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Woodcrest Real Estate Ventures
Attn: Lauren Welty
2428 Montecito Road
Ramona, CA 92065

Biological Resource Letter Report for the Hotel Ramona Project
PDS2023-STP-23-021 on APNs: 282-141-32-00, -33, and -34
Ramona, San Diego County, California

Dear Ms. Welty,

Blackhawk Environmental, Inc. (Blackhawk) conducted biological fieldwork for the Hotel Ramona Project (Project) on APNs: 282-141-32-00, -33, and -34 at the intersection of Julian Street and Main Street in the unincorporated community of Ramona in San Diego County (Figure 1) (County of San Diego PDS2023-STP-23-021). This Biological Resource Letter Report (Report) summarizes the results of the survey, existing conditions, and proposed impacts and avoidance measures, in accordance with the *County of San Diego Guidelines for Determining Significance and Survey, Report Format, Content and Mapping Requirements* (County 2010). This Report was prepared for the County of San Diego by Blackhawk under the supervision and review of County-approved CEQA Consultant Kris Alberts and has been updated from the previous version (January 24, 2025) to reflect the most current specifications of the Project Site Plan. Surveys and assessments completed in 2024 adequately covered the current Project site and proposed impact/disturbance area.

SUMMARY

The proposed Project includes the construction of a two-story hotel on three contiguous, approximately one-acre parcels immediately north of Main Street in Ramona, San Diego County, California. When built, the hotel will consist of 101 guestrooms and amenities such as a fitness room, boardroom, second floor meeting space, and a courtyard with pool. All three parcels are currently developed with two of the parcels (-33 and -34) containing existing structures and the third parcel (-32) serving as a vehicle and equipment staging yard. Permits issued by San Diego County (Appendix E) for prior grading, clearing, and construction of free-standing structures on parcels -33 and -34 provide documentation of legal actions that were done in compliance with County standards and the California Environmental Quality Act (CEQA) dating as far back as 1972. Fuel Modification Zones (also known as Fire Clearing Areas) extend out 100 feet from the existing structures and have been in place, and maintained, around the existing structures on parcels -33 and -34; therefore, these areas are considered "impact neutral". Furthermore, disturbance was evident as far back as 1953 (NETR Online 2024), buildings have been present on parcels -33 and -34 since at least 1978 (NETR Online 2024), and an improved parking

surface has been present on parcel -32 since at least August 2019 (Google Earth 2024). No offsite biological impacts will occur because of the Project. The Project is zoned residential-multiple unit (RM-V4) and located within the areas covered by the draft North County Multiple Species Conservation Program (NCMSCP) but located outside the Pre-Approved Mitigation Area (PAMA). The Project is detailed in County of San Diego PDS2023-STP-23-021.

This report provides information regarding existing conditions and performs impact analyses based on the current site design. Additionally, this report also includes two recommended avoidance measures.

A site visit was conducted by Blackhawk biologist Seth Reimers on June 3, 2024, and included a general biological survey and jurisdictional assessment. A single habitat/land cover type was identified within the Project boundary and survey buffer area: urban/developed, which is not afforded any level of protection under the Resource Protection Ordinance (RPO).

No state or federally threatened and/or endangered plants or wildlife species were observed on-site. A literature review revealed that 38 sensitive wildlife and 16 sensitive plant species occur within the vicinity of the Project site. No sensitive plant or wildlife species were observed or detected on the Project site during the field survey. None of the 16 sensitive plant species have potential to occur on the Project site due to the absence of appropriate habitats and/or other conditions. 11 sensitive wildlife species have a low to high potential to occur on-site due to the presence of appropriate habitats and/or other conditions. No United States Fish and Wildlife Service (USFWS) designated Critical Habitat for any species occurs on the Project site.

Impacts to urban/developed lands on-site will occur because of the Project but would not be considered significant and would not require mitigation. Potential impacts to sensitive wildlife species with a moderate or higher potential to occur on-site will be avoided and/or minimized by the implementation of a Project-specific pre-construction nesting bird survey conservation measure that will prevent the Project from contributing to significantly cumulative impacts to the resources involved.

INTRODUCTION, PROJECT DESCRIPTION, LOCATION AND SETTING

The proposed Project includes the construction of a two-story hotel on three contiguous parcels (approximately 3.26 acres) immediately north of Main Street in Ramona, San Diego County, California. When built, the hotel will consist of 101 guestrooms and amenities such as a fitness room, boardroom, second floor meeting space, and a courtyard with pool. The current Site Plan identifies approximately 2.74 acres of grading disturbance within the approximately 3.26-acre gross Project site. All three parcels are currently developed with two of the parcels (-33 and -34) containing existing structures and the third parcel (-32) serving as a vehicle and equipment staging yard. Access is to be provided by two driveways off Main Street. Earthwork will consist of cut of up to 3,000 cubic yards, fill of 1,900 cubic yards of material, and approximately 1,100 cubic yards of import/export material. A ten-foot-wide all-purpose decomposed granite trail will be constructed along the Main Street frontage for pedestrian and bicycle use. Frontage improvements will be coordinated with Caltrans and be subject to applicable driveway, pedestrian, ADA, and encroachment permit requirements. No offsite biological impacts will occur because of the Project. The Project is zoned RM-V4 and located within the areas covered by the draft NCMSCP but located outside the PAMA. The Project is detailed in County of San Diego PDS2023-STP-23-021.

Permits issued by San Diego County (Appendix E) for prior grading, clearing, and construction of free-standing structures on parcels -33 and -34 provide documentation of legal actions that were done in compliance with County standards and the California Environmental Quality Act (CEQA) dating as far back as 1972. Fuel Modification Zones (also known as Fire Clearing Areas) extend out 100 feet from the existing structures and have been in place, and maintained, around the existing structures on parcels -33 and -34; therefore, these areas are considered "impact neutral". Furthermore, disturbance was evident as far back as 1953 (NETR Online 2024), buildings have been present on parcels -33 and -34 since at least 1978 (NETR Online 2024), and an improved parking surface has been present on parcel -32 since at least August 2019 (Google Earth 2024).

REGIONAL CONTEXT

Topography and Soils

The Project is located in Section 00 of the San Pasqual United States Geological Service (USGS) 7.5' Quadrangle, Range 1 East, Township 13 South (Figure 1). Topographically speaking, the Project site is flat with elevation ranging between approximately 1410 and 1419 feet above mean sea level (amsl).

The United States Department of Agriculture (USDA) Web Soil Mapper was used to obtain soil data for the Project site, indicating two soil types exist: Bonsall sandy loam and Placentia sandy loam. Results of the Project soil analysis are shown on Figure 2 and in Table 1 below; however, observations during the field survey indicated that the soils have been altered from their natural state through previous development and regular use by current occupants.

Table 1. Soils Occurring Within APNs: 282-141-32, -33, & -34

Map Unit Name	Percent of Project Site
Bonsall sandy loam, 2 to 9 percent slopes	82
Placentia sandy loam, 2 to 9 percent slopes	18

Site Survey

Blackhawk Environmental biologist Seth Reimers conducted a field survey of the Project site on June 3, 2024. A pedestrian survey of the entire approximately 3.26-acre Project site, plus a 100-foot survey buffer (Survey Area) was done. The survey was conducted between 11:45 A.M and 1:30 P.M. Survey conditions are included in Table 2. The primary focus of the survey was to document and map the size, location and general quality of all habitat types and the presence and/or potential for occurrence of any sensitive resources on-site.

Table 2. Site Survey Conditions

Biologist(s)	Date	Time	Air Temperature (°F)	Wind Speed (mph)	Cloud Cover (%)	Precipitation
Seth Reimers	6/3/2024	1145 – 1330	72 – 75	1 - 5	10	None

Methods included pedestrian surveys using belt and meandering transects spaced approximately 5 to 15 meters apart. Where appropriate, the biologist paused at select vantage points to provide full visual coverage of the Project site and Survey Area. During the field survey, all plant and wildlife species observed or detected were recorded in field notebooks. Binoculars were used as needed to identify wildlife species. Plant species observed were identified to species or subspecies level when feasible according to the nomenclature in *The Jepson Manual: Vascular Plants of California Edition 2* (Baldwin et al. 2012). Vegetation communities were described according to dominant plant species present and digitized on a high-resolution satellite image of the Project site (Figure 3). Vegetation community mapping was performed following the *Guidelines for Determining Significance and Survey, Report, Format, Content and Mapping Requirements* (County 2010). The habitat assessment did not include protocol level surveys for any sensitive plant or wildlife species.

Biological Resources Present

A single habitat type was documented within the Project site: urban/developed. A total of five wildlife species and 18 plant species were observed during the survey, all of which are common species frequently encountered in urban/developed environments. No wetlands, potentially jurisdictional waters, vernal pools or depressions were observed on the Project site. A comprehensive list of wildlife and plant species observed during the site survey can be found in Appendix A and Appendix B, respectively.

HABITATS AND VEGETATION COMMUNITIES

A summary of the habitat types and vegetation communities documented within the Project site, including determination of habitat types by acreage, dominant plant species present and overall habitat quality, are included in this section. Information regarding species abundance, composition and diversity can also be found in this section, in addition to habitat sensitivity levels and regional and local importance of conserving each habitat type. Representative photos of the Project site can be found in Appendix D.

Habitat descriptions are derived from the *County of San Diego's Biological Mapping Requirements* (County 2010) and Terrestrial Vegetation Communities in San Diego County based on Holland's Descriptions (Oberbauer 2008).

Habitats

The Project site currently supports a single habitat type: urban/developed (Figure 3), which is not considered a County RPO Sensitive Habitat Land or otherwise sensitive by state or federal agencies. Review of historic aerial imagery indicates that the lands were part of agricultural practices as far back as 1953, with development beginning as early as 1968 and progressing intermittently over many years up until present day. Buildings or structures are first evident on parcels -33 and -34 in 1978 with recurrent disturbance on parcel -32 happening until approximately 2003. From that point on, it appears that soil disturbing activities ceased but the parcel underwent regular mowing for fire fuel reduction purposes until the installation of an improved parking surface in August of 2019, something that remains to present day. Effectively this parcel remained in a disturbed state from as early as 1953 until the parking surface was installed in 2019, at which point it became urban/developed. Prior to the parking surface installation, this approximately one acre parcel contained areas of bare ground and vegetation that likely consisted of commonly found non-native annual grasses and forb species, as well as planted or naturally spread ornamental species, such as Bermuda grass (*Cynodon dactylon*), Russian tumbleweed (*Salsola tragus*), smooth barley (*Hordeum murinum*), cheese weed (*Malva parviflora*), short-pod mustard (*Hirschfeldia incana*), slender wild oat (*Avena barbata*), blue gum eucalyptus (*Eucalyptus globulus*) and bur clover (*Medicago polymorpha*) that presumably did not function as natural habitat as they were regularly mowed as part of fire fuel reduction practices. The regional value of this once occurring disturbed habitat is low; having potential for foraging habitat for raptors and use by rodents capable of withstanding frequent anthropogenic disturbance, such as Botta's pocket gopher (*Thomomys bottae*). This habitat has not been present on the Project site since at least 2019. Efforts to map Ramona's vernal pools in 2003 did not identify any vernal pools within the Project site (TAIC and EDAW 2005) at that time.

Urban/Developed (Habitat Code 12000):

Approximately 3.26 acres of Urban/Developed habitat occurs across the entirety of the Project site and consists of buildings, parking areas, and an equipment and material storage yard. Much of the area is covered by concrete, asphalt and/or gravel but where vegetation is found it consists of mostly non-native species such as short-pod mustard, prickly lettuce (*Lactuca serriola*), smilo grass (*Stipa miliacea*), and red-stemmed filaree (*Erodium cicutarium*) distributed around the perimeter of buildings and along dilapidated fences. The developed area also includes large blue gum eucalyptus trees (*Eucalyptus globulus*) that are part of Ramona's historic eucalyptus tree colonnade, which was originally established in 1909. Wildlife species observed within the developed habitat was limited to house finch (*Haemorrhous mexicanus*), California towhee (*Melospiza crissalis*), American crow (*Corvus brachyrhynchos*), rock pigeon (*Columba livia*), and Eurasian-collared dove (*Streptopelia decaocto*). The regional value of urban/developed habitat is low with its limited ability to support sensitive species.

SPECIAL STATUS SPECIES

Blackhawk conducted a database records search centered on the Project site within the USGS 7.5' San Pasqual quadrangle. Overall, a one-mile radius surrounding the Project site was reviewed for sensitive biological resources. The CDFW California Natural Diversity Database (CNDDDB) (CDFW 2024), the USFWS Species Occurrence Database (USFWS 2024), and the California Native Plant Society's (CNPS)

Electronic Inventory (EI) of Rare and Endangered Vascular Plants of California (CNPS 2024) were reviewed for sensitive plant and wildlife species records in the *San Pasqual* quadrangle that contains the Project site. CNDDDB contains records of reported occurrences of federal and state-listed species, proposed endangered or threatened species, federal Birds of Conservation Concern, California Species of Special Concern (SSC), or otherwise sensitive species or communities that may occur within or in the vicinity of a project area. This database and literature review was used to provide details on potentially present sensitive biological species/resources within or adjacent to the Project site, prior to conducting the field survey (CNDDDB accessed May 30, 2024).

