluated environmental impacts that would result from plan implementation, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. Consequently, no additional review of cumulative impacts is required under CEQA.

Proposed Mitigation

In order to reduce all project impacts (see Table 2) to “less than significant”, the following mitigation measures are recommended:

1. Impacts to NNG require mitigation at a ½ to 1 ratio, meaning that for each acre of NNG impacted (in this case; 1.2 acres), one half acre (0.6 acre) must be conserved. To that end, it is recommended that the western portion of the Project site, which includes 100% of the CLOW and the drainage, be placed into a dedicated Biological Open Space Easement (Figure 4). The onsite open space easement will require permanent fencing and signage, as shown in Figure 4. Temporary fencing will also be required along the open space boundary where clearing or grading is proposed within 100 feet of on- or off-site preserved habitat where permanent fencing has not yet been constructed. The preservation of this portion of the site in open space, which contains 0.6 acre of NNG and 0.5 acre of CLOW habitat, will reduce all project impacts to habitats and species to less than significant.
2. A Limited Building Zone (LBZ) easement is required adjacent to the onsite open space easement. This will prevent the construction of habitable structures that could require fire clearing into the open space. This is shown in Figure 4.
3. No mitigation for impacts to U/D Habitat is required. Impacts to this habitat-type are considered “less than significant” as defined by CEQA and the County's biology guidelines.
4. Site brushing, grading, and/or the removal of any vegetation within 300 feet of any potential migratory songbird nesting location should not take place during the songbird and raptor breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevent the “take” of eggs, nests, feathers, or other parts of most native bird species. Limiting activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should the applicant propose to conduct brushing, tree felling, 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 & Development Services for concurrence with the conclusions and recommendations.

No other biological mitigation associated with the Project is recommended at this time.

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- Holland, R.F. 1986 (as amended; 1996). Preliminary descriptions of the terrestrial natural communities of California. California Nongame-Heritage Program. 156p.
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- United States Fish and Wildlife Service. 2020. Endangered and Threatened animals and Plants; Review of Native Species That Are Candidates for Listing as Endangered or Threatened; Annual Notice of Findings on Resubmitted Petitions; Annual Description of Progress on Listing Actions. Federal Register 50 CFR 17.

Preparer and Persons/Organizations Contacted



Vincent Scheidt
Certified Biological Consultant

Attachments

Figure 1. Regional Location - U.S.G.S. 7.5" Topographic Quadrangle

Figure 2. Recent (2020) Aerial Photo

Figure 3. Biological Resources on Recent Aerial Photo

Figure 4. Biological Resources on Project Site Plan

Table 1. Flora and Fauna Detected

Table 2. Habitat Impact/Mitigation Analysis

Table 3. Sensitive Species Known from the Vicinity

Figure 2. Recent (2020) Aerial Photo - The Clarke Vet and Dental Clinics Project, Valley Center

