

# Cummings Environmental, Inc.

13 May 2020

Mr. Bob Stewart  
1150 Anchorage Lane #101  
San Diego, CA 92106

Via Email: cib1978@outlook.com

Reference: 12361 Lemon Crest Drive – APN 394-290-28 – 2020 Biological Survey Update  
(Cummings Environmental Job #1867.21C)

Dear Mr. Stewart:

Per your request, I visited the 16.9-acre property located at 12361 Lemon Crest Drive in Lakeside on 29 April 2020. The purpose of the visit was to compare the current 2020 conditions at the site to the 2013 conditions documented in the *Biological Resource Letter Report Over 12361 Lemon Crest Drive, County of San Diego, California* prepared by me on 3 December 2014.

**Methodology.** The 16.9-property was walked through a series of pedestrian transects stratified to ensure that each of the three vegetation communities documented in 2013 were inspected. The visit occurred on 29 April 2020 between 1015 and 1120 hours. The sky was 100% overcast at the onset of the observation period. By the end of the survey at 1120 hours, the clouds had partially burned off leaving only a 60% cloud cover. The ambient temperature increased slightly from 68.8°F at 1015 hours to 70.3°F at 1120 hours. Winds were blowing continuously from the west at speeds recorded between 1.7 and 3.4 mph at the beginning of the visit, and between 3.1 and 5.4 mph at the end of the survey. Photos were retaken from photo points previously taken in 2013, and notes were taken on the flora and fauna observed.

**Results.** Based upon the April 2020 site visit, the overall site conditions and mitigation requirements at 12361 Lemon Crest Drive remain the same from 2013 to 2020.

## Vegetation Impact and Mitigation Summary<sup>1</sup>

Vegetative Community	Acres On-Site (2013)	Acres On-Site (2020)	Acres Impacted On-Site	Mitigation Ratio <sup>2</sup>	Mitigation Required (acres)
Diegan Coastal Sage Scrub (Tier II)	0.94	0.94	0.94	1:1	1.0 (0.94-acre rounded up)
Disturbed Habitat (Tier IV)	12.79	12.79	12.79	None	None
Urban/Developed Land	3.17	3.17	3.17	N/A	N/A
Totals:	16.9	16.9	16.9		1.0-acre of DCSS (Tier II)

<sup>1</sup> Calculated impacts include those due to grading and on-site fuel modification.

<sup>2</sup> The mitigation ratios were taken from the County of San Diego's Biological Mitigation Ordinance (BMO).

Mr. Bob Stewart  
13 May 2020  
Page Two of Three

The only differences in the site conditions are that the residential structure in the middle of the site burned down in 2013 and the debris was removed from the site (see Figure 1 for an aerial photo comparison of the site from 2012 and 2018). It can be seen from these aerial photos that the small, scattered patches of Diegan Coastal Sage Scrub have not expanded since the initial analysis in 2013 and that the dominant Disturbed Habitat remains (see Figures 2 and 3 for comparisons of on-site conditions in the northeast and southeast portions of the site from 2013 and 2020).

Eight additional plants and three additional avian species were noted during the April 2020 survey that were not previously observed during the 2013 field effort. The eight species of plants are:

<i>Brassica nigra</i>	Black Mustard
<i>Erigeron canadensis</i>	Horseweed
<i>Lamarckia aurea</i>	Goldentop
<i>Logfia gallica</i>	Daggerleaf Cottonrose
<i>Pectocarya linearis</i> ssp. <i>ferocula</i>	Narrow-toothed Pectocarya
<i>Pseudognaphalium californicum</i>	California Everlasting
<i>Raphanus sativus</i>	Radish
<i>Sonchus asper</i> ssp. <i>asper</i>	Prickly Sow Thistle

The three species of birds are: Eurasian Collared Dove, Common Raven and Bewick's Wren. None of the eleven newly identified plant and wildlife species are considered sensitive.

**Conclusions and Recommendations.** Given the lack of changes on the property that would affect mitigation requirements and avoidance measures, the same habitat mitigation for impacts to Diegan Coastal Sage Scrub are required, and the same avian breeding season avoidance measure is recommended.

The project site is located outside of the County of San Diego's South County Multiple Species Conservation Program (MSCP) Pre-approved Mitigation Area (PAMA), but mitigation is proposed to be within an approved mitigation bank. As such, the mitigation ratio for impacts to Tier II habitat (Diegan Coastal Sage Scrub) is 1:1 per the BMO. Since there are 0.94-acre of impacts on-site, 1.0-acre of Tier II mitigation (0.94-acre rounded up) is proposed to be purchased off-site at the Crestridge Conservation Bank. If no Tier II credits are available at the Crestridge Conservation Bank, then up-tiering to purchase Tier I credits is proposed or some other mitigation alternative acceptable to the County of San Diego.