Initial methods described above focused on potential for occurrence of sensitive plant and wildlife species. Species were considered sensitive, and therefore subject to analysis in this section, if they met one or more of the following criteria:

- Plant and animal species listed as endangered (FE), threatened (FT), or candidates (FC) for listing under the Federal Endangered Species Act (FESA);
- Plant and animal species listed as endangered (SE), threatened (ST), or candidates (SC) for listing under the California Endangered Species Act (CESA);
- Animals designated as Fully Protected Species (FP), as defined in California Fish and Game Code Sections 3511, 4700, 5050, and 5515;
- Animal species designated as Species of Special Concern (SSC) by the CDFW;
- MSCP-covered species;
- County of San Diego Sensitive Animals;
- Bat species designated as High Priority (H) by the Western Bat Working Group;
- Plants that are state-listed as Rare¹; or
- Plant species ranked by the California Native Plant Society (CNPS) as having a California Rare Plant Rank (CRPR) of 1 or 2.²

Sensitive natural communities are communities that have a limited distribution and are often vulnerable to the environmental effects of projects. These communities may or may not contain sensitive species or their habitats. For purposes of this assessment, sensitive natural communities include any of the following:

- Vegetation communities listed in the California Natural Diversity Database (CNDDDB), or;
- Communities listed in the Natural Communities List with a rarity rank of S1 (critically imperiled), S2 (imperiled), or S3 (vulnerable).

Utilizing the background data described above, a field survey was conducted to assess the Project site for its existing conditions and its capacity to potentially harbor sensitive biological resources identified in the literature review (target species).

¹ Plants that were previously state listed as "Rare" have been re-designated as State-threatened.

² Under the CEQA review process, only CRPR 1 and 2 species are considered, as these are the only CNPS species that meet CEQA's definition of "rare" or "endangered." Impacts to List 3 and 4 species do not meet CEQA's definition of "rare" or "endangered."

Following the habitat assessment, potentials for sensitive species to occur were evaluated based on proximity, recentness and abundance of known occurrences, availability of suitable habitats, connectivity to source populations and historic distributions of the species. Potentials for occurrence were generally evaluated based on the following criteria:

- **Present** – The species was observed within the survey area during the survey effort.
- **High** – Historic records indicate that the species has been known to occur within the regional vicinity of the Project (1 mile), and suitable habitat occurs onsite.
- **Moderate** – Historic records indicate that the species has been known to occur within the vicinity of the Project, but low quality suitable habitat occurs onsite, or; no historic records occur within the vicinity of the Project, but the Project site occurs within the historic range of the species, and moderate to high quality habitat occurs on or adjacent to the Project site.
- **Low** – Historic records indicate that the species has not been known to widely occupy the regional vicinity of the Project, and low-quality habitat for the species exists onsite.
- **No Potential** – The species is restricted to habitats not occurring within or adjacent to the Project site, or is considered extirpated from the vicinity of the Project.

Sensitive Plants

The literature review resulted in a list of 16 sensitive plant species with potential to occur on the Project site and in the surrounding vicinity. Due to a lack of suitable habitat types, soil types, elevational restrictions, connectivity to source populations and/or other factors, there is no potential for any of these species to occur on the Project site in areas proposed for direct or indirect impacts: Caraway leaved gilia (*Gilia caruifolia*), delicate clarkia (*Clarkia delicata*), graceful tarplant (*Holocarpha virgata* ssp. *elongata*), Lakeside ceanothus (*Ceanothus cyaneus*), little mousetail (*Myosurus minimus*), Orcutt's brodiaea (*Brodiaea orcuttii*), Otay Mountain ceanothus (*Ceanothus otayensis*), Palmer's grapplinghook (*Harpagonella palmeri*), Ramona horkelia (*Horkelia truncata*), San Diego button celery (*Eryngium aristulatum* var. *parishii*), San Diego milk vetch (*Astragalus oocarpus*), San Diego thornmint (*Acanthamintha ilicifolia*), smooth tarplant (*Centromadia pungens* ssp. *laevis*), southern tarplant (*Centromadia parryi* ssp. *australis*), spreading navarretia (*Navarretia fossalis*), and vernal barley (*Hordeum intercedens*). The field survey conducted in June 2024 was within the expected blooming period for 15 of the 16 sensitive plant species (San Diego button celery being the lone outlier) making identification feasible, or as perennial species they would have been observed if present. These 16 sensitive plant species and their potentials for occurrence are further described in Appendix C. A complete list of plant species observed is included as Attachment B. Species bearing a state or federal threatened or endangered status are further discussed below.

San Diego Button Celery

San Diego button celery is federally threatened, state endangered, and a County List A species with a CRPR of 1B.1. It is an annual forb species that is closely associated with vernal pools in freshwater wetlands, coastal sage scrub, valley grassland and riparian communities. Although the field survey was conducted outside of the species' expected blooming period of November to April, the Project site has been disturbed since at least 1953 and fully developed since 2019 and no vernal pools or

depressions were observed during the field survey, eliminating potential for this species to occur and presuming its absence.

San Diego Thornmint

San Diego thornmint is federally threatened, state endangered, a MSCP-covered species, San Diego County Narrow Endemic, and a County List A species with a CRPR of 1B.1. It is an annual herb that occurs in openings in valley and foothill grasslands, coastal sage scrub, chaparral, vernal pools, wetlands, and riparian systems. It is restricted to certain gabbro and calcareous soils. The Project site does not contain any of the requisite habitat or soil types and has been disturbed since at least 1953 and fully developed since 2019, eliminating potential for this species to occur and presuming its absence.

Spreading Navarretia

Spreading navarretia is federally threatened, a MSCP-covered species, and a County List A species with a CRPR of 1B.1. It is an annual herb that occurs in vernal pools and depressions and ditches in areas that once supported vernal pools in saline and alkaline soils. It is typically found in chenopod scrub, marshes, and swamps, and playas. The Project site does not contain any of the requisite habitat or soil types and has been disturbed since at least 1953 and fully developed since 2019, eliminating potential for this species to occur and presuming its absence.

Sensitive Wildlife

The literature review resulted in a list of 38 sensitive wildlife species with potential to occur on the Project site and in the surrounding vicinity. Due to a lack of suitable habitat types, soil types, elevational restrictions, connectivity to source populations and/or other factors, there is no potential for the following 27 species to occur on the Project site in areas proposed for direct or indirect impacts: American badger (*Taxidea taxus*), Belding's orange-throated whiptail (*Aspidoscelis hyperythra*), Blainville's horned lizard (*Phrynosoma blainvillii*), burrowing owl (*Athene cunicularia*), California glossy snake (*Arizona elegans occidentalis*), California horned lark (*Eremophila alpestris actia*), Canada goose (*Branta canadensis*), Crotch bumble bee (*Bombus crotchii*), Dulzura pocket mouse (*Chaetodipus californicus femoralis*), ferruginous hawk (*Buteo regalis*), golden eagle (*Aquila chrysaetos*), grasshopper sparrow (*Ammodramus savannarum*), loggerhead shrike (*Lanius ludovicianus*), northern harrier (*Circus cyaneus hudsonius*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), San Diego banded gecko (*Coleonyx variegatus abbotti*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), San Diego fairy shrimp (*Branchinecta sandiegonensis*), silvery legless lizard (*Anniella stebbinsi*), southern grasshopper mouse (*Onychomys torridus ramona*), southern mule deer (*Odocoileus hemionus*), Stephen's kangaroo rat (*Dipodomys stephensi*), Swainson's hawk (*Buteo swainsoni*), tricolored blackbird (*Agelaius tricolor*), turkey vulture (*Cathartes aura*), western spadefoot (*Spea hammondi*), and white-tailed kite (*Elanus leucurus*). Of the 11 remaining sensitive wildlife species identified during the literature review, none were observed during the survey; however, one has a high potential to occur [Cooper's hawk (*Astur cooperii*)], and 10 have a low potential to occur [big free-tailed bat (*Nyctinomops macrotis*), California gull (*Larus californicus*), greater western mastiff bat (*Eumops perotis californicus*), monarch butterfly (*Danaus plexippus*), pallid bat (*Antozus pallidus*), pocketed free-tailed bat (*Nyctinomops femorosaccus*), silver haired bat

(*Lasionycterus noctivagans*), Townsend's big-eared bat (*Corynorhinus townsendii*), western yellow bat (*Lasiurus xanthinus*), and Yuma myotis (*Myotis yumanensis*)). All 38 sensitive wildlife species and their potentials for occurrence are further described in Appendix C. Species that are not federally or state-listed, fully protected, Species of Special Concern, MSCP-covered or County of San Diego Sensitive Animals are not evaluated in this report (e.g. Watchlist species). A complete list of wildlife species observed is included as Attachment A. Species bearing a state or federal threatened or endangered status are further discussed below.

Crotch's Bumble Bee

Crotch's bumble bee is a State Candidate for listing as Endangered and they inhabit open grasslands and scrub habitats feeding on *Asclepias*, *Chaenactis*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia*. Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees. The Project site has been fully developed since 2019 and while limited food sources are available, no suitable habitats are available for sustainable foraging or nesting, eliminating the potential for this species to occur thereby reasonably presuming its absence.

Monarch

Monarch butterfly is a state Candidate for listing as Endangered and while there are no records of overwintering populations within the vicinity of the Project site, individuals commonly occur in urban/developed areas that provide food sources and larval host plants (*Asclepias*) as part of landscaping. No larval host plants were observed on the Project site and the blue gum eucalyptus trees along Main Street are not known overwintering sites; therefore, the monarch may be considered absent from the Project site for egg-laying and larval metamorphosis life history functions but may be considered as having low potential to occur as a fly-over species passing through the site.

San Diego Fairy Shrimp

San Diego fairy shrimp is federally endangered, a MSCP-covered species and a County Group 1 species. It is restricted to vernal pool communities with deeper pools that retain water for medium to long durations. This species has been documented near the Project as vernal pools are common throughout the Ramona area. The CNDDDB query indicated that one San Diego fairy shrimp record from 2015 may overlap the northwest corner of the Project site (Figure 4; Photo 13 – Appendix D); however, the record is tied to at least four separate polygons that represent a single San Diego fairy shrimp record (Photo 14 – Appendix D) so its location accuracy cannot be verified. This record predates the parking surface improvement of 2019 and no vernal pools or depressions capable of retaining water for sufficient life cycle durations were observed during the field survey. A thorough review of historical aerial imagery on Google Earth and NETR Online did not reveal any standing water within the Survey Area, thereby eliminating potential for this species to occur on the Project site.

Stephen's Kangaroo Rat

Stephen's kangaroo rat is federally endangered, a state threatened species, and a County Group 1 species. It occurs primarily in low-growing annual and perennial grassland habitats but may occur in coastal scrub or sagebrush with sparse canopy cover and low herbaceous growth, or in disturbed

areas. This species has been documented within the vicinity of the Project site and portions of the site contain very small patches of annual grasses with relatively sparse canopy cover; however, no diagnostic kangaroo rat burrows were observed during the survey. Since burrows were not observed, small patches of minimally suitable habitat and decades of development this species has no potential to occur within the Project site.

Swainson's Hawk

Swainson's hawk is state threatened and a County Group 1 species. It prefers open habitats including plains, dry grasslands, agricultural fields, and ranchlands with nearby stands of trees for nesting sites. While there is at least one record for this species within one mile of the Project site, this species only migrates through the area on its way to the Central Valley where it is known to nest. It does not nest in San Diego County. No suitable habitat occurs on the Project site; therefore, this species has no potential to occur on the Project site.

Tricolored Blackbird

Tricolored blackbird is state threatened, a CDFW SSC, a MSCP-covered species and a County Group 1 species. It nests in colonies and prefers freshwater marshes dominated by cattails or bullrushes and occasionally in willows, blackberries, thistles, and nettles. Small breeding colonies in southern California occur at lakes, reservoirs, and parks surrounded by urban development. No records are known within one mile of the Project site and there is no suitable habitat; therefore, this species has no potential to occur on the Project site.

Western Spadefoot

Western spadefoot is a state and federal candidate for listing, a CDFW SSC, and a County Group 2 species. It prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Breeding sites include vernal pools and other temporary rain pools, cattle tanks, and occasionally in pools of intermittently streams with turbid water having little or no cover. Although there is at least one record within one mile of the Project site, there is no suitable habitat for upland aestivation or breeding; therefore, this species has no potential to occur on the Project site.