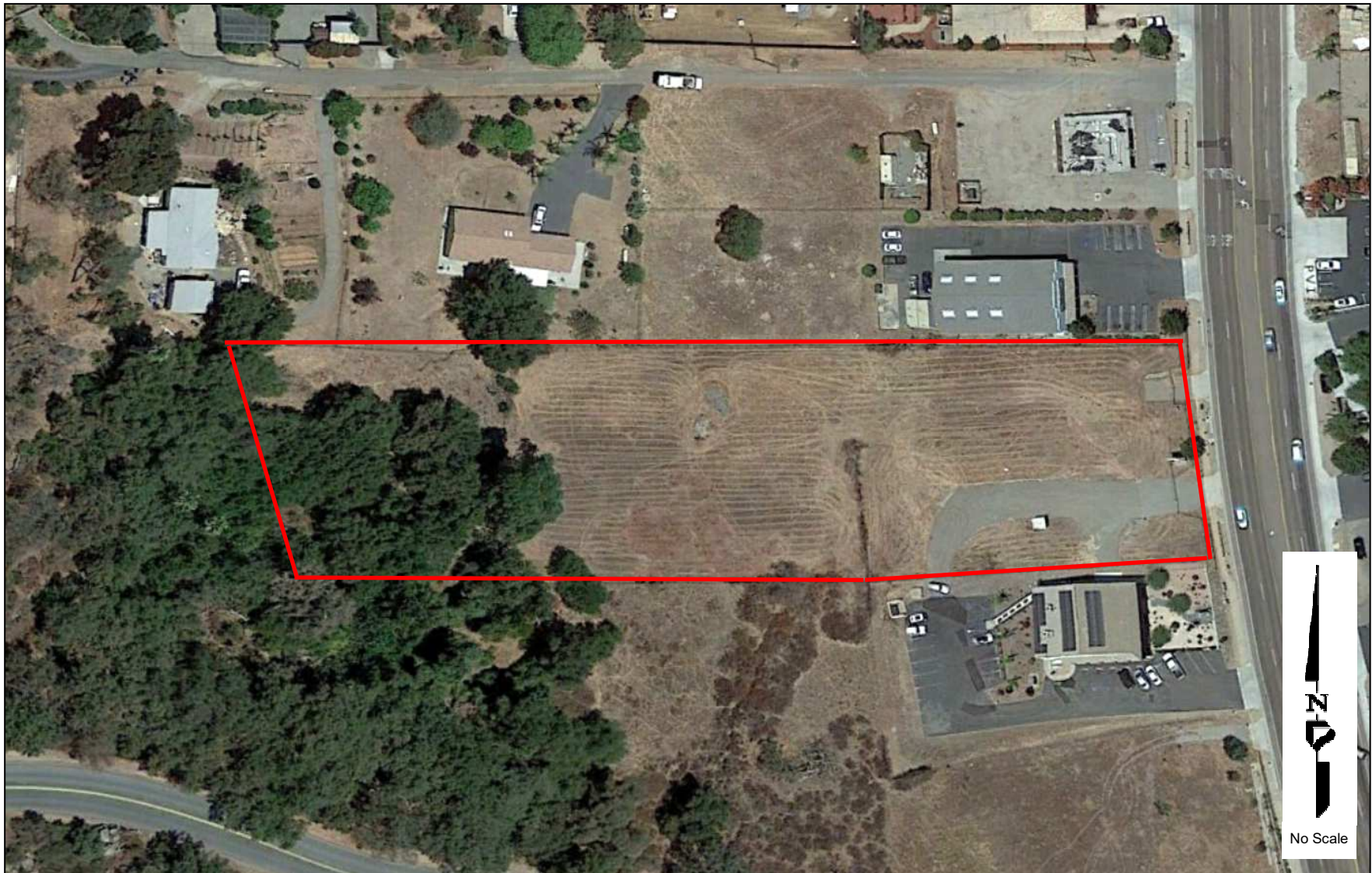


Figure 3. Biological Resources on Recent (2020) Aerial Photo - The Clarke Vet and Dental Clinics Project, Valley Center