Since no new sensitive wildlife or plant species were observed in 2020, and the only sensitive species observed in 2013 was a Turkey Vulture overflying the property with no nesting potential on-site, no species-specific mitigation is required.

Mr. Bob Stewart  
13 May 2020  
Page Three of Three

As in 2013, several species of birds protected under the Migratory Bird Treaty Act (MBTA) were observed on-site in 2020. Many of these birds have the potential to nest on-site. In order to avoid a violation of the MBTA, a conservation measure of avian breeding season avoidance is recommended. Specifically, clearing and grading of the site should not occur during the avian breeding season of 15 February to 31 August. If there is a need to clear and/or grade during the breeding season, then a biologist should survey the property for nesting birds prior to any land or vegetation disturbance. If no nests are found, then the clearing and grading can proceed. However, if nesting birds are found, then avoidance measures would need to be implemented until the nesting period is complete. These avoidance measures may include a 300-foot buffer around the nest, and/or noise barriers.

Please let me know if you have any questions.

Sincerely,



Gretchen Cummings  
President/Consulting Biologist

Attachments:

Figure 1 – 12361 Lemon Crest Drive Shown on Aerial Photos from 2012 and 2018

Figure 2 – Site Photos of the Northeastern Property Conditions in 2013 and 2020

Figure 3 – Site Photos of the Southeastern Property Conditions in 2013 and 2020



2012



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

2018

Scale: 1-inch = 300-feet

Cummings Environmental Job Number 1867.21C 12 May 2020

[:\1867-Fig-1.pptx]

**Cummings Environmental**

**12361 Lemon Crest Drive Shown on Aerial Photos from 2012 and 2018**  
 [Base Photo © 2020 Google; Imagery Date 11/12/2012 (left) and 11/17/2018 (right)]

**Figure 1**



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





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



2013



2020

Cummings Environmental Job Number 1867.21C 12 May 2020

[:\1867-Fig-3.pptx]

**Cummings  
Environmental**

**Sites Photos of the Southeastern Property  
Conditions in 2013 and 2020**

**Figure  
3**

# Biological Resource Letter Report Over 12361 Lemon Crest Drive County of San Diego, California

**Prepared for:**

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

**Project Proponent:**

Mr. Bob Stewart  
1150 Anchorage Lane #101  
San Diego, CA 92106

**Prepared By:**

Gretchen Cummings



Cummings and Associates  
P.O. Box 1209  
Ramona, CA 92065  
(760)440-0349

Revised 3 December 2014  
30 March 2014  
Job Number 1693.21C

# **Biological Resource Letter Report Over 12361 Lemon Crest Drive County of San Diego, California**

## **Prepared For:**

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

## **Project Proponents:**

Mr. Bob Stewart  
1150 Anchorage Lane #101  
San Diego, CA 92106

## **Prepared By:**

Gretchen Cummings



Cummings and Associates  
P.O. Box 1209  
Ramona, CA 92065  
(760)440-0349

**Revised** 3 December 2014  
30 March 2014  
Job Number 1693.21C



## Table of Contents

Summary.....	3
1.0 Introduction, Project Description, Location and Setting.....	3
2.0 Regional Context .....	4
3.0 Habitats/Vegetation Communities .....	4
4.0 Special Status Species.....	5
5.0 Jurisdictional Wetlands and Waterways.....	7
6.0 Other Unique Features/Resources.....	8
7.0 Significance of Project Impacts and Proposed Mitigation .....	8
8.0 Cumulative Impacts .....	9
9.0 References.....	10
10.0 Preparer and Persons/Organizations Contacted .....	12

### Attachments:

#### Figures:

Figure 1 — 12361 Lemon Crest Drive Shown on the U.S.G.S. 7½-minute El Cajon Quadrangle Map

Figure 2 — 12361 Lemon Crest Drive Shown on an Aerial Photo

Figure 3 — Vegetation Mapping and Sensitive Species Locations Shown on the Site Plan for the Proposed Subdivision at 12361 Lemon Crest Drive (11x17)

Figure 3 — Vegetation Mapping and Sensitive Species Locations Shown on the Site Plan for the Proposed Subdivision at 12361 Lemon Crest Drive (full sheet in pocket)

Figure 4 — Site Photographs

Figure 5 — Site Photographs

#### Tables:

Table 1 — Vascular Plants Observed at 12361 Lemon Crest Drive

Table 2 — Wildlife Species Observed at 12361 Lemon Crest Drive

Table 3 — Sensitive Plant Species Known to Occur Within an Approximate 10-mile Radius of 12361 Lemon Crest Drive

Table 4 — Sensitive Wildlife Species Known to Occur Within an Approximate 10-mile Radius of 12361 Lemon Crest Drive

## **SUMMARY**

The property located at 12361 Lemon Crest Drive is also known as Assessor's Parcel Number 394-290-28. This 16.9-acre property contains a homestead with a couple of sheds in the central portion of the site and a residence and garage in the extreme southeast corner of the site. This site is located south of State Route 67, east of Winter Gardens Boulevard, and west of Los Coches Road (see Figures 1 and 2). The proposed development for the property entails subdivision of the property to create 24 residential lots and 1 remainder lot (see Figure 3). This Biological Technical Report is being prepared for the County of San Diego to aid in the process of preparing a CEQA document for the proposed project.