AQUATIC RESOURCES

The literature review did not yield any National Hydrography Dataset (NHD) or National Wetland Inventory (NWI) features within or immediately adjacent to the Project site (Figure 5). The field survey included an aquatic resources assessment to determine the extents of any potential jurisdictional resources within the Project site. The assessment evaluated the characteristics that would indicate a particular resource would be under the jurisdiction of the United States Army Corps of Engineers (USACE) pursuant to Section 404 of the federal Clean Water Act (CWA), under the jurisdiction of the Regional Water Quality Control Board (RWQCB) pursuant to CWA Section 401 and the Porter-Cologne Water Quality Control Act, CDFW pursuant to Section 1600-1603 of the California Fish and Game Code, and/or County of San Diego Resource Protection Ordinance (RPO). The Project site was found to

consist entirely of urban/developed upland habitat. No portion of the Project site contains indicators or jurisdictional aquatic resources (e.g., bed and bank, hydrophytic vegetation, etc.), including vernal pools or depressions, regulated by USACE, RWQCB, CDFW, or County of San Diego RPO.

Though the Project vicinity is known to have non-wetland waters, wetland waters, and vernal pool complexes, the Project site has been in a disturbed and/or developed state since at least 1953. The entire Project site has been completely developed and prior to that underwent routine fire fuel reduction activities. Onsite soils are therefore altered extensively from pre-development states. As a result of these regular disturbance and development events that have occurred for over 70 years, combined with an absence of observed wetland and/or vernal pool plant species and a lack of depressional landforms, there is an absence of vernal pools and RPO wetlands on the Project site. Therefore, surveys for vernal pools, vernal pool plant and wildlife species, and RPO wetlands are considered complete.

OTHER UNIQUE FEATURES/RESOURCES

Wildlife Corridors and Linkages

There are two types of wildlife corridors: local and regional. Local corridors provide animals with access to resources such as food, water, and shelter. Wildlife may use these corridors to travel from riparian to upland habitats and back to the riparian area. Regional corridors allow for wildlife movement between large core areas of habitat that are regionally important. This includes major creeks and rivers, ridges, valleys, and large swaths of undeveloped land.

The Project site is not part of a Biological Core Area in the Draft NC MSCP, nor does it function as a regional wildlife corridor. Movement of larger wildlife species is likely to occur off-site approximately 0.35 miles north through Santa Maria Creek, a known wildlife corridor that goes through the Ramona Grasslands. Implementation of the proposed Project would not impact local or regional wildlife corridors as the Project site is very small, has been disturbed since at least 1953 and fully developed since 2019, abuts Main Street (SR-67) to the south which provides no potential for wildlife movement in that direction. There is no habitat connection between the site and Santa Maria Creek.

The Project site is not included within the PAMA of the Draft NC MSCP, which typically includes core habitat areas essential to the conservation of sensitive species. The Project site is situated within an area where development is being directed (along Main Street) because of the limited biological resources. Therefore, the Project site does not contain biological resources that are critical for sensitive species within the Draft NC MSCP, and thus does not comprise a substantial wildlife movement corridor.

Wildlife Nursery Sites

Potential maternal roosting sites (nursery sites) for bats may occur within the buildings on the Project site. Roosting opportunities may occur for opportunistic tree-roosting bat species; therefore, one avoidance measure to protect bats is proposed herein and may be required.

Raptor Nesting and Foraging

The Project site contains numerous large eucalyptus trees suitable for raptor nesting, including Cooper's hawk, red-tailed hawk (*Buteo jamaicensis*), and red-shouldered hawk (*Buteo lineatus*), which are known to occupy the area but were not observed during the field survey. Suitable raptor foraging habitat may be limited to use by Cooper's hawks who are stealthy backyard hunters that prey on smaller perching birds such as mourning doves. The fully-developed nature of the Project site does not lend well to other raptors that require more open, disturbed, and non-native grassland areas harboring prey such as California ground squirrel (*Otospermophilus beecheyi*) and desert cottontail (*Sylvilagus audubonii*). Except for the eucalyptus trees, the entire area will be re-developed; however, this re-development is unlikely to change raptor foraging and nesting potential on and adjacent to the Project site. The impacts of such a land use change are considered less than significant, largely based on decades of human disturbance associated with the areas proposed for re-development, as balanced by the preservation of the eucalyptus trees along Main Street, where the optimal nesting locations are located. In addition, several raptor species can reasonably be expected to continue to utilize the proposed developed areas as foraging and/or nesting opportunities after construction, including red-tailed hawk, red-shouldered hawk, Cooper's hawk, American kestrel (*Falco sparverius*), great horned owl (*Bubo virginianus*), and barn owl (*Tyto alba*).

Suitable nesting burrows for ground nesting raptors, specifically burrowing owl (*Athene cunicularia*), were not observed during the survey. Burrowing owl populations are known to occur within the region; however, burrowing owls were not observed within the Survey Area during the survey and are not expected to occur on the Project site.

Regionally Sensitive Resources – Ramona Grasslands County Preserve

The Ramona Grasslands County Preserve consists of 3,521 acres of undeveloped lands in the Santa Maria Valley and is composed of numerous vegetation types including, but not limited to: native and non-native grasslands, coastal sage scrub, chaparral, oak woodlands, riparian areas and vernal pools. Numerous sensitive plant and wildlife species are found throughout the Preserve, including Stephens' kangaroo rat, fairy shrimp, golden eagle (*Aquila chrysaetos*), burrowing owl, San Diego thorn mint and southern tarplant. The proposed Project is located outside of the County of San Diego Ramona Grasslands Special Study area.

PROPOSED AVOIDANCE MEASURES

The proposed Project is the re-development of three previously disturbed and developed parcels totaling 3.26 acres into a hotel along Main Street. No offsite impacts will occur, since the Project will utilize the existing access from Main Street, and any required fuel management will be accommodated onsite, or where it would extend offsite, the land is already developed or maintained for adjacent land use, such as commercial or residential use. Proposed applicable avoidance measures are proposed to avoid impacts to sensitive biological resources in conformance with the *County of San Diego Guidelines for Determining Significance for Biological Resources* (County 2010).

Table 3 identifies the potential impacts as a result of the proposed Project. Mitigation is not required for impacts to disturbed and urban/developed habitats per the County guidelines.

Table 3. Potential Impacts							
Habitat/Vegetation Community	Existing (acres)	Impacts onsite (acres)	Impacts offsite (acres)	Mitigation Ratio	Mitigation Required (acres)	Preserved Onsite (acres)	Offsite Mitigation (acres)
Urban/Developed	3.26	3.26	0	0:1	0	0	0
Total	3.26	3.26	0	0:1	0	0	0

Significance of Project Impacts

The following discussion describes the Project's potential to directly, indirectly and cumulatively impact sensitive biological resources during redevelopment, and provides analyses of significance for each potential impact in conformance with the *County of San Diego Guidelines for Determining Significance for Biological Resources* (County 2010).

Direct Impacts

Direct impacts include those involving the loss, alteration and/or disturbance of plant communities, and consequently, the flora and fauna of the affected area. Direct impacts also include the destruction of individual plants and/or wildlife. Direct impacts may adversely affect regional populations of certain species, or result in isolated populations, reducing genetic diversity and range-wide population stability; conversely, direct impacts may also have intended or unintended positive effects in some cases.

Indirect Impacts

Indirect impacts include a variety of effects related to areas or habitats that are not directly removed by Project softscape development, such as loss of foraging habitat, increased ambient noise, artificial light, introduced predators (e.g., domestic cats, dogs and other non-native animals), competition with exotic plants and animals, increased human presence and associated disturbances (e.g., trash, green waste, physical intrusion). Indirect impacts may include long and/or short term daily activities associated with project build-out, such as increased traffic, permanent barriers or fences, buildings, exotic seed-bearing ornamental plantings, irrigated landscapes and human presence, among others. These types of impacts are known as edge effects and over time, may result in some encroachment on native plants by exotic plants, altered behavioral wildlife patterns, reduced wildlife diversity, and decreased wildlife abundance in habitats adjacent to a given project site. However, as is the case with direct impacts, indirect impacts may also have intended or unintended positive effects for certain species.

Cumulative Impacts

Cumulative impacts are defined by the collective of two or more projects, that when considered individually are minimal, but over time may become collectively significant.

Thresholds of Significance

Environmental impacts relative to biological resources are assessed using impact significance threshold criteria, which reflect the policy statement contained in CEQA, Section 21001 (c) of the California Public Resources Code. Accordingly, the State Legislature has established it to be the policy of the State of California to:

"Prevent the elimination of fish or wildlife species due to man's activities, insure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities..."

Determining whether a project may have a significant effect, or impact, plays a critical role in the CEQA process. According to CEQA, Section 15064.7 (Thresholds of Significance), each public agency is encouraged to develop and adopt (by ordinance, resolution, rule, or regulation) thresholds of significance that the agency uses in the determination of the significance of environmental effects. A threshold of significance is an identifiable quantitative, qualitative or performance level of a particular environmental effect, non-compliance with which means the effect will normally be determined to be significant by the agency and compliance with which means the effect normally will be determined

to be less than significant. In the development of thresholds of significance for impacts to biological resources CEQA provides guidance primarily in Section 15065, Mandatory Findings of Significance, and the CEQA Guidelines, Appendix G, Environmental Checklist Form. Section 15065(a) states that a project may have a significant effect where:

"The project has the potential to: substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or wildlife community, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, ..."

Therefore, for the purpose of this analysis, impacts to biological resources are considered potentially significant (before considering avoidance measures) if one or more of the following criteria discussed below would result from implementation of the proposed project.

Attachment G of the 1998 State CEQA guidelines indicate that a project may be deemed to have a significant effect on the environment if the project is likely to:

- a)** Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- b)** Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- c)** Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- d)** Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e)** Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- f)** Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

AM-BIO 1 and AM-BIO 2 are included as resource-avoidance and regulatory-compliance requirements to avoid impacts to nesting birds and potentially roosting bats during Project implementation. These requirements are not relied upon to reduce an otherwise significant biological impact to a less-than-significant level. Accordingly, no habitat-based mitigation is required.

Urban/Developed

Impacts to urban/developed habitat on the Project site would not be considered significant. The urban/developed areas consist of commercial buildings and parking areas.

Indirect Impacts

No significant indirect impacts will result from the Project. The Project site does not abut native habitats and is surrounded by developed roads and residential and commercial structures.

CUMULATIVE IMPACTS

The Project does not propose to have any direct or indirect impacts to sensitive habitats, plants or wildlife. Therefore, the Project would not contribute to potential cumulative impacts associated with nearby similar projects.

Avoidance and Minimization

The proposed Project will not result in the loss of any sensitive habitat; therefore, mitigation credits will not need to be purchased to offset the development of the urban/developed land cover. Only one species has a high potential for occurrence on the Project site; however, the Project site does have potential to provide suitable nesting areas and substrates to birds protected by the MBTA and California Fish and Game Codes. With the implementation of the resource avoidance measures AM-BIO 1 and AM-BIO 2, impacts to all nesting bird species and potentially roosting bat species will be avoided.

- **AM-BIO 1:** In order to avoid impacts to migratory birds and raptors, which are sensitive biological resources pursuant to the Migratory Bird Treaty Act (MBTA), a Resource Avoidance Area (RAA), shall be implemented on all plans. There shall be no brushing, clearing, and/or grading such that none will be allowed within 300 feet of migratory bird nesting habitat and 500 feet of raptor nesting habitat during the breeding season. The breeding season is defined as occurring between January 1 and August 31. The Director of PDS may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Wildlife, provided that no migratory birds or raptors are present in the vicinity of the brushing, clearing, or grading as demonstrated by a survey completed no more than 72-hours prior to the start of brushing, clearing, or grading. The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for a waiver of this condition. Although, no grading shall occur within the RAA until concurrence is received from the County and Wildlife Agencies. Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.

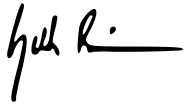
- **AM-BIO 2:** In order to prevent inadvertent disturbance to special status bats, a pre-construction bat survey shall be conducted prior to the removal of mature trees or existing buildings/structures with potential to support roosting bats. Prior to the removal of mature trees or existing buildings/structures with potential to support roosting bats, a qualified biologist shall conduct an initial pre-construction survey no more than 30 days and no less than two weeks prior to commencement of tree removal or demolition activities to determine if roosting bats are present in the proposed impact areas. A letter report summarizing the survey methods and results of the survey, including negative findings, shall be submitted to the County for review at least two weeks prior to the commencement of project activities. If bats are detected within the proposed impact area during the initial pre-construction survey, the letter report will identify measures to be implemented to avoid and minimize potential direct and indirect impacts to roosting bats, including those identified in this measure. A final preconstruction survey shall be conducted no more than three days (72 hours) prior to tree removal or demolition activities within the proposed impact area. If bats are not detected during the final pre-construction survey or determined to be absent from the proposed impact area, construction activities shall be allowed to proceed, and no additional measures would be necessary. If bats are detected during the final pre-construction survey, the following avoidance measures shall be implemented, depending on the time of year, including additional measures identified in the letter report. If an active maternity roost is detected during the bat maternity season (April 15 through August 15), the biologist shall flag the active roost site and construction activities shall avoid the roost site until after the maternity season (August 16), or until the qualified biologist has determined young are self-sufficiently volant (able to fly). If bats are detected and determined to be roosting within the proposed impact area(s) outside of the bat maternity season (August 16 through April 14), the biologist shall flag the active roost site and construction activities shall avoid roost sites until bats are no longer determined to be roosting as determined by the qualified bat biologist. Exclusion of roost sites, where feasible, outside of the bat maternity season may be conducted with approval of the County. Methods of roost exclusion shall be determined in consultation with the County. The qualified biologist shall prepare written documentation that certifies that the bat survey has been completed prior to each phase of the project and that bats have been avoided. Prior to any clearing of vegetation and removal of existing buildings/structures from the project site, this condition shall be completed and approved. The [DPW, PDCI] shall not allow any clearing of vegetation or removal of existing buildings/structures, unless a concurrence from the [PDS, PPD] is received. The [PDS, PPD] shall review the concurrence letter.