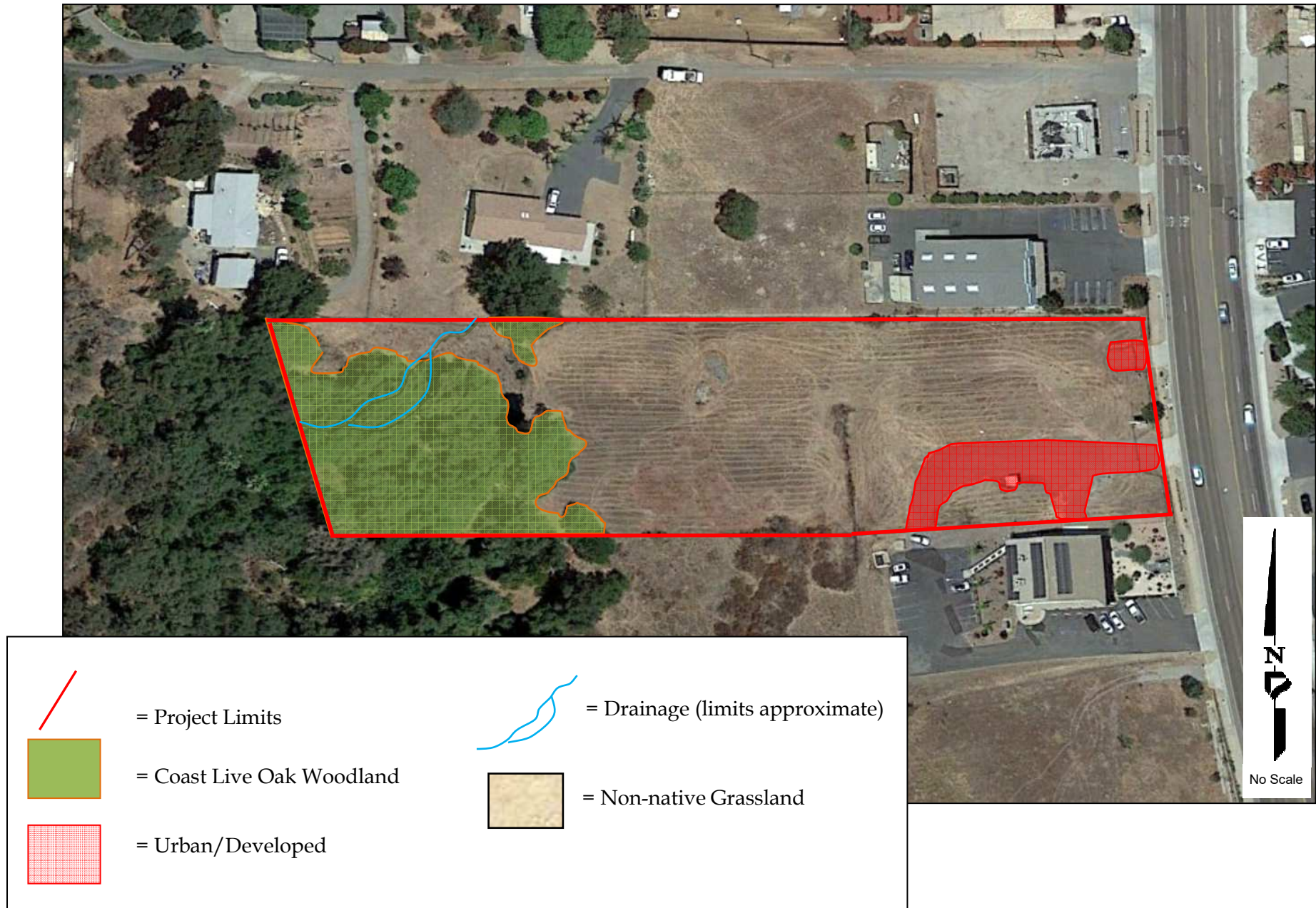