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

### **1.0 INTRODUCTION, PROJECT DESCRIPTION, LOCATION, AND SETTING**

The proposed project is located in between Winter Gardens Boulevard and Los Coches Road, south of State Route 67 at 12361 Lemon Crest Drive. The 16.9-acre parcel (Assessor's Parcel Number 394-290-28) is completely surrounded by development (see Figure 2). There are residences to the northwest, west, south and east. To the northeast is a school property. The proposed project entails the subdivision of the property into 25 lots (24 residential lots and 1 remainder lot). Access to the residences will be via a private cul-de-sac road off of Lemon Crest Drive to be built as part of the proposed project (see Figure 3).

The entire property is considered to be impacted. As such, mitigation for the 0.94-acre of the Diegan Coastal Sage Scrub (a Tier II habitat) will have to be mitigated per the Biological Mitigation Ordinance (BMO). Specifically, the project site is located outside of a preserve area, but the proposed mitigation is within an approved mitigation bank. Per the BMO, this would require mitigation at a 1:1 ratio. Therefore, 1.0-acre (0.94-acre rounded up) of Tier II habitat will be purchased off-site at an approved mitigation bank.

The 16.9-acre property was visited on 20 December 2013. The purpose of the survey was to conduct the general biological survey to gather data for preparation of this biological report. Vegetative communities were mapped (see Figure 3), plant species were identified (see Table 1), and all wildlife utilizing the property were noted (see Table 2).

## 2.0 REGIONAL CONTEXT

In California, there is a state-wide effort known as the Natural Community Conservation Planning (NCCP) program established to preserve ecosystems, while at the same time allowing for planned development. Locally, there are several jurisdictions that have established plans as part of the NCCP program. The County of San Diego is a participant in the local Multiple Species Conservation Program (MSCP) with an approved Subarea Plan in “south county” and two other subarea plans in north and east county that are not yet approved. The proposed subdivision project at 12361 Lemon Crest Drive in Lakeside is located within the approved MSCP.

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

## 3.0 HABITATS/VEGETATION COMMUNITIES

The subject property contains Diegan Coastal Sage Scrub (Holland Element Code 32500), Disturbed Habitat (Holland Element Code 11300), and Urban/Developed Land (Holland Element Code 12000) - see attached Figure 3 for the vegetation mapping and Figures 4 and 5 for on-site photographs. Also, please refer to Table 1 for a list of the plant species observed during the site visit.

Small patches of Diegan Coastal Sage Scrub totaling 0.94-acre occur on the property (see Figure 3 and top photo of Figure 4). This Diegan Coastal Sage Scrub habitat lacks diversity and contiguity and is dominated by California Buckwheat (*Eriogonum fasciculatum*) with California Sagebrush (*Artemisia californica*) as a sub-dominant. Approximately 12.79-acres of the property contain Disturbed Habitat. This Disturbed Habitat includes the majority of the site. Evidence supporting the Disturbed Habitat classification include discing of the property for 20-years or more, an old corral (see top photo of Figure 5), and an old sprinkler head (see bottom photo of Figure 5). The remaining 3.17-acres contain Urban/Developed Land. This classification includes the residence and garage in the southeastern corner of the site (see bottom photo of Figure 4), the old homestead in the central part of the property and its surrounding landscaping, and the dirt roads.

The diversity and numbers of wildlife species on-site were typical of a property with limited native vegetation which is completely surrounded by development. The most notable wildlife on the property were birds (please refer to Table 2 for a list of the wildlife species observed). In addition to the bird species observed, two mammalian species were also noted on the property.



The two mammalian species were Audubon's Cottontail (*Sylvilagus audubonii*), and Botta's Pocket Gopher (*Thomomys bottae*).

## 4.0 SPECIAL STATUS SPECIES

One principal goal of the biological survey was the determination of the presence or absence of sensitive plant and animal species. Lists of these sensitive plant and animal species known to occur within a 10-mile radius of the property have been compiled using the nine quad search function of the California Native Plant Society Electronic Database, the California Natural Diversity Database, the County of San Diego Sensitive Plant List found as Table 2 in the County of San Diego Guidelines for Determining Significance for Biological Resources (2010), and the County of San Diego Sensitive Animal List found as Table 3 in the same document. These generated lists of sensitive species known to occur within a 10-mile radius of the property are attached as Tables 3 and 4.