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2021 7.5-minute topographic quadrangle map for *San Pasqual*, California.

PREPARER AND PERSONS/ORGANIZATIONS CONTACTED

This report was prepared by Seth Reimers and County-approved Biologist Kris Alberts.



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ATTACHMENTS:

Figure 1 – Project Location

Figure 2 – Soils

Figure 3 – Biological Resources

Figure 4 – CNDDDB Results

Figure 5 – Aquatic Resources

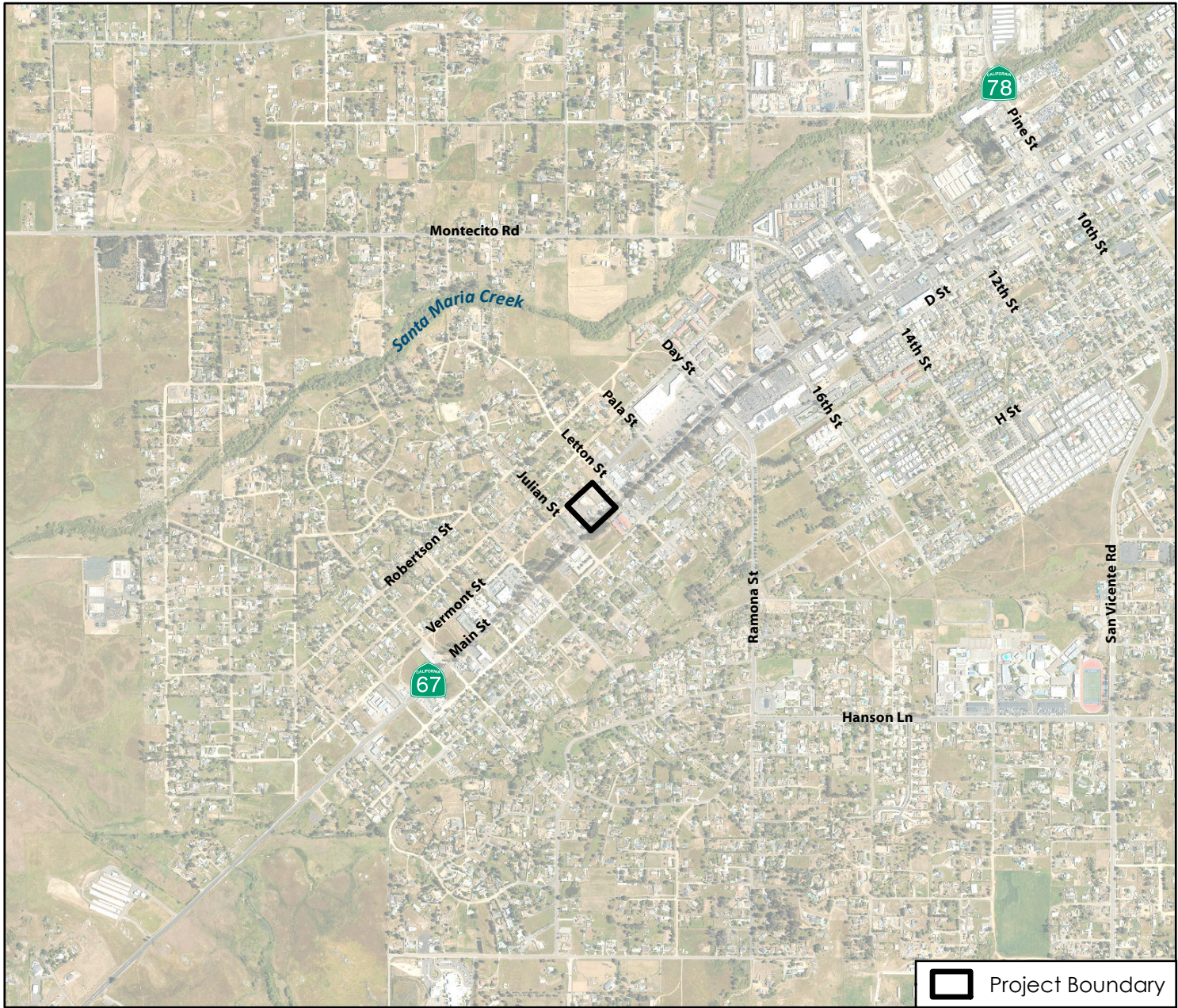
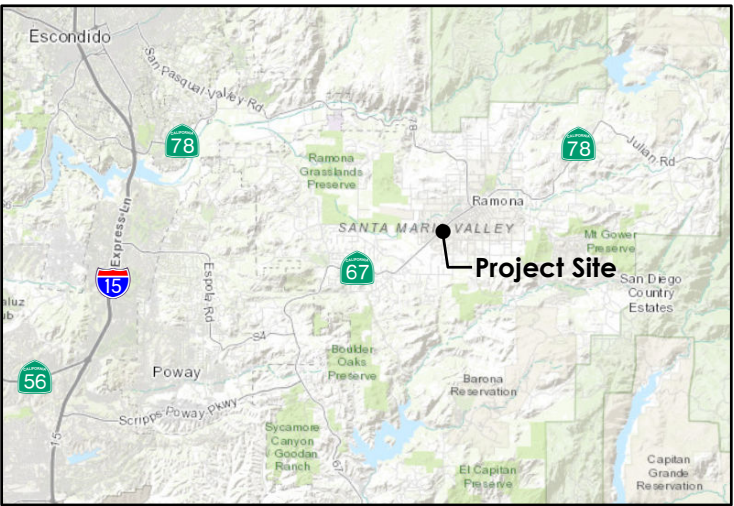
Appendix A – Wildlife Species List