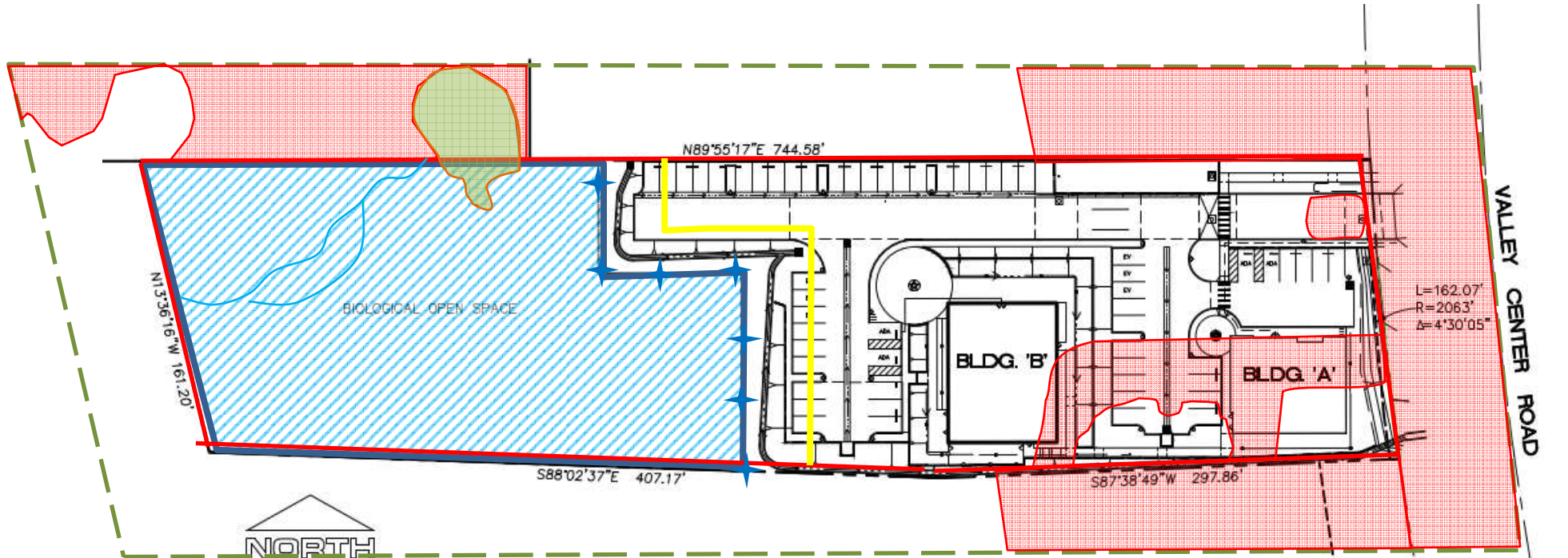