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

San Diego Ambrosia	<i>Ambrosia pumila</i>
San Diego Sagewort	<i>Artemisia palmeri</i>
Dean's Milkvetch	<i>Astragalus deanei</i>
South Coast Saltscale	<i>Atriplex pacifica</i>
Snake Cholla	<i>Cylindropuntia californica</i> var. <i>californica</i>
Orcutt's Bird's Beak	<i>Dicranostegia orcuttiana</i>
San Diego Barrel Cactus	<i>Ferocactus viridescens</i>
Poor Man's Pepper	<i>Lepidium virginicum</i> ssp. <i>menziesii</i>

Another species that needs to be addressed in this section is the California Sand Aster (*Corethrogyne filaginifolia*). This species has gone through numerous taxonomic changes in the last several decades. Going back to the 1984 publication, A Flora of San Diego County, California by R. Mitchel Beauchamp, six varieties of this plant were identified. Those varieties were *C. f.* var. *bernardino*, *C. f.* var. *glomerata*, *C. f.* var. *incana*, *C. f.* var. *linifolia*, *C. f.* var. *sessilis*, and *C. f.* var. *virgata*. Two of these six varieties, *C. f.* var. *incana*, and *C. f.* var. *linifolia*, were identified as sensitive based upon their limited coastal locations. Using the dichotomous key in Beauchamp, the variety of Sand Aster found on the subject property would have been identified as *C. f.* var. *virgata*, which was one of the non-sensitive varieties. In the 1990's, specifically in the first Jepson Manual (1993), the plants on the subject property would have been identified as *Lessingia filaginifolia* var. *filaginifolia*. This new taxonomy not only changed the genus from *Corethrogyne* to *Lessingia*, but also grouped several varieties together including *C. f.* var. *bernardino*, *C. f.* var. *incana*, *C. f.* var. *linifolia*, *C. f.* var. *sessilis*, and *C. f.* var. *virgata*, further confusing identification. Moving forward to the current taxonomy in the latest, second edition Jepson Manual (2012), the genus has been converted back to *Corethrogyne*, and no

varieties are recognized. As such, the plants identified on the property have been listed in Table 1 as *Corethrogyne filaginifolia*. The sensitive plant table (Table 3) contains *Corethrogyne filaginifolia* var. *incana* as a sensitive plant known to be found within 10-miles of the property.

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

Sixty-five wildlife species were analyzed and are detailed in Table 4. Of those sixty-five species, one was found on-site, the Turkey Vulture. Fifty of them were considered to be "unlikely" given the habitats and/or soils on the property. Of the remaining fourteen, five have a low probability of occurrence on-site, six have a medium probability, and three have a high probability of occurrence.

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

Silvery Legless Lizard	<i>Anniella pulchra pulchra</i>
Red Diamond Rattlesnake	<i>Crotalus ruber</i>
San Diego Ringneck Snake	<i>Diadophis punctatus similis</i>
Coast Patch-nosed Snake	<i>Salvadora hexalepis virgultea</i>
American Badger	<i>Taxidea taxus</i>

The six species with a medium probability are:

Rosy Boa	<i>Charina trivirgata</i>
Coronado Island Skink	<i>Plestiodon skiltonianus interparietalis</i>
Northwestern San Diego Pocket Mouse	<i>Chaetodipus fallax fallax</i>
San Diego Black-tailed Jackrabbit	<i>Lepus californicus bennettii</i>
Cooper's Hawk	<i>Accipiter cooperii</i>
California Horned Lark	<i>Eremophila alpestris actia</i>

The three species with a high probability are:

Orange-throated Whiptail	<i>Aspidoscelis hyperythra</i>
Coastal Western Whiptail	<i>Aspidoscelis tigris stejnegeri</i>
San Diego Horned Lizard	<i>Phrynosoma coronatum</i>

**Turkey Vulture (*Cathartes aura*).** This bird is considered a Group 1 species on the County of San Diego Sensitive Animal List (San Diego, County of, 2010). It does not hold any federal or state listings. A single individual was noted as an overflight in the southeastern portion of the site (see Figure 3 for location). Since no suitable nest sites occur on the property, the long-term survival of this species is not in jeopardy as a result of this project.

**Orange-throated Whiptail (*Aspidoscelis hyperythra*).** This species is considered a Group 2 species on the County of San Diego Sensitive Animal List (San Diego, County of, 2010), and as a Species of Special Concern by the California Department of Fish and Wildlife (CDFW, 2011). No Orange-throated Whiptails were observed during the site visit.