Appendix B – Plant Species List

Appendix C – Sensitive Plant and Wildlife Species with the Potential to Occur

Appendix D – Representative Photos

Appendix E – Building Records

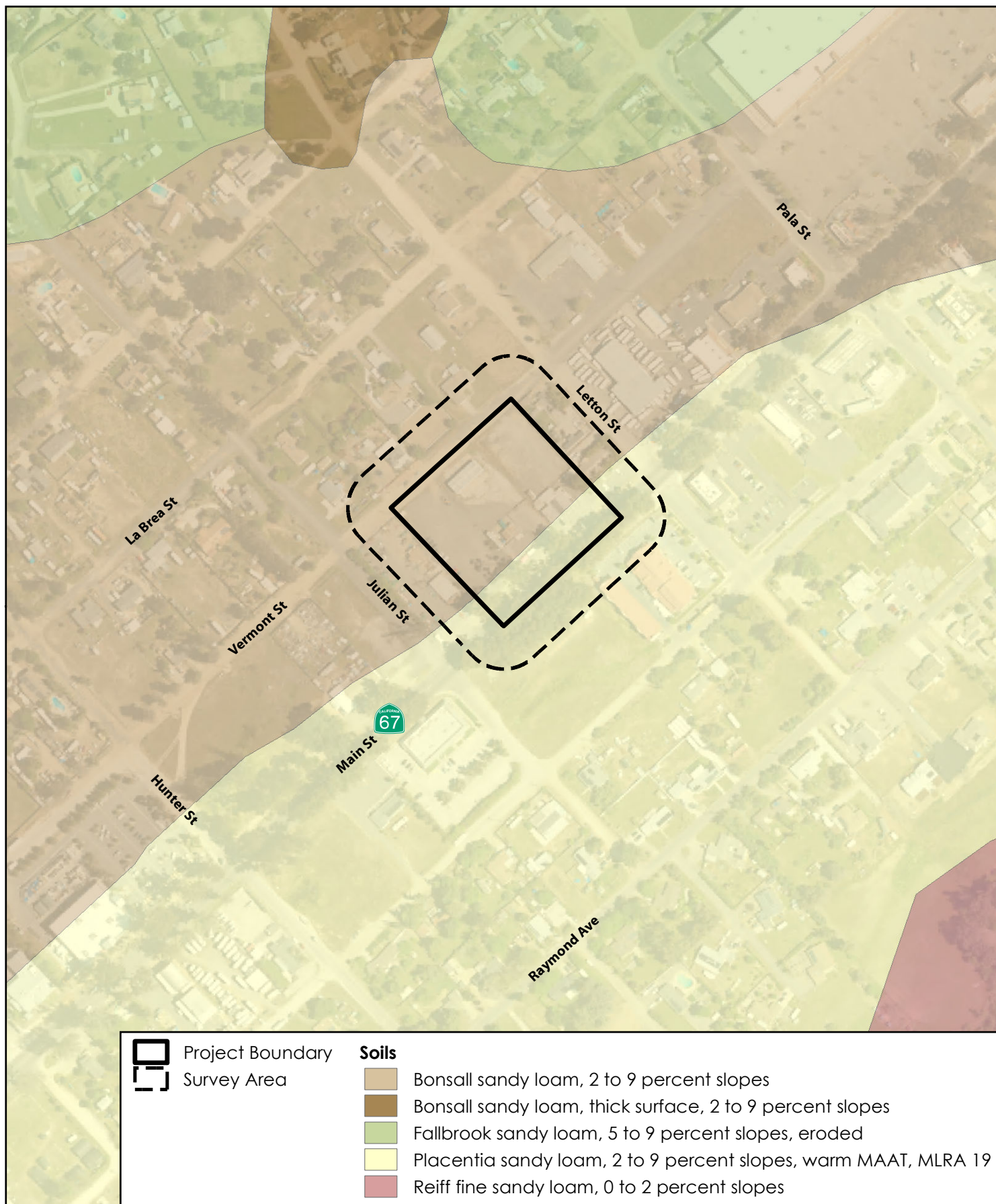


Aerial Photo: USDA NAIP 2024

Figure 1

Project Vicinity and Location

Hotel Ramona Project



Source: USDA NRCS; Aerial Photo: USDA NAIP 2024

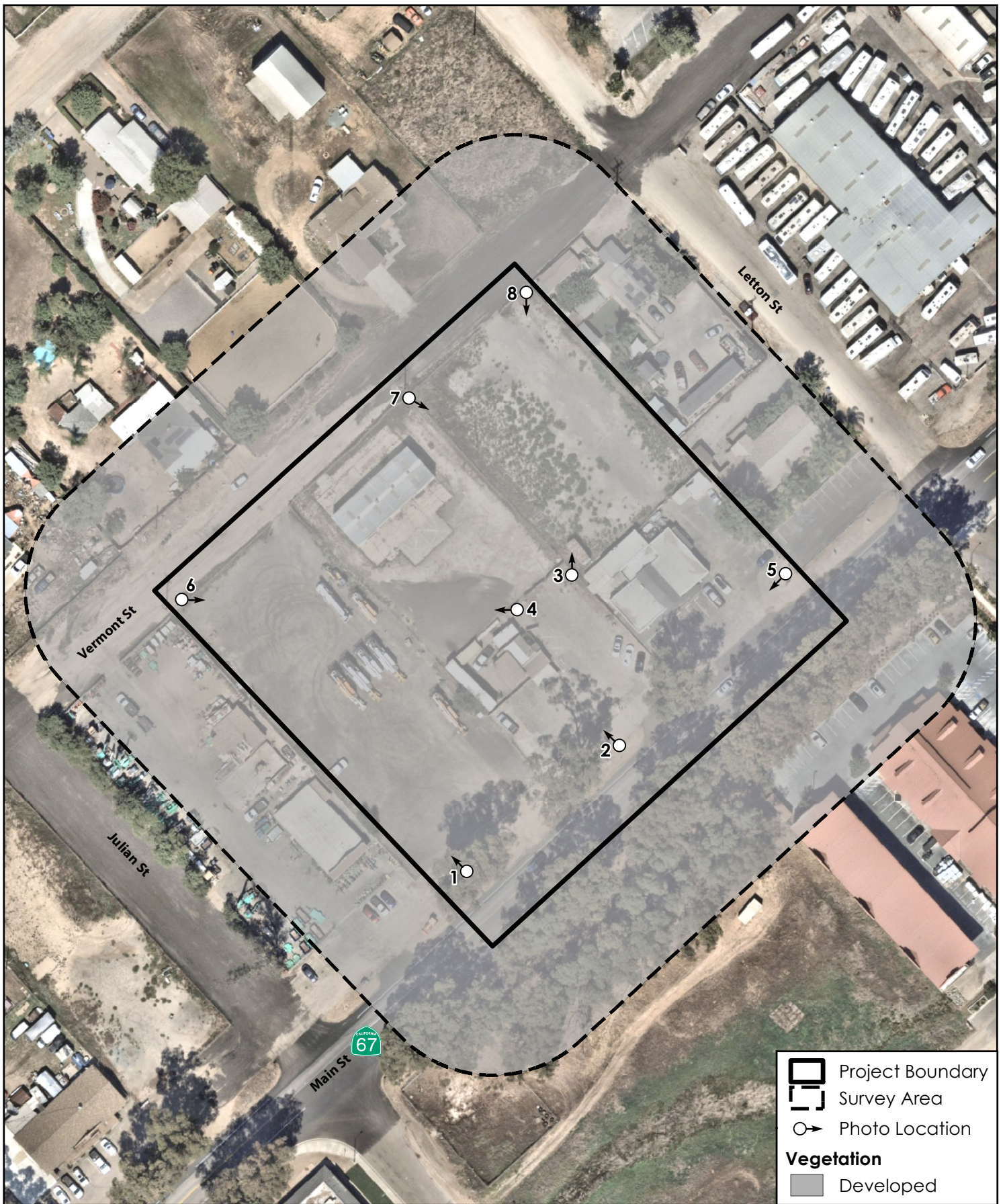
Figure 2
Soils



BLACKHAWK
Environmental



Hotel Ramona Project

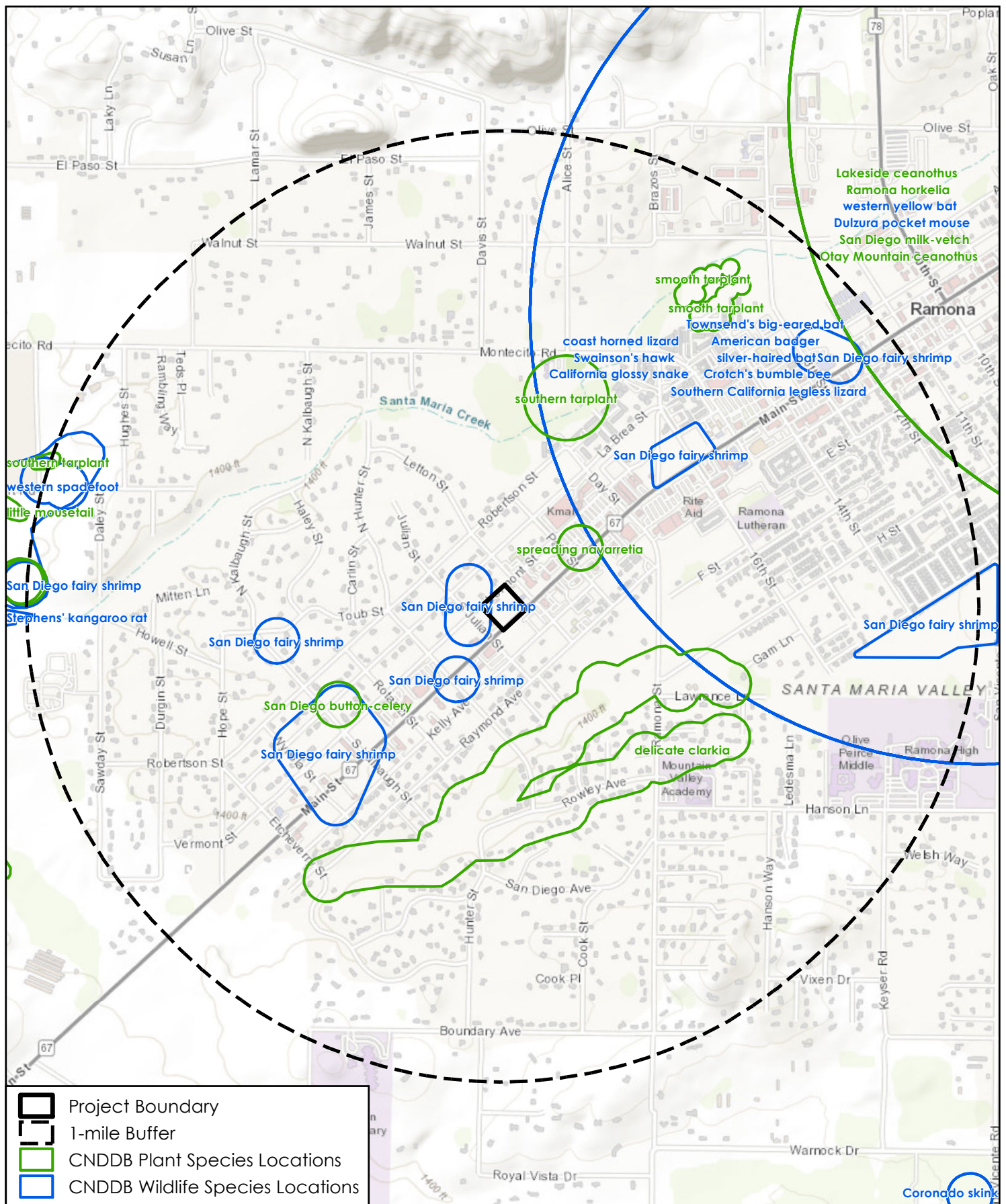


Aerial Photo: Nearmap 2023

Figure 3

Biological Resources

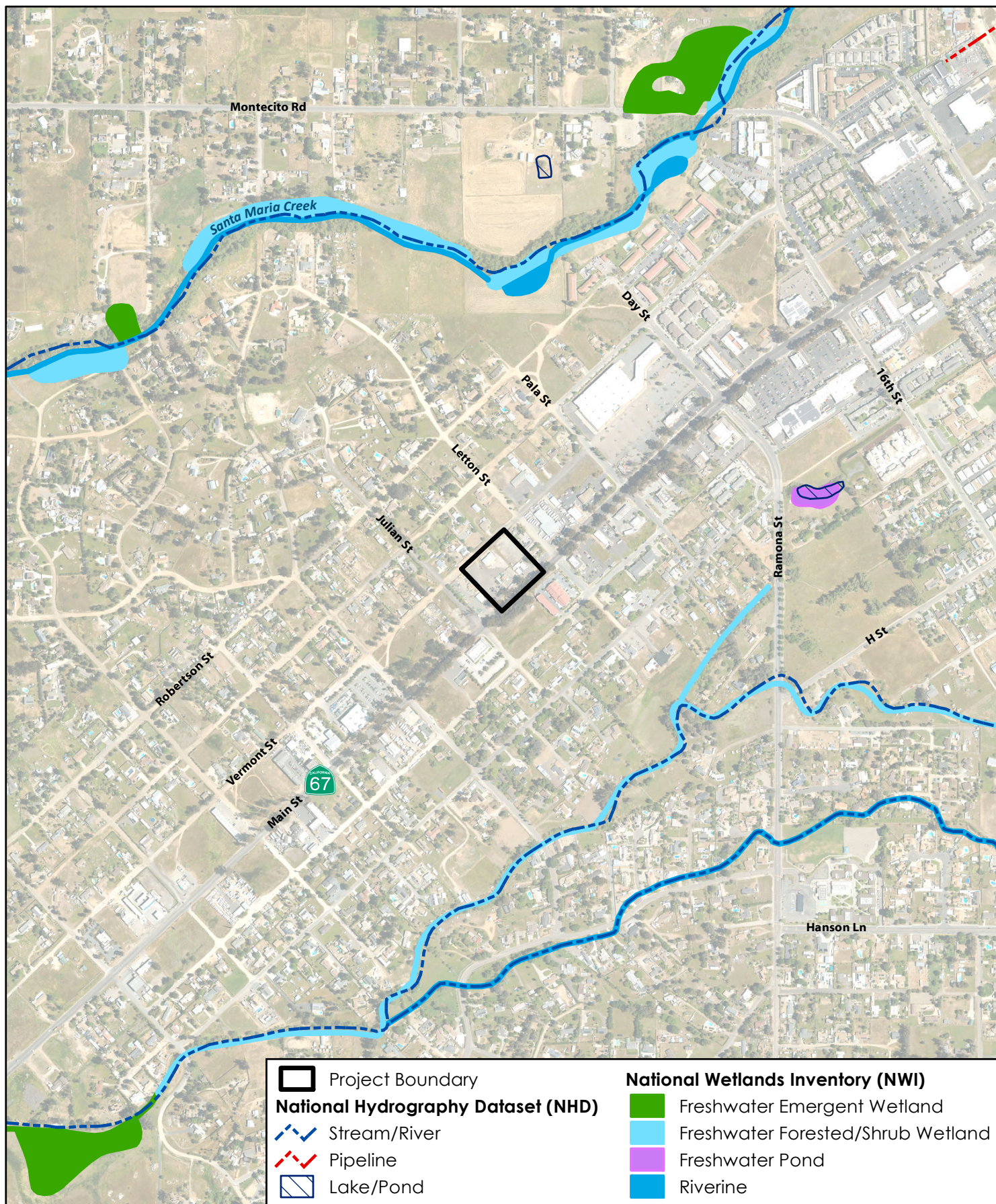
Hotel Ramona Project



Source: CDFW; Base Map: Esri Topographic Map

Figure 4

CNDDDB



Source: USFWS, USGS; Aerial Photo: USDA NAIP 2024

Figure 5



BLACKHAWK
Environmental



0

1,000

Feet

Aquatic Resources

Hotel Ramona Project

APPENDIX A

Wildlife Species List



APPENDIX A
WILDLIFE SPECIES LIST

AVES	BIRDS
COLUMBIDAE	Pigeons and Doves
<i>Columba livia</i> *	rock pigeon
<i>Streptopelia decaocto</i> *	Eurasian collared-dove
CORVIDAE	Jays, Magpies and Crows
<i>Corvus brachyrhynchos</i>	American crow
FRINGILLIDAE	Finches and Allies
<i>Haemorhous mexicanus</i>	house finch
PASSERELLIDAE	New World Sparrows and Towhees
<i>Melospiza crissalis</i>	California towhee

* Non-native species

APPENDIX B

Plant Species List



APPENDIX B
PLANT SPECIES LIST

ANGIOSPERMS
MONOCOTS

ARECACEAE	Palm Family
** <i>Washingtonia robusta</i>	Mexican fan palm
MYRTACEAE	Myrtle Family
** <i>Eucalyptus globulus</i>	blue gum
POACEAE	Grass Family
** <i>Avena barbata</i>	slender wild oat
** <i>Bromus madritensis</i>	foxtail brome
** <i>Cynodon dactylon</i>	Bermuda grass
** <i>Festuca perennis</i>	Italian rye grass
* <i>Lactuca serriola</i>	prickly lettuce
* <i>Lamarkia aurea</i>	toothbrush grass
** <i>Stipa miliacea</i>	smilo grass

DICOTS

ASTERACEAE	Sunflower Family
<i>Ambrosia psilostachys</i>	western ragweed
** <i>Centaurea melitensis</i>	toocalote
<i>Erigeron canadensis</i>	Canada horseweed
<i>Heterotheca grandiflora</i>	telegraph weed
* <i>Sonchus asper</i>	spiny sowthistle
BRASSICACEAE	Mustard Family
** <i>Hirschfeldia incana</i>	short-pod mustard
CHENOPODIACEAE	Goosefoot Family
** <i>Atriplex semibaccata</i>	Australian saltbush
GERANIACEAE	Geranium Family
** <i>Erodium cicutarium</i>	red-stemmed filaree
MYRTACEAE	Myrtle Family
** <i>Eucalyptus globulus</i>	blue gum

Key to Symbols: * Non-native; ** Non-native and Invasive according to the California Invasive Plant Council

APPENDIX C

Sensitive Plant and Wildlife Species With
Potential To Occur



APPENDIX C
SENSITIVE PLANT SPECIES OBSERVED OR WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE HOTEL RAMONA PROJECT ON APNS: 282-141-32, -33, & -34
(USGS SAN PASQUAL QUAD)