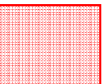







Figure 4. Biological Resources on Project Site Plan - The Clarke Vet and Dental Clinics Project, Valley Center



LEGEND

-  = Project Site Limits
-  = Study Area
-  = Coast Live Oak Woodland
-  = Urban/Developed
-  = Fence and Sign Locations
-  = Drainage (limits approximate)
-  = Non-native Grassland
-  = Biological Open Space
-  = 100' Limited Building Zone

Permanent signs regarding the status of the Open Space will be installed at 100' intervals as shown herein. All signs will be corrosion-resistant (e.g., steel), 8- by 11-inch minimum size and securely attached to the fence. Notice will be provided in both English and Spanish. Signs will be installed and replaced by the land owner as needed. The signs shall state the following:

Sensitive Environmental Resources Area Restricted by Easement

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Planning & Development Services

Reference: PDS2020-STP-20-008

Table 1. Flora and Fauna Detected – The Clarke Vet and Dental Clinics Project, Valley Center

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Acmispon americanus</i>	Spanish Clover
<i>Amaranthus albus</i>	Prostrate Pigweed
<i>Ambrosia psilostachya</i>	Western Ragweed
<i>Amsinckia menziesii</i>	Common Fiddleneck
<i>Artemisia californica</i>	California Sagebrush
<i>Avena barbata</i> *	Slender Wild Oat
<i>Baccharis pilularis</i>	Coyote Brush
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus hordeaceus</i> *	Common Soft Brome
<i>Bromus rubens</i> *	Red Brome
<i>Carduus pycnocephalus</i> *	Italian Thistle
<i>Carex spissa</i>	San Diego Sedge
<i>Centaurea melitensis</i> *	Maltese Star-Thistle
<i>Cercocarpus minutiflorus</i>	Smooth Mountain Mahogany
<i>Chenopodium album</i> *	Common Lamb's-Quarters
<i>Cirsium vulgare</i> *	Bull Thistle
<i>Clematis pauciflora</i>	Southern California Clematis
<i>Convolvulus arvensis</i> *	Field Bindweed
<i>Croton setiger</i>	Turkey Mullein
<i>Cucurbita foetidissima</i>	Buffalo Gourd
<i>Datura wrightii</i>	Sacred Datura
<i>Deinandra fasciculata</i>	Clustered Tarweed
<i>Drymocallis glandulosa</i>	Sticky Cinquefoil
<i>Epilobium brachycarpum</i>	Panicked Willowherb
<i>Epilobium ciliatum</i>	Fringed Willowherb
<i>Erigeron canadensis</i>	Horseweed
<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Eschscholzia californica</i>	California Poppy
<i>Eucalyptus camaldulensis</i> *	River Redgum
<i>Euphorbia maculata</i> *	Spotted Spurge
<i>Euphorbia prostrata</i>	Prostrate Sandmat
<i>Ficus carica</i> *	Common Fig
<i>Gazania</i> sp. *	Treasure Flowers
<i>Heteromeles arbutifolia</i>	Toyon
<i>Heterotheca grandiflora</i>	Telegraphweed
<i>Hirschfeldia incana</i> *	Shortpod Mustard
<i>Keckiella cordifolia</i>	Heartleaf Keckiella
<i>Lactuca serriola</i> *	Prickly Lettuce
<i>Lonicera subspicata</i>	Southern Honeysuckle
<i>Marah macrocarpa</i>	Chilicothe
<i>Marrubium vulgare</i> *	White Horehound

Table 1. Flora and Fauna Detected – The Clarke Vet and Dental Clinics Project, Valley Center

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont.)</u>	
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Phacelia ramosissima</i>	Branching Phacelia
<i>Plantago lanceolata</i> *	Ribwort Plantain
<i>Pseudognaphalium beneolens</i>	Fragrant Everlasting
<i>Pseudognaphalium biolettii</i>	Two-Color Rabbit Tobacco
<i>Pseudognaphalium californicum</i>	California Cudweed
<i>Quercus agrifolia</i>	Coast Live Oak
<i>Rhamnus ilicifolia</i>	Hollyleaf Redberry
<i>Rumex crispus</i> *	Curly Dock
<i>Salsola sp.</i> *	Russian Thistles
<i>Sambucus cerulea</i>	Blue Elder
<i>Schinus terebinthifolia</i> *	Brazilian Pepper
<i>Scrophularia californica</i>	California Bee Plant
<i>Toxicodendron diversilobum</i>	Pacific Poison Oak
<i>Trichostema lanceolatum</i>	Vinegar Weed
<i>Vitis girdiana</i>	Desert Wild Grape
<i>Vulpia myuros</i> *	Rat's-Tail Fescue
<i>Washingtonia robusta</i> *	Mexican Fan Palm
<u>Birds</u>	
<i>Aphelocoma californica</i>	California Scrub-Jay
<i>Calypte anna</i>	Anna's Hummingbird
<i>Chamaea fasciata</i>	Wrentit
<i>Corvus brachyrhynchos</i>	American Crow
<i>Haemorhous mexicanus</i>	House Finch
<i>Melanerpes formicivorus</i>	Acorn Woodpecker
<i>Melospiza crissalis</i>	California Towhee
<i>Spinus psaltria</i>	Lesser Goldfinch
<i>Zenaidura macroura</i>	Mourning Dove
<u>Mammals</u>	
<i>Canis latrans</i>	Coyote
<i>Neotoma macrotis</i>	Big-eared Woodrat
<i>Otospermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus sp.</i>	Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Sceloporus occidentalis longipes</i>	Great Basin Fence Lizard

* - non-native taxon

Table 2. Habitat Impact/Mitigation Analysis - The Clarke Vet and Dental Clinics Project, Valley Center

<u>Biological Resource</u>	Onsite Acres¹	<u>Acres Impacted</u>	<u>Mitigation Ratio</u>	<u>Mitigation Required</u>
Non-native Grassland	1.8 acres	1.2 acres	0.5:1	0.6 acre in OSE
Coast Live Oak Woodland	0.5 acre	none	n/a	0.5 acre in OSE (100% avoidance)
Urban/Developed	0.2 acre	0.2 acre	none	none
Totals	2.5 acres	1.4 acres	--	1.1 acres in OSE

¹ For analysis purposes, onsite acreages rounded to the 1/10 of an acre, per County requirements.