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

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

**California Gnatcatcher (*Poliophtila californica*).** Due to the status of this avian species as Threatened under the Federal Endangered Species Act, it was felt that a discussion on why this species is not anticipated on the site was warranted. The subject property is located near the MSCP "Lakeside Archipelago" (see Section 6.0 for more details) which is a "stepping stone" linkage used by the California Gnatcatcher to move to and from other areas of desirable Diegan Coastal Sage Scrub habitat. There are nine small patches Diegan Coastal Sage Scrub on the property (see Figure 3) totaling only 0.94-acre. Since these patches cumulatively do not even total 1-acre, this species is not expected to breed on the site. The 16.9-acre property is completely surrounded by development and is topographically lower than the occupied habitat within the MSCP "Lakeside Archipelago" to the southeast. The property is unlikely to have California Gnatcatchers because the habitat patches on the property are not abundant or contiguous, and there is nowhere for an avian species utilizing the archipelago to go from there causing it to be a dead end.

## 5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

The subject property contains two knolls at the same elevational height in the central part of the property. The land slopes down from these knolls to the north, south, east and west (see Figure 1). There is an elevational difference across the property of 125-feet from a low of 450-feet in the northeastern corner to 575-feet at the two knolls. There are no wetland habitats or soils on-site,



and there are no Ordinary High Water Marks (OHWMs) on the property. As such, there are no jurisdictional wetlands or waterways on the property.

## **6.0 OTHER UNIQUE FEATURES/RESOURCES**

Other unique features on the subject property include steep slopes, and proximity to the MSCP “Lakeside Archipelago”. There are no sensitive soils on-site. Bowman (1973) maps all the soil on the subject property as Vista coarse sandy loam, 15 to 30% slopes.

The steep slopes on the property will be avoided to the greatest extent possible. Any encroachment into steep slopes will be required to comply with the Resource Protection Ordinance.

Also of note is the nearby movement linkage for the California Gnatcatcher, known as the “Lakeside Archipelago”. This linkage was intended to allow movement of avian species to points north and south of Interstate-8 via high ground that acts as “stepping-stones”. The “stepping-stone” theory hypothesizes that birds will fly to a high spot in the habitat and observe another patch of desirable habitat in the distance within their “line-of-sight.” By this mechanism of habitat island hopping, birds can move through what is otherwise an urban community. As long as the bird can see the other habitat, it will travel to that habitat across roads and houses. Part of the “stepping stone” linkage is approximately 600-feet to the southeast of the subject property. This nearby “stepping stone” contains Sage Scrub habitat and it acts as a “step” between the undeveloped, Sage Scrub-covered portions of Rattlesnake Mountain to areas of Sage Scrub habitat southwest of Lake Jennings. Although the subject property contains a small knob with a limited amount of Sage Scrub habitat, it is topographically lower than the “stepping stone” to the southeast and would effectively act as a dead end for habitat island hopping birds, such as the California Gnatcatcher.

## **7.0 SIGNIFICANCE OF PROJECT IMPACTS AND PROPOSED MITIGATION**

As proposed, the 25-lot subdivision in Lakeside will have the following vegetation impacts. The table below details the types of habitat that will be impacted and the mitigation for those impacts, if required:

## Vegetation Impact and Mitigation Summary<sup>1</sup>

Vegetative Community	Acres On-Site	Acres Impacted On-Site	Mitigation Ratio <sup>2</sup>	Mitigation Required (acres)
Diegan Coastal Sage Scrub (Tier II)	0.94	0.94	1:1	1.0 (0.94-acre rounded up)
Disturbed Habitat (Tier IV)	12.79	12.79	None	None
Urban/Developed Land	3.17	3.17	N/A	N/A
Totals:	16.9-acres	16.9-acres		1.0-acre of DCSS (Tier II)

<sup>1</sup> Calculated impacts include those due to grading and on-site fuel modification.

<sup>2</sup> The mitigation ratios were taken from the Biological Mitigation Ordinance.

Since the project site is located outside of the PAMA, but mitigation is proposed to be within an approved mitigation bank, the mitigation ratio for impacts to Tier II habitat (Diegan Coastal Sage Scrub) is 1:1 per the BMO. Since there are 0.94-acre of impacts on-site, 1.0-acre (0.94-acre rounded up) of Tier II mitigation is proposed to be purchased off-site at the Crestridge Mitigation Bank. If no Tier II credits are available at the Crestridge Mitigation Bank, then up-tiering to purchase Tier I credits is proposed or some other mitigation alternative acceptable to the County of San Diego.

Since no sensitive plant species were noted on-site, and the only sensitive wildlife species was a Turkey Vulture overflying the property with no nesting potential on-site, there will not be any species specific mitigation.

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

## 8.0 CUMULATIVE IMPACTS

Since the vegetation impacts are being mitigation for per the BMO which was adopted to implement the goals of the MSCP, and the project will be conditioned to avoid impacts to birds protected under the MBTA, then there are no cumulative impacts associated with the 25-lot subdivision project at 12361 Lemon Crest Drive in Lakeside.