Scientific Name and Common Name	Sensitivity Codes				Habitat Preference/ Requirements	Verified On-Site Yes/No	Potential to Occur On-Site	Factual Basis for Determination of Occurrence Potential
	CRPR	County	State	Federal				
Caraway leaved gilia (<i>Gilia caruifolia</i>)	None	List D	None	None	Annual herb which typically occurs in sandy openings within chaparral and lower montane coniferous forest. Blooms: May-Aug Elevation: 840-2,300 m	No	No Potential	No records are known within one mile of the Project site and no suitable soils or habitat exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Delicate clarkia (<i>Clarkia delicata</i>)	1B.2	List A	None	None	Annual herb typically occurring in chaparral and cismontane habitat, often in gabbroic, seasonally moist soils. Blooms: Apr-Jun Elevation: 235-1,000 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Graceful tarplant (<i>Holocarpha virgata</i> ssp. <i>elongata</i>)	4.2	List D	None	None	Annual herb occurring in chaparral, cismontane woodland, coastal sage scrub, and valley and foothill grasslands below 600 m (Keil 1993; CNPS 2001). Generally, shrub cover is not well-developed at graceful tarplant localities, with a heavy incidence of non-	No	No Potential	No records are known within one mile of the Project site and suitable soils and habitat do not exist within the Survey Area; therefore, this species has no

					native grasses and invasive herbs. The habitat for this species usually occurs on level, mildly disturbed terrain (Reiser 1996). Blooms: May-Nov Elevation: 60-1,100 m			potential to occur on the Project site.
Lakeside ceanothus (<i>Ceanothus cyaneus</i>)	1B.2	List A, MSCP, NE	None	None	Perennial, large, tree-like shrub found in chaparral and pine forest habitats on slopes and ridge lines. Features brilliant purple flowers and glossy green leaves. Primarily limited to San Diego County. Blooms: Apr-Jun (Jul) Elevation: 45-1,050 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area and as a perennial shrub it would have been detected during the field survey if present; therefore, this species has no potential to occur on the Project site.
Little mousetail (<i>Myosurus minimus</i>)	3.1	List C	None	None	Found in valley and foothill grassland and vernal pools (alkaline). Blooms: Apr-Jun Elevation: < 2,100 m	No	No Potential	No records are known within one mile of the Project site and no suitable soils or habitat exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Orcutt's brodiaea (<i>Brodiaea orcuttii</i>)	1B.1	List A, MSCP	None	None	Perennial bulbiferous herb that typically blooms May through July and is found at elevations between 30 - 1692 meters. This	No	No Potential	No records are known within one mile of the Project site and

					species prefers mesic, clay soils and can be found in closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland and vernal pools. Blooms: Apr-Jul Elevation: < 1,600 m			no suitable soils or habitat exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Otay Mountain ceanothus (<i>Ceanothus otayensis</i>)	1B.2	None	None	None	Perennial evergreen shrub found in chaparral habitats and metabolcanic or gabbroic soils. Blooms: Jan-Apr Elevation: 600-1100 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area and as a perennial shrub it would have been detected during the field survey if present; therefore, this species has no potential to occur on the Project site.
Palmer's grapplinghook (<i>Harpagonella palmeri</i>)	4.2	List D	None	None	An annual herb that prefers clay soils in dry, semi-barren areas within chaparral, coastal scrub, and valley and foothill grassland communities. Blooms: Mar-May Elevation: 20-955 m	No	No Potential	No records are known within one mile of the Project site and no suitable soils or habitat exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Ramona horkelia (<i>Horkelia truncata</i>)	1B.3	List A	None	None	Perennial herb that prefers clay or gabbroic soils within	No	No Potential	At least one record is known

					chaparral and cismontane woodland. Blooms: May-Jun Elevation: 400-1,300 m			for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
San Diego button celery (<i>Eryngium aristulatum</i> var. <i>parishii</i>)	1B.1	List A	SE	FT	Annual forb that is associated with vernal pools in freshwater wetlands, coastal sage scrub, valley grassland and riparian communities. Blooms: Nov-Apr Elevation: 50-900 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
San Diego milk vetch (<i>Astragalus oocarpus</i>)	1B.2	List A	None	None	Perennial herb generally occurring in open montane meadow in full sun on west-facing slopes with clay loam. Also associated with openings in chaparral and oak woodland. Associated with <i>Scirpus</i> sp., <i>Calocedrus decurrens</i> , <i>Monardella lanceolata</i> , and <i>Lessingia glandulifera</i> . Blooms: May - August Elevation: 400–1700 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
San Diego thornmint (<i>Acanthamintha ilicifolia</i>)	1B.1	List A, MSCP, NE	SE	FT	Annual herb occurring in openings in valley and foothill grasslands, coastal scrub,	No	No Potential	At least one record is known

					chaparral, vernal pools, wetlands, and riparian systems. The species is restricted to certain gabbro and calcareous soils. Blooms: Apr-Jun Elevation: 10-960 m			for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Smooth tarplant (<i>Centromadia pungens</i> ssp. <i>laevis</i>)	1B.1	List A	None	None	Annual herb that occurs in alkali soils within chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland. Blooms: Apr-Sep Elevation: 0-640 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Southern tarplant (<i>Centromedia parryi</i> ssp. <i>australis</i>)	1B.1	List A	None	None	An annual herb that prefers marshes and swamp margins, vernal mesic valley and foothill grassland and vernal pools. Blooms: May-Nov Elevation: 0-480 m	No	No Potential	At least one record is known for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Spreading navarretia (<i>Navarretia fossalis</i>)	1B.1	List A, MSCP	None	FT	An annual herb that occurs in vernal pools, and depressions and ditches in areas that once	No	No Potential	At least one record is known

					supported vernal pools in saline and alkaline soils. Typically found in chenopod scrub, marshes and swamps (shallow, freshwater), and playas. Blooms: Apr-Jun Elevation: 30-655 m			for this species within one mile of the Project site. No habitat or suitable soils exist within the Survey Area; therefore, this species has no potential to occur on the Project site.
Vernal barley (<i>Hordeum intercedens</i>)	3.2	List C	None	None	An annual herb that prefers coastal dunes, coastal scrub, valley, and foothill grassland (saline depressions), and vernal pools. Blooms: Mar-Jun Elevation: 5-1,000 m	No	No Potential	No records are known within one mile of the Project site and no suitable soils or habitat exist within the Survey Area; therefore, this species has no potential to occur on the Project site.

SE State listed as Endangered
ST State listed as Threatened
FE Federally listed as Endangered
FT Federally listed as Threatened
MSCP Covered by the Multiple Species Conservation Plan
NE MSCP Narrow Endemic species

APPENDIX C SENSITIVE WILDLIFE SPECIES OBSERVED OR WITH POTENTIAL TO OCCUR WITHIN OR ADJACENT TO THE HOTEL RAMONA PROJECT ON APNS: 282-141-32, -33, & -34 (USGS SAN PASQUAL QUAD)							
Scientific Name and Common Name	Sensitivity Codes			Habitat Preference/ Requirements	Verified On-Site Yes/No	Potential to Occur On-Site	Factual Basis for Determination of Occurrence Potential
	County	State	Federal				
American badger <i>(Taxidea taxus)</i>	Group 2, MSCP	CDFW- SSC	None	Prefers open areas, in flat terrain to moderate slopes, in grasslands, alluvial fans, meadows and deserts.	No	No Potential	At least one CNDDDB record exists within one mile of the Project site; however, no American badgers, burrows and/or their sign were observed on the project site. This species has no potential to occur on the Project site.
Belding's orange-throated whiptail <i>(Aspidoscelis hyperythra)</i>	Group 2, MSCP	None	None	Occurs in semi-arid brushy areas typically with loose soil and rocks, including washes, stream-sides, rocky hillsides, and coastal chaparral.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no orange-throated whiptails or suitable habitat were observed on the Project site. This species has no potential to occur on the Project site.
Big free-tailed bat <i>(Nyctinomops macrotis)</i>	Group 2	CDFW- SSC	None	Occurs in a variety of habitat types, including sage scrub, pine-oak woodlands, and rocky canyon lands. Forages on a variety of insects in flight. Roosts primarily in high rocky outcrops, rugged cliffs and rock-strewn slopes, but will also roost in caves, crevices, mines, tunnels, abandoned buildings, roof tiles and other structures.	No	Low (roosting and foraging)	No CNDDDB records exist within one mile of the Project site; however, low-quality suitable roosting substrates are present in the buildings with

							adequate open areas for foraging.
Blainville's horned lizard (<i>Phrynosoma blainvillii</i>)	Group 2, MSCP	CDFW- SSC	None	Inhabits open areas of sandy soil and low vegetation in valleys, foothills and semiarid mountains. Found in grasslands, coniferous forests, woodlands, and chaparral, with open areas and patches of loose soil. Often found in lowlands along sandy washes with scattered shrubs and along dirt roads, and frequently found near ant hills.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no Blainville's horned lizards or suitable habitats were observed on the Project site. This species has no potential to occur on the Project site.
Burrowing owl (<i>Athene cunicularia</i>)	Group 1, MSCP, NE	CDFW- SSC	None	Shortgrass prairies, grasslands, lowland scrub, agricultural lands (particularly rangelands), coastal dunes, desert floors and some artificial, open areas as a year-long resident. Occupies abandoned ground squirrel burrows as well as artificial structures such as culverts and pipes.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no burrowing owls or suitable habitat were observed on the Project site. This species has no potential to occur on the Project site.
California glossy snake (<i>Arizona elegans occidentalis</i>)	None	CDFW- SSC	None	This nocturnal species inhabits a variety of grassland, sage scrub, dry wash and chaparral habitats from sea level to over 7,000 feet in elevation. Tends to prefer sandy, loose soils. It remains in its burrow by day.	No	No Potential	One CNDDDB record exists within one mile of the Project site; however, no suitable habitat is present. This species has no potential to occur on the Project site.
California gull (<i>Larus californicus</i>)	Group 2	None	None	Occur in various habitats associated with fresh or saltwater including salt ponds, beaches, rocky shorelines,	No	No Potential (nesting)	No suitable nest sites occur on the

				mudflats, estuaries and river deltas. During breeding season, they can forage up to 40 miles away from their breeding colony in open areas including farm fields, garbage dumps, meadows, scrublands, yards, orchards, and pastures. Prefer to breed on sparsely vegetated islands and levees in inland lakes and rivers but also can breed in salt ponds and open areas adjacent to the coast, including rooftops and bridge pilings.		Low (foraging)	Project site; however, the openness of the site does offer foraging opportunities to gulls passing through the area. Therefore, this species has a low potential for occurrence (foraging only) on the Project site.
California horned lark (<i>Eremophila alpestris actia</i>)	Group 2	None	None	A common, widespread bird of the open country, the horned lark prefers short, sparsely vegetated prairies, deserts, and agricultural lands.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no horned larks or suitable habitat were observed on the Project site. This species has no potential to occur on the Project site.
Canada goose (<i>Branta canadensis</i>)	Group 2	None	None	Occurs in various habitat types associated with open water and agricultural fields including ponds, lakes, rivers, grainfields, fresh and saltwater marshes.	No	No Potential	There is no open water or foraging areas for geese on the Project site. Therefore, this species has no potential to occur on the Project site.
Cooper's hawk (<i>Accipiter cooperii</i>) (nesting)	Group 1, MSCP, NE	None	None	Mature forest, open woodlands, wood edges, river groves. Nests in coniferous, deciduous, and mixed woods, typically those with tall trees and with openings or edge habitat nearby. Also found along trees along rivers through open country, and increasingly in suburbs and	No	High	Although this species was not observed during the survey, suitable foraging and nesting habitat is present on the Project site.

				cities where some tall trees exist for nest sites.			
Crotch's bumble bee (<i>Bombus crotchii</i>)	None	SCE	None	Inhabits open grassland and scrub habitats. Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> . Nests are often located underground in abandoned rodent nests, or above ground in tufts of grass, old bird nests, rock piles, or cavities in dead trees.	No	No Potential	At least one CNDDDB record exists within one mile of the Project site; however, no Crotch's bumble bees or suitable habitat were observed on the Project site. This species has no potential to occur on the Project site.
Dulzura pocket mouse (<i>Chaetodipus californicus femoralis</i>)	Group 2	None	None	Found in foothills, mountains, and a short distance into the desert slopes. Prefers gravelly substrates with good sun exposure, usually in or near chaparral, but also in coastal sage scrub, oak woodland, or at the edges of grasslands.	No	No Potential	One CNDDDB record exists within one mile of the project site; however, no suitable habitat is present and no small mammal burrows consistent with those of pocket mice were observed during the survey. Therefore, this species has no potential to occur on the Project site.
Ferruginous hawk (<i>Buteo regalis</i>) (wintering)	Group 1	None	None	Winters in open grasslands, fields, open desert scrub and savannah habitats. Forages on a variety of mammals.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no ferruginous hawks or suitable habitat (do not nest in San Diego County) were observed on the Project site. This species

							has no potential to occur on the Project site.
Golden eagle (<i>Aquila chrysaetos</i>) (nesting and wintering)	Group 1, MSCP	CDFW- FP	None	In Southern California, occupies grasslands, brushlands, deserts, oak savannas, open coniferous forests, and montane valleys. Typically nests on rock outcrops and ledges.	No	No Potential	Though suitable nesting locations are known to occur throughout the region, no documented nest sites occur within one mile of the Project site. Furthermore, the Project site does not provide adequate foraging habitat for this species.
Grasshopper sparrow (<i>Ammodramus savannarum</i>)	Group 1	CDFW- SSC	None	Occurs in grasslands, prairies, open pastures, and agricultural fields often with some bare ground and generally low shrub cover.	No	No Potential	This species is known to breed throughout the region; however, the Project site does not provide adequate habitat leaving no potential for this species to occur.
Greater western mastiff bat (<i>Eumops perotis californicus</i>)	Group 2	CDFW- SSC	None	Occurs in many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban. Crevices in cliff faces, high buildings, trees, and tunnels are required for roosting. When roosting in rock crevices, it needs vertical faces to drop off to take flight. Nursery roosts described as tight rock crevices at least 35 inches deep and two inches wide, or crevices in buildings. Suitable habitat consists of extensive open areas with abundant roost locations	No	No Potential (roosting) Low (foraging)	No CNDDDB records exist within one mile of the Project site. With an absence of suitable roosting substrates, this species has no potential for roosting proposes, but it has a Low potential to occur as a foraging species only.