Table 3. Sensitive Species Known from the Vicinity - The Clarke Vet and Dental Clinics Project, Valley Center

Scientific Name	Common Name	Federally Endangered	State Endangered	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed 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	Probability of Occurrence	Factual Basis for Determination
<i>Accipiter cooperii</i>	Cooper's Hawk					X	X	X													M	2a
<i>Accipiter striatus</i>	Sharp-Shinned Hawk			X				X		X											L	1a
<i>Agelaius tricolor</i>	Tricolored Blackbird					X	X						X								L	1a
<i>Ammodramus savannarum</i>	Grasshopper Sparrow					X															L	1a
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard			X		X	X												X		L	1a
<i>Antrozous pallidus</i>	Pallid Bat			X	X	X	X	X	X	X	X	X		X	X			X			M	2a
<i>Astragalus deaneii</i>	Dean's Milkvetch			X		X	X		X												L	1a
<i>Bassariscus astutus</i>	Ringtail				X				X												L	1a
<i>Brodiaea orcuttii</i>	Orcutt's Brodiaea					X	X	X	X								X				L	1a
<i>Buteo lineatus</i>	Red-Shouldered Hawk						X	X													M	2a
<i>Buteo regalis</i>	Ferruginous Hawk (Winter)					X								X							L	1a
<i>Cathartes aura</i>	Turkey Vulture			X	X	X		X	X	X	X	X		X	X			X			M	2a
<i>Chaetodipus californicus femoralis</i>	Dulzura CA Pocket Mouse			X	X	X		X	X	X											L	1a
<i>Chaetodipus fallax fallax</i>	NW San Diego Pocket Mouse			X	X	X			X					X	X						L	1a
<i>Chaetodipus fallax pallidus</i>	Pallid San Diego Pocket Mouse					X						X		X	X				X		L	1a
<i>Charina trivirgata roseofusca</i>	Coastal Rosy Boa			X	X			X	X												L	1a
<i>Circus cyaneus hudsonius</i>	Northern Harrier					X							X			X					L	1a
<i>Clarkia delicata</i>	Campo Clarkia							X													M	3b
<i>Cnemidophorus hyperythrus</i>	Orange-Throated Whiptail			X	X	X	X		X												M	2a
<i>Cnemidophorus tigris multiscutatus</i>	Coastal Western Whiptail				X		X	X	X												M	2a
<i>Coleonyx variegatus abbottii</i>	San Diego Banded Gecko			X		X			X												L	1a
<i>Corynorhinus townsendii</i>	Townsend's Big-Eared Bat				X	X	X	X	X	X	X	X		X	X			X			M	2a
<i>Danaus plexippus</i>	Monarch Butterfly					X		X										X			M	2a
<i>Diadophis punctatus similis</i>	San Diego Ringneck Snake			X	X		X	X	X	X	X										M	2a
<i>Elanus caeruleus</i>	Black-Shouldered Kite					X	X														L	1a
<i>Ensatina eschscholtzii klauberi</i>	Large-Blotched Salamander						X	X		X											L	1a
<i>Eremophila alpestris actis</i>	Horned Lark					X												X			M	2a
<i>Eumeces skiltonianus interparietalis</i>	Coronado Skink			X		X	X	X	X	X	X	X	X								M	2a
<i>Eumops perotis californicus</i>	Greater Western Mastiff Bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a