## 9.0 REFERENCES

- Baldwin, B.G., Goldman, D.H., Keil, D.J., Patterson, R., Rosatti, T.J., and Wilken, D.H. eds. 2012. *The Jepson Manual Vascular Plants of California*, 2<sup>nd</sup> Edition. University of California Press, Berkeley, xxii + 1568 pp.
- Beauchamp, R. Mitchel. 1986. *A Flora of San Diego County, California*. Sweetwater River Press. National City, Calif. 241 pp.
- Bond, Suzanne I. 1977. An Annotated List of the Mammals of San Diego County, California. *San Diego Society of Natural History, Transactions* 18(14):229-248.
- Bowman, Roy H., et al. 1973. *Soil Survey of the San Diego Area, California*. U.S. Department of Agriculture, Soil Conservation Service, Washington, D.C.
- California Native Plant Society. 2014. On-line Electronic Inventory (of Rare and Endangered Vascular Plants of California) at <http://cnps.web.aplus.net/cgi-bin/inv/inventory.cgi>. Accessed on 10 December 2013.
- Fish and Wildlife, California Department of. 2011. *California Natural Diversity Data Base: Special Animals*. The Author, Sacramento, California, 60 pp. [available at <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf>], edition of January 2011.
- Fish and Wildlife, California Department of. 2014. *California Natural Diversity Database. Rare Find 5 Commercial Version Updated 4 March 2014*. Biogeographic Data Branch, Sacramento, CA.
- Hall, E. Raymond. 1981. *The Mammals of North America*. The Ronald Press, New York. Second edition, Volumes I and II, pp. xv + 1181.
- Holland, Robert F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. California Department of Fish and Game, Sacramento, California. iii + 155 pp.
- Jameson, Jr. E. W. and H. J. Peeters. 2004. *Mammals of California (Revised Edition)*. University of California Press, Berkeley. xi + 429 pp.
- Jennings, Mark R. and M. P. Hayes. 1994. *Amphibian and Reptile Species of Special Concern in California*. California Department of Fish and Game, Rancho Cordova, Calif., final report, Contract No. 8023, 255 pp.



- Lemm, Jeffrey M., 2006. Field Guide to Amphibians and Reptiles of the San Diego Region. California Natural History Guides, University of California Press, Los Angeles, CA. pp. xii + 326.
- Oberbauer, Thomas A. 1996. Terrestrial Vegetation Communities in San Diego County Based on Holland's Descriptions. Unpublished manuscript, County of San Diego, Department of Planning and Land Use, 7 pp [copies available from the County of San Diego].
- Peeters, Hans, and Pam Peeters. 2005. Raptors of California. University of California Press, Los Angeles, California. xi + 294 pp.
- Rebman, Jon P. and Michael G. Simpson. 2006. Checklist of the Vascular Plants of San Diego County, 4th ed. San Diego Natural History Museum, San Diego, CA, 4th ed., xx+100 pp.
- San Diego, County of. 2010. County of San Diego Guidelines for Determining Significance and Report Format and Contents for Biological Resources. Fourth Revision. Available from the County's website at [http://www.sdcounty.ca.gov/dplu/docs/Biological\\_Guidelines.pdf](http://www.sdcounty.ca.gov/dplu/docs/Biological_Guidelines.pdf).
- San Diego, County of. 2010. County of San Diego Report Format and Content Requirements for Biological Resources. Fourth Revision. Document available at [http://www.sdcounty.ca.gov/dplu/docs/Biological\\_Report\\_Format.pdf](http://www.sdcounty.ca.gov/dplu/docs/Biological_Report_Format.pdf).
- Sibley, David Allen. 2003. The Sibley Field Guide to Birds of Western North America. Alfred A. Knopf, New York, NY, 473 pp.
- Stebbins, Robert C. 2003. A Field Guide to Western Reptiles and Amphibians. 3rd Ed., Houghton Mifflin Company, Boston, Mass., xiii + 533 pp.
- Todd, Victoria R. 2004. Preliminary Geologic Map of the El Cajon 30' x 60- Quadrangle, Southern California, Version 1.0. U. S. Geological Survey, Open-File Report 2004-1361 [copies available at [http://pubs.usgs.gov/of/2004/1361/ec1\\_map/pdf](http://pubs.usgs.gov/of/2004/1361/ec1_map/pdf)].
- Unitt, Philip. 2004. San Diego County Bird Atlas. San Diego Natural History Museum, San Diego, Calif. vii + 645 pp.
- U.S. Fish and Wildlife Service. 2014. Quino Checkerspot Butterfly Survey Protocol. Available at [http://www.fws.gov/carlsbad/tespecies/Documents/QuinoDocs/Quino\\_Protocol\\_2014\\_FINAL\\_022114\\_jrh.pdf](http://www.fws.gov/carlsbad/tespecies/Documents/QuinoDocs/Quino_Protocol_2014_FINAL_022114_jrh.pdf).
- U.S. Fish and Wildlife Service. 2008. Birds of Conservation Concern 2008. United States Department of Interior, Fish and Wildlife Service, Division of Migratory Bird Management, Arlington, VA. 85 pp. [Online version available at [http://library.fws.gov/Bird\\_Publications/BCC2008.pdf](http://library.fws.gov/Bird_Publications/BCC2008.pdf)].