				provided by crevices in rock outcrops and buildings. Is known to forage over 25 miles away from its roost site.			
Loggerhead shrike (<i>Lanius ludovicianus</i>) (nesting)	Group 1	CDFW-SSC	None	Inhabits open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. Frequents agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses and cemeteries.	No	No Potential	No CNDDDB records exist within one mile of the Project site and no suitable habitat is present on the Project site or in the immediately adjacent areas. Therefore, this species has no potential to occur on the Project site.
Monarch butterfly (<i>Danaus plexippus plexippus</i>) (Pop. 1 California overwintering population)	Group 2	SCE	None	At overwintering sites, monarchs require high humidity, fresh water, and an absence of freezing temperatures or high winds. They are found at sites consisting of roost trees, in which monarchs cluster, surrounded by a larger grove or windrow of trees. Trees most commonly used for roosting include Monterey pine, Monterey cypress blue gum eucalyptus, red gum eucalyptus, western sycamore, and coast live oak.	No	Moderate	No CNDDDB records exist within one mile of the Project site. No larval host plants [milkweed (<i>Asclepias</i> spp.)] were observed on the Project site and the blue gum eucalypts trees along Main Street are not known overwintering sites. Therefore, this species may be considered absent from the Project site for egg-laying and larval metamorphosis life history functions but may be considered as having moderate potential to occur

							as a fly-over species.
Northern harrier (<i>Circus hudsonius</i>)	Group 1, MSCP	CDFW- SSC	None	Inhabits marshlands, wet meadows, dense grasslands, open riparian scrub and open riparian woodland habitats. May forage occasionally over other nearby habitat types. Hunts for a variety of prey items, consuming mostly small mammals.	No	No Potential	No CNDDDB records exist within one mile of the Project site and there is no suitable nesting or foraging habitat on the Project site. Therefore, this species has no potential to occur on the Project site.
Northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>)	Group 2	None	None	Prefers loose, sandy, and gravelly soils, or mixed rocks, on moderate to steep rocky slopes with nearby shrubs. Known range extends north to the San Bernardino and San Gabriel mountains, east to the San Jacinto Mountains, and south into Baja California.	No	No Potential	No CNDDDB records exist within one mile of the Project site and there is no suitable habitat present; therefore, this species has no potential to occur on the Project site.
Pallid bat (<i>Antrozous pallidus</i>)	Group 2	CDFW- SSC	None	Forages within a number of habitat types, frequently by pursuing insects while walking on the ground. Most commonly associated with arid open scrub or grassland and gentle terrain with scattered rocky outcrops. Can also be found in higher elevation coniferous forests on steep terrain. Often occurs on oak- and sycamore-lined flood plain terraces at low elevations in the inland valleys. Uses some agricultural areas for foraging. Roosts in man-made structures, rock and sandstone crevices and caves, under tree bark, and in rodent burrows or crevices in the ground.	No	Low (roosting and foraging)	No CNDDDB records exist within one mile of the Project site; however, the buildings may provide suitable roosting substrates and the open areas serve as low-quality habitat for foraging.

Pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	Group 2	CDFW-SSC	None	Colonial species that roosts primarily in crevices in steep rugged cliffs, high rocky outcrops and slopes; it is readily found in abandoned quarries. May also roost in buildings, caves, and under roof tiles. It has been found in a wide variety of plant associations, including riparian, oak woodland, coniferous forest, open meadow and grassland, and coastal and desert scrublands, including over scrubby ridges, reservoirs, ponds, wetlands, and artificial lights.	No	Low (roosting and foraging)	No CNDDDB records exist within one mile of the Project site; however, the buildings may provide suitable roosting substrates and the open areas serve as low-quality habitat for foraging.
San Diego banded gecko (<i>Coleonyx variegatus abbotti</i>)	Group 1	CDFW-SSC	None	Prefers rocky areas in coastal sage and chaparral.	No	No Potential	No CNDDDB records are known within one mile of the Project site and suitable habitat is not present. Therefore, this species has no potential to occur on the Project site.
San Diego black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	Group 2	CDFW-SSC	None	Occurs in open habitats, primarily including grasslands, Riversidean sage scrub, Riversidean alluvial fan sage scrub, Great Basin sagebrush, desert scrub, and juniper and oak woodlands. Although widespread, the jackrabbit can be characterized as ranging from relatively uncommon to locally common.	No	No Potential	No CNDDDB records are known within one mile of the Project site and suitable habitat is not present. Therefore, this species has no potential to occur on the Project site.
San Diego fairy shrimp (<i>Branchinecta sandiegonensis</i>)	Group 1, MSCP	None	FE	This species is associated with vernal pools and other seasonally ponded areas that become inundated during the rainy season, typically November through March. The species lays eggs which tolerate prolonged periods of drought, hatching during periods of inundation, and completing a life	No	No Potential	This species has been documented within the vicinity of the Project site (including one record along Vermont Street in 2015); however, suitable vernal pools

				cycle within 7 to 14 days from hatch to maturity. Suitable habitat for the species includes short duration cold-water pools with as little as 2 inches of water depth following rainfall and may include man-made features such as road ruts.			and/or depressions do not exist within the Project site. Therefore, this species has no potential to occur on the Project site.
Silver haired bat (<i>Lasionycterius noctivagans</i>)	None	None	None	Most commonly found in boreal or coniferous and deciduous forests near bodies of water. Summer day roosts are typically under loose bark in trees, most frequently within deeper fissures of willows, maple and ash. They can also be found in dead snags. Maternity colonies occur often occur in cavities of dead tree snags. Uncommonly they will use human structures; however, roosting here tends to be solitary. During the winter they have been found in caves and other rocky areas that provide shelter, tree cavities and buildings, though are typically solitary during winter.	No	Low (roosting and foraging)	One CNDDDB record is known within one mile of the project site; additionally, the buildings provide suitable roosting substrates, and the open areas provide low-quality suitable foraging habitat.
Silvery legless lizard (<i>Anniella stebbinsi</i>)	Group 2	CDFW-SSC	None	Occurs in moist, loose soils with some plant cover in coastal sand dunes, suburban gardens, chaparral, pine-oak woodlands, stream terraces with sycamores, cottonwoods, or oaks, oak woodlands, Joshua/juniper woodland, mixed conifer forest, desert scrub, sandy washes, and alluvial fans.	No	No Potential	One CNDDDB record is known within one mile of the Project site; however, suitable habitat does not exist on the Project site. Therefore, this species has no potential to occur on the Project site.
Southern grasshopper mouse (<i>Onychomys torridus ramona</i>)	Group 2	CDFW-SSC	None	Typically found in open habitats, including native perennial grasslands and coastal sage scrub to the west of the mountain and alluvial fans and desert scrub to the east.	No	No Potential	No CNDDDB records are known within one mile of the Project site and suitable habitat does not exist on the project site. Therefore,

							this species has no potential to occur on the Project site.
Southern mule deer (<i>Odocoileus hemionus</i>)	Group 2, MSCP	None	None	Inhabits a wide array of habitats from coastal sage scrub to chaparral, oak woodland, riparian woodland, and montane conifer-hardwood forest in the mountains and riparian woodland and desert scrub on the east slope of the mountains. Tend to use south-facing slopes in winter and north-facing slopes in summer.	No	No Potential	The Project site does not contain suitable habitat for this species; therefore, this species has no potential to occur on the Project site.
Stephens' kangaroo rat (<i>Dipodomys stephensi</i>)	Group 1	ST	FE	Occurs primarily in low-growing annual and perennial grassland habitats, but may occur in coastal scrub or sagebrush with sparse canopy cover and low herbaceous growth, or in disturbed areas. Preferred perennials are buckwheat and chamise; preferred annuals are brome grass and filarees.	No	No Potential	At least one CNDDDB record exists within one mile of the Project site; however, no suitable habitat is present and no small mammal burrows consistent with those of kangaroo rats were observed during the survey. Therefore, this species has no potential to occur on the Project site.
Swainson's hawk (<i>Buteo swainsoni</i>) (nesting)	Group 1	ST	None	Prefers open habitats including plains, dry grasslands, agricultural fields, and ranchlands with nearby stands of trees for nesting sites.	No	No Potential	At least one CNDDDB record exists within one mile of the Project site; however, no Swainson's hawks or suitable foraging habitat (do not nest in San Diego County) were observed on the Project site. This species

							has no potential to occur on the Project site.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	Group 2	CDFW-SSC	None	Found in a variety of habitats from scrub deserts to pine and piñon-juniper forests, prefers mesic habitats. Roosts in caves, mines, tunnels, flumes, buildings, bridges and large tree cavities. Regularly switches roost sites in summer and winter based on temperature, resource availability, and/or disturbance. Preferred foraging is among the foliage of trees and shrubs in mosaics of forested and edge habitats, including riparian zones, but tends to avoid open grasslands.	No	Low (roosting and foraging)	At least one CNDDDB record exists within one mile of the Project site; additionally, the buildings may provide low-quality suitable roosting substrates and the open areas are adequate for foraging.
Tricolored blackbird (<i>Agelaius tricolor</i>) (nesting colony)	Group 1, MSCP	ST, CDFW-SSC	None	Nests in colonies and prefers freshwater marshes dominated by cattails or bulrushes and occasionally in willows, blackberries, thistles and nettles. Breeding habitat now includes diverse upland and agricultural areas. Small breeding colonies in southern California occur at lakes, reservoirs, and parks surrounded by urban development. Adults from such colonies may forage in nearby undeveloped uplands.	No	No Potential	No nesting records are known within one mile of the Project site, and there were no suitable nesting areas on the Project site. Therefore, this species has no potential to nest on the Project site and foraging habitat is not present on the Project site.

Turkey vulture (<i>Cathartes aura</i>)	Group 1	None	None	Widespread over open country, woods, deserts, mountains and foothills. Usually nests in caves or crevices on steep rocky slopes.	No	No Potential	This species was not observed during the survey and there are no suitable nesting substrates or foraging areas on the project site. Therefore, this species has no potential to occur on the project site.
Western spadefoot (<i>Spea hammondi</i>)	Group 2	SCT, CDFW-SSC	FC	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools without bullfrogs, fish, or crayfish are necessary for breeding.	No	No Potential	At least one CNDDDB record is known within one mile of the Project site; however, there is no suitable habitat for this species. Therefore, this species has no potential to occur on the Project site.
Western yellow bat (<i>Lasiurus xanthinus</i>)	None	CDFW-SSC	None	Roosts are commonly in palm trees, and occasionally in cottonwood trees or yuccas, often near surface water in open grassy areas or scrub habitat. Forages over water and among trees in coastal, foothill, and desert riparian areas, and in suburban neighborhoods.	No	Low (roosting and foraging)	At least one CNDDDB record exists within one mile of the Project site; and the buildings and Eucalyptus trees provide low-quality suitable roosting substrates and the open areas are adequate for foraging.
White-tailed kite (<i>Elanus leucurus</i>) (nesting)	Group 1	CDFW-FP	None	Typically found in savanna, open woodlands, marshes, desert grassland, partially cleared lands, and cultivated fields. Kites typically nest in the upper third of trees that may be 10–160 feet tall. These can be open-country trees growing in	No	No Potential	No CNDDDB records are known within one mile of the Project site and suitable habitat for this species is not present. Therefore,

				isolation, or at the edge of or within a forest.			this species has no potential to occur on the Project site.
Yuma myotis (<i>Myotis yumanensis</i>)	Group 2	None	None	Occurs in a wide range of habitats, but most often in association with rivers, creeks, ponds, and reservoirs. Roosts in a variety of cavities in rocks, caves, mines, trees, and man-made structures. Forages mostly over open water and along river and stream courses, but also in dry stands of oak woodlands and native scrub habitat.	No	Low (roosting and foraging)	No CNDDb records exist within one mile of the Project site; however, the buildings may provide suitable roosting substrates and the open areas serve as low-quality habitat for foraging.