<i>Falco peregrinus anatum</i>	American Peregrine Falcon	X	X			X							X			X				X	L	1a
<i>Gilia caruifolia</i>	Caraway Leaved Gilia					X			X	X											L	1a
<i>Harpagonella palmeri</i>	Palmer's Grappling Hook			X		X			X												L	1a
<i>Hemizonia floribunda</i>	Tecate Tarplant					X	X														L	1a
<i>Centromadia parryi australis</i>	Southern Tarplant					X															L	1a
<i>Centromada pungens laevis</i>	Smooth Tarplant					X															L	1a
<i>Holocarpha virgata elongata</i>	Graceful Tarplant					X															L	1a
<i>Hordeum intercedens</i>	Vernal Barley					X										X					L	1a
<i>Lanius ludovicianus</i>	Loggerhead Shrike			X		X	X	X						X	X						M	2a
<i>Larus californicus</i>	California Gull (Non-Breeding)																				L	1a
<i>Lasiurus blossevillii</i>	Western Red Bat						X	X		X	X							X			L	1a
<i>Lepus californicus bennettii</i>	SD Black-Tailed Jackrabbit			X	X	X		X	X	X	X										L	1a
<i>Lessingia glandulifera tomentosa</i>	Warner Springs Lessingia					X															L	1a
<i>Melanerpes lewis</i>	Lewis' Woodpecker (Winter)							X		X											L	1a
<i>Myotis ciliolabrum</i>	Small-Footed Myotis				X		X	X	X	X	X	X			X			X			M	2a
<i>Myotis evotis</i>	Long Eared Myotis				X		X	X	X	X	X	X					X				M	2a
<i>Myotis thysanodes</i>	Fringed Myotis				X		X	X	X	X	X	X					X				M	2a
<i>Myotis volans</i>	Long Legged Myotis				X		X	X	X	X	X	X					X				M	2a
<i>Myotis yumanensis</i>	Yuma Myotis			X	X	X	X	X	X	X	X	X	X			X	X	X		X	M	2a
<i>Neotoma lepida intermedia</i>	San Diego Desert Woodrat			X			X	X	X												L	1a
<i>Nyctinomops macrotis</i>	Big Free-Tailed Bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
<i>Nyctinomops femorosaccus</i>	Pocketed Free-Tailed Bat			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M	2a
<i>Odocoileus hemionus</i>	Southern Mule Deer			X	X	X	X	X	X	X	X	X		X	X			X			L	1a
<i>Oncorhynchus mykiss</i>	Rainbow Trout -- Steelhead						X														L	1a
<i>Onychomys torridus ramona</i>	Southern Grasshopper Mouse			X	X	X			X												L	1a
<i>Perognathus longimembris brevinasus</i>	LA Little Pocket Mouse			X	X	X		X	X									X			L	1a
<i>Phrynosoma coronatum blainvillei</i>	San Diego Horned Lizard			X	X	X	X		X	X											M	2a
<i>Piperia cooperi</i>	Cooper's Rein Orchid			X	X	X			X												L	1a
<i>Piperia leptopetala</i>	Narrow-Petaled Rein Orchid			X	X	X			X												L	1a
<i>Quercus engelmannii</i>	Engelmann Oak						X	X													M	1b
<i>Sialia mexicana</i>	Western Bluebird						X	X													M	2a
<i>Taxidea taxus</i>	American Badger			X	X	X		X	X	X		X		X	X			X			L	1a

Probability of Occurrence Codes:

L - Low Probability; rare species in area; **M** - Moderate Probability; **H** - High Probability; **O** - Observed; see text for discussion.

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 - can be expected to occur onsite on at least an occasional basis, based on habitat quality (animal)

2b - could occur onsite, but very rare, and/or poorly known (plant)

3a - nearly certain to occur onsite on a regular basis, but cryptic, seasonal, or otherwise difficult to detect (animal)

3b - ephemeral species known from the immediate vicinity, but seasonal in occurrence (plant)