## **10.0 PREPARER AND PERSONS/ORGANIZATIONS CONTACTED**

**Preparer:**

Gretchen Cummings

Cummings and Associates

P.O. Box 1209

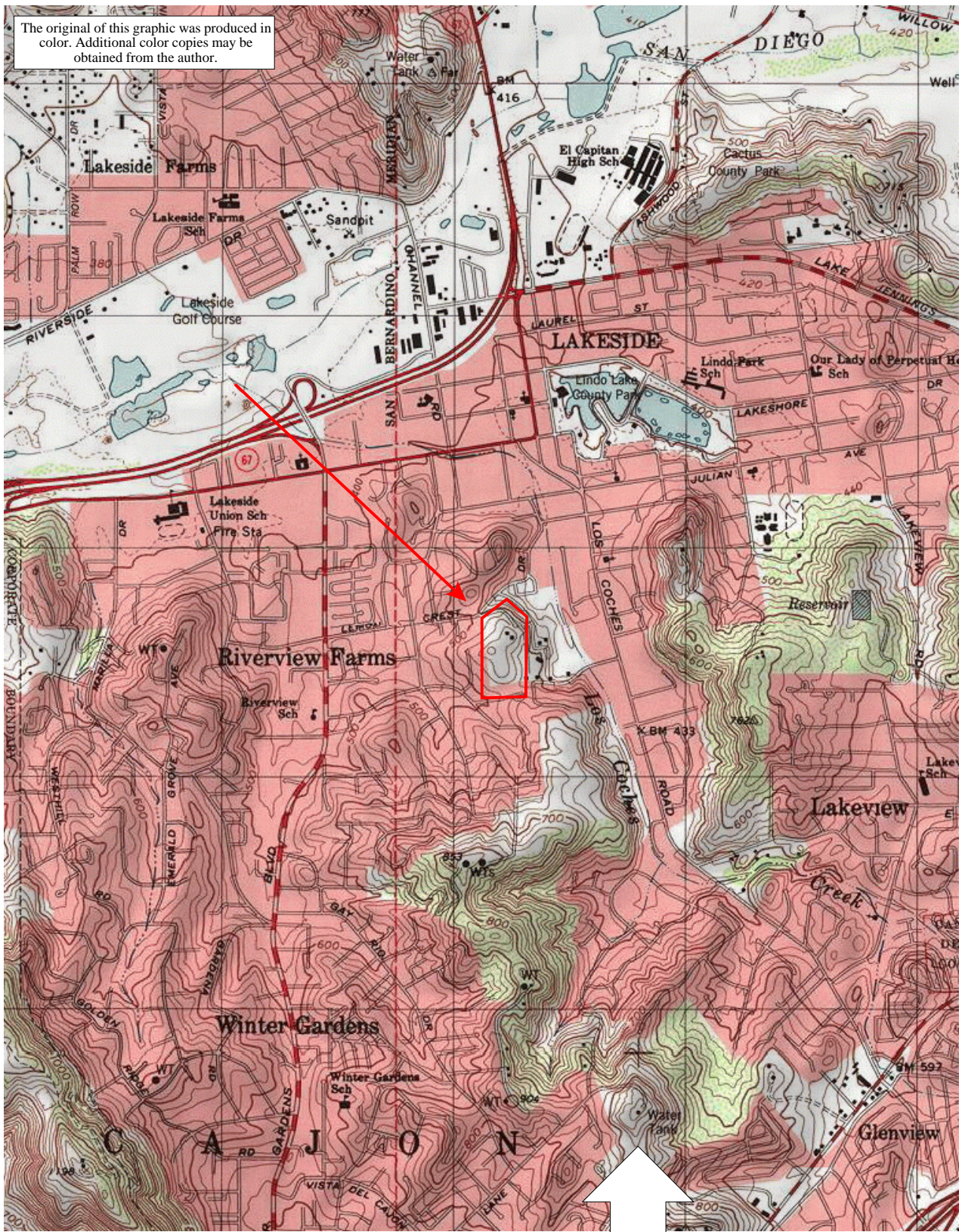
Ramona, CA 92065

(760)440-0349

[gretchen.bc@sbcglobal.net](mailto:gretchen.bc@sbcglobal.net)