SE - State listed as Endangered

ST - State listed as Threatened

SCE - State candidate for listing as Endangered

SCT - State candidate for listing as Threatened

CDFW-SSC - CDFW Species of Special Concern

CDFW-FP - CDFW Fully Protected

MSCP - covered by the Multiple Species Conservation Plan

NE - MSCP Narrow Endemic species

FE - Federally listed as Endangered

FT - Federally listed as Threatened

FC - Federal candidate species

APPENDIX D

Representative Photos





Photo 1: Northwest-facing view of equipment storage yard along the western Project boundary from the southwest corner of the Project along Main Street (Photo Location 1).



Photo 2: Northwest-facing view of Urban/Developed lands in the middle of the Project site from the southeastern boundary along Main Street (Photo Location 2).



Photo 3: North-facing view of a gravel parking area behind businesses from parcel -33 (Photo Location 3).



Photo 4: Northwest-facing view of equipment, buildings, and gravel parking areas in parcels -32 and -33 from within parcel -33 (Photo Location 4).



Photo 5: Southwest-facing view of the eucalyptus colonnade along Main Street (Photo Location 5).



Photo 6: Southeast-facing view through parcel -32 showcasing the gravel parking lot used for equipment and vehicle storage (Photo Location 6).



Photo 7: Southeast-facing view along the boundary of parcels -33 and -34 (Photo Location 7).



Photo 8: South-facing view from the northern most point along Vermont Street through parcel -34 (Photo Location 8).



Photo 9: Aerial imagery from NETR Online that depicts the Project site conditions in 1953.



Photo 10: Aerial imagery from NETR Online that depicts the Project site conditions in 1978.

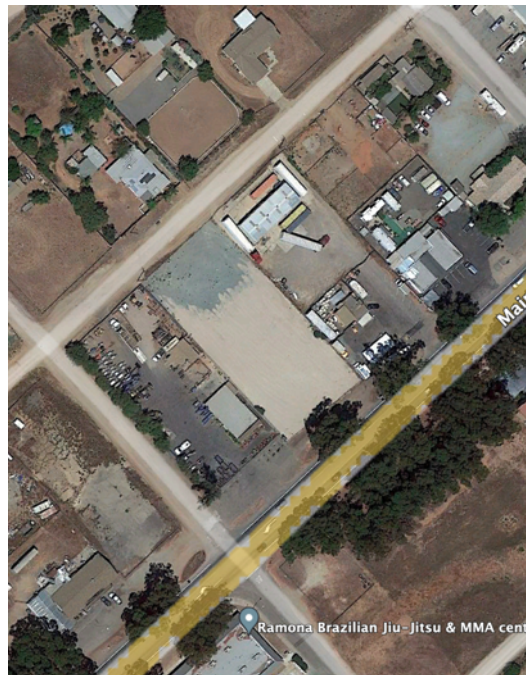


Photo 11: Aerial imagery from Google Earth that depicts Project site conditions following the parking surface installation in August 2019.



Photo 12: Aerial imagery from Google Earth that depicts Project site conditions in 2023, which are consistent with present day conditions.

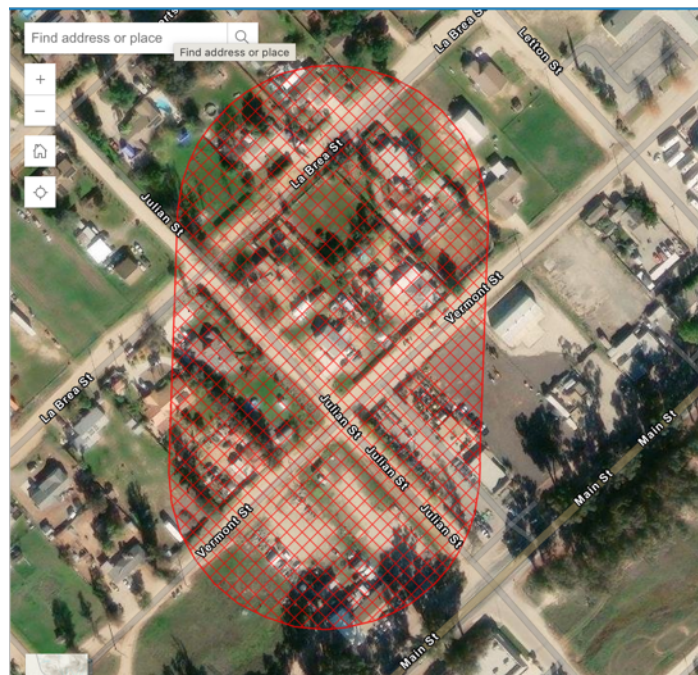


Photo 13: CNDDDB record (red polygon) for San Diego fairy shrimp overlying the northwest corner of the Project site.

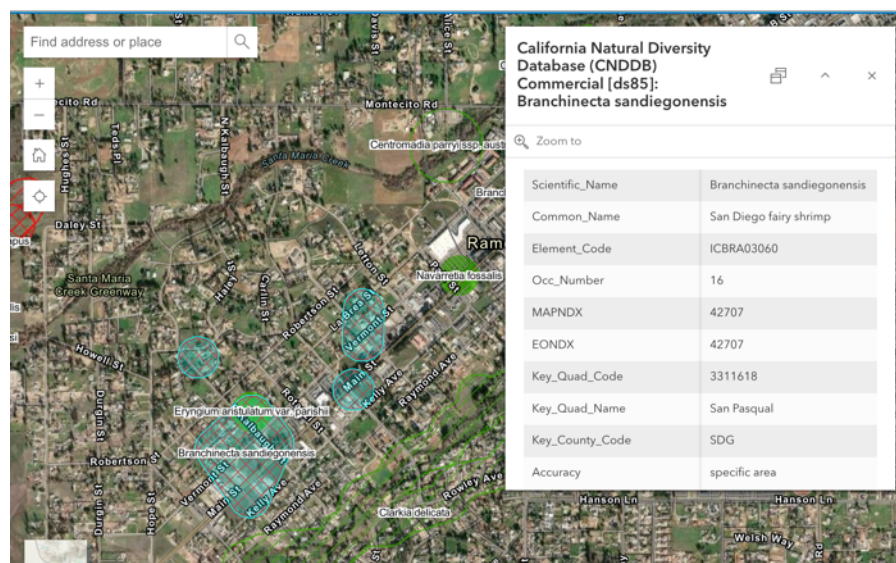


Photo 14: Overview of the entirety of the CNDDDB record shown in Photo 13 above depicts that the single record is tied to at least four separate polygons for San Diego fairy shrimp.

APPENDIX E

Building Records



Scale: 1" = 20 Ft.

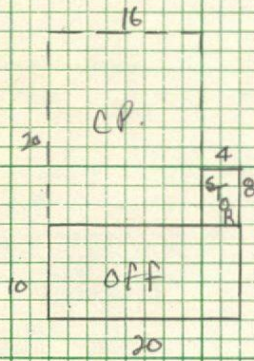
MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNIT
CP		conc			alum.		
4 light poles		Double	cheap				1600
Flt asphalt		± 10,000 ⁺	@ 40				4000
							<u>5600</u>

COMPUTATIONS

off area.

$$10 \times 20 = 200$$



Aug 67

REMARKS:

Parcel No. 282-141-33

NAME _____ ADDRESS Cosby Hwy 67 (near) SHEET 2 OF 2

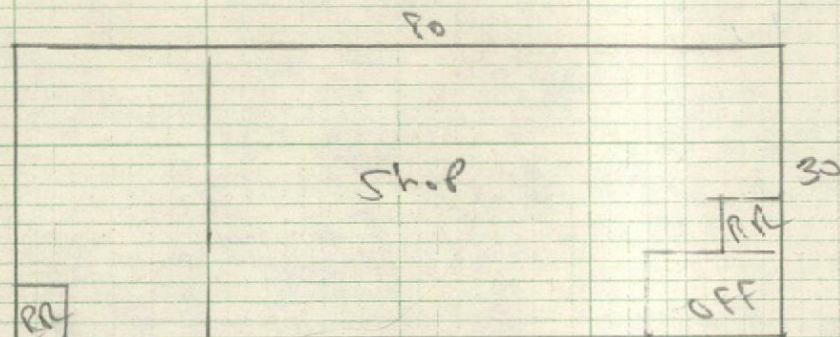
[illegible]

REL-A-21 (1974) 2M

Scale: 1" = 20 Ft.

MISCELLANEOUS STRUCTURES

STRUCTURE	FOUND.	FLOOR	CONST.	EXT.	ROOF	DIM.	AREA/UNIT
P.FI.		32000		2		1.00	3200



other imp



Area.	COMPUTATIONS	BF. = 8.10
$80 \times 30 = 2400$	HT Adr.	✓
	+ P.FI.	1.30
	+ S.I.	.70
	+ P.I.	.95
	+ OFF + Brr.	.80
	+ PT	.20
	+ Doors	1.80
		<u>13.85</u>

REMARKS:

COMMERCIAL-INDUSTRIAL BUILDING RECORD

Parcel No. ~~282-140-57~~
282-141-34

RAMONA LAND CO



ASSESSOR, SAN DIEGO COUNTY

NAME _____ ADDRESS 2019 + 2021 W. MAIN ST. SHEET _____ OF _____

CLASS & SHAPE		FRAME		TRUSSES		EXT. FINISH		ROOF		LIGHTING		FRONT		INTERIOR CONSTRUCTION										
<i>D5.0A</i> <i>TYPE I</i> Stories <u>1</u> Bsm't Mezz _____		☒ Wood		Light	Heavy	FL	RB		Flat	☒ Standard		Type	NUMBER OF ROOMS					MATERIALS						
		Concrete Reinf.	☒ Wood	☒ Steel		Stucco		Shed		Below Standard			Desc.	B	M	1	2	3	FLOORS	GD	WALLS	GD	CEILING	GD
		Steel		'Span Spaced'				Metal	Arch				All			☒			<i>CPT</i>		<i>PNL</i>		<i>PNL</i>	
Bsmt Mezz		No Frame		FLOORS				Veneer <i>BRK</i>	☒ Gable	FIXTURES		☒ Glass in												
USE	DESIGN	FL	RB	WALLS		Concrete		Wood <i>PLY</i>	Wood	Fluorescent	Metal	☒ Wood												
Garage		☒	☒	Wood		Wood		Glass	Metal	Incandescent		Glass Doors												
Store				Brick		Sub-Floor		Unfinished	Concrete			Auto No.												
☒ Office	☒			Conc. Blk		Elevation				Quality		Bulkhead	Office		<u>2</u>									
Factory				Metal						Quantity		Back Trim	Lobby											
Warehouse				Tilt Up		FOUNDATION		WINDOWS	☒ Composition	PLUMBING		Lighting	Hall											
				Pilasters	☒	Concrete Reinf.	☒	Metal	Built-Up	<u>3</u> Fixtures		Drop Ceiling	Bath											
				Party		Masonry		Wood	Metal	Quality		Disp. Platform	Restroom		<u>1</u>									
										Sprinklers		Quality												



BR

CONSTRUCTION RECORD					EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD				RATING (E,G,A,F,P)					ITEM	NO.-CAPACITY	MATERIAL OR TYPE	QUAL.
Permit		Amount	Date	Age			Rem. Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Ade- quacy	Wkm- ship					
No.	For																		
7670	OFFICE	10790	4-3-72	1973	1973	5	40	OR40	100	A	A	A	Air Cond	✓		2 SMALL WALL UNITS			
11327	FENCE	1320	7-31-72		75	53	2	OR50	99	A	A	A							
12962	PORTALS BLDGS	5283	9-25-72																
1401483	680# ADD	-	8-25-87																
457	920# ADD	43240	2/12/88																
													Doors						
													Sky-Lites						
													Elevator						

Appraiser and Date		E. J. ... 11/2/82		... 8/29/75		... 2/23/88		... 5/4/88		... 10/3/88					
UNIT	AREA/UNIT	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
OFFICE	672	10.00	6720	14.20	9878										
AL			1000		1000										
YI			2000		1350										
88 ADD	680						22000								
89 ADD	920							FMA	10000	29.50	27140				
Total			9720		12228										
Normal % Good			100		.99										
R.C.L.N.D.			9720		12106										

Scale: 1" = 100' Ft.

MISCELLANEOUS STRUCTURES

[illegible]

COMPUTATIONS

$$28 \times 24 = 672 \text{ p}$$

$p = 104$

88 ADD $20 \times 34 = 680$

89 ADD $20 \times 46 = 920$

REMARKS: 1) CONTRACT COST per RAMONA CONST. CO - 789411
WAS 9600 TOTAL 10-31-72 E. J. J. ② 89 ADD
FRAMED SOME ROOFING ON LIRN DATE 88
FIRM \$10000. R 5/4/88 ③ OWNER REPORTED
TOTAL CONSTRUCTION COSTS OF \$20000 FOR
A 920⁺ ADD FOR 1989 WHICH IS NOT CONSISTANT
WITH A 680⁺ ADD CONSTRUCTED THE YEAR
BEFORE FOR \$22000. PRIOR CONVERSATION WITH
OWNERS REP INDICATED COSTS WERE BASICALLY
COMPARABLE BASED ON \$. PICKED UP NEW ADD
@ \$27000. R 10/3/88