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



Cummings and Associates Job Number 1693.21C 10 February 2014

Scale: 1-inch = 2,000-feet

[:\1693-Fig-1.wpg]

**Cummings  
and  
Associates**

**12361 Lemon Crest Drive Shown on the  
U.S.G.S. 7½-minute El Cajon Quadrangle Map**  
[Base Map Created with TOPO!® ©2006 National Geographic;  
©2005 TeleAtlas]

**Figure  
1**



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



Cummings and Associates Job Number 1693.21C

20 December 2013

Scale: 1-inch = 300-feet

[:\1693-Fig-2.wpg]

**Cummings  
and  
Associates**

**12361 Lemon Crest Drive Shown on an Aerial Photo  
[Base Map © 2013 Google; Imagery Date 11/12/2012]**

**Figure  
2**



# Vegetation Map - 12361 Lemon Crest Drive (LAKESIDE AREA)

LEGAL DESCRIPTION  
 THAT PART OF LOT 16 IN SECTION 4, TOWNSHIP 17 SOUTH, RANGE 1,  
 SAN DIEGO COUNTY, CALIFORNIA, ACCORDING TO ORIGINAL PLAT THEREOF.  
 ASSESSORS PARCEL NUMBER  
 394-290-28

TAX RATE AREA  
 82278  
 COMMUNITY PLAN  
 LAKESIDE  
 EXISTING ZONING  
 RR  
 PROPOSED ZONING  
 RR  
 REGIONAL CATEGORY  
 VILLAGE  
 LAND USE DESIGNATION:  
 RR-2, VILLAGE RESIDENTIAL 2 (D)/AC  
 AREA:  
 17.16 ACRES GROSS  
 15.55 ACRES NET  
 DWELLING UNITS  
 24  
 NUMBER OF LOTS  
 24 AND A DESIGNATED REMAINDER PARCEL  
 MINIMUM LOT SIZE  
 0.5 ACRES  
 TOPOGRAPHY  
 COUNTY 200 SCALE TOPOGRAPHIC SURVEY SHEET 246-1791,  
 PHOTOGRAPHY DATED: JUNE 12, 1972  
 SOLAR ACCESS STATEMENT  
 ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQUARE FEET  
 OF SOLAR ACCESS FOR EACH FUTURE DWELLING/COMMERCIAL/INDUSTRIAL  
 UNIT ALLOWED BY THIS SUBDIVISION.  
 STREET LIGHTS  
 AS REQUIRED BY COUNTY ENGINEER  
 PARK LAND  
 PARK FEES WILL BE PAID IN LIEU OF DEDICATION  
 GRADING  
 124,250 C.Y.  
 124,250 C.Y.  
 IMPORT/EXPORT  
 0 C.Y.  
 MAX. SLOPE REGRAD: 3:1  
 CUT: 17' @ 2:1  
 FILL: 30' @ 2:1  
 SPECIAL ASSESSMENT ACT STATEMENT  
 NO SPECIAL ASSESSMENTS ARE PROPOSED

SERVICE DISTRICTS  
 SEWER: LAKESIDE SEWER DISTRICT (COUNTY MAINTAINED)  
 WATER: LAKESIDE WATER DISTRICT  
 GAS: LAKESIDE GAS DISTRICT  
 ELECTRIC: LAKESIDE ELECTRIC DISTRICT  
 TELEPHONE: SAN DIEGO COUNTY SHERIFF  
 CABLE TELEVISION: COMMUNICATIONS  
 OWNER/SUBDIVIDER  
 CALIFORNIA INVESTMENT BANKERS, INC.  
 1450 INLAND VALLEY INVESTMENTS LLC  
 SAN DIEGO, CA 92106  
 BOB STEWART  
 PH: 619-583-1111  
 688 STEWART, PRESIDENT

USE	REGULATIONS	RR
Lot Area	RR	
Lot Density	RR	
Maximum Building Type	C/S AC	
Maximum Floor Area	C/S AC	
Height	C/S AC	
Open Space	C/S AC	
Setback	C/S AC	
Special Assessments	C/S AC	

WAIVERS/EXCEPTIONS REQUESTED:  
 1. 3:1 LOT DEPTH RATIO (39402-10), LOTS 8-10, 16-21  
 2. REDUCE DESIGN SPEED FOR LEMON CREST DRIVE FROM 30MPH TO 25 MPH

**KEY**

DCSS  
 Design Coastal Sage-Scrub Element Code 23500  
 Dist  
 Disturbed Habitat (Rolland, 1986 as modified by Oberbauer, 1994; Element Code 13300)  
 Dev  
 Urban Developed Element Code 13000  
 \* Turkey Vulture roosting site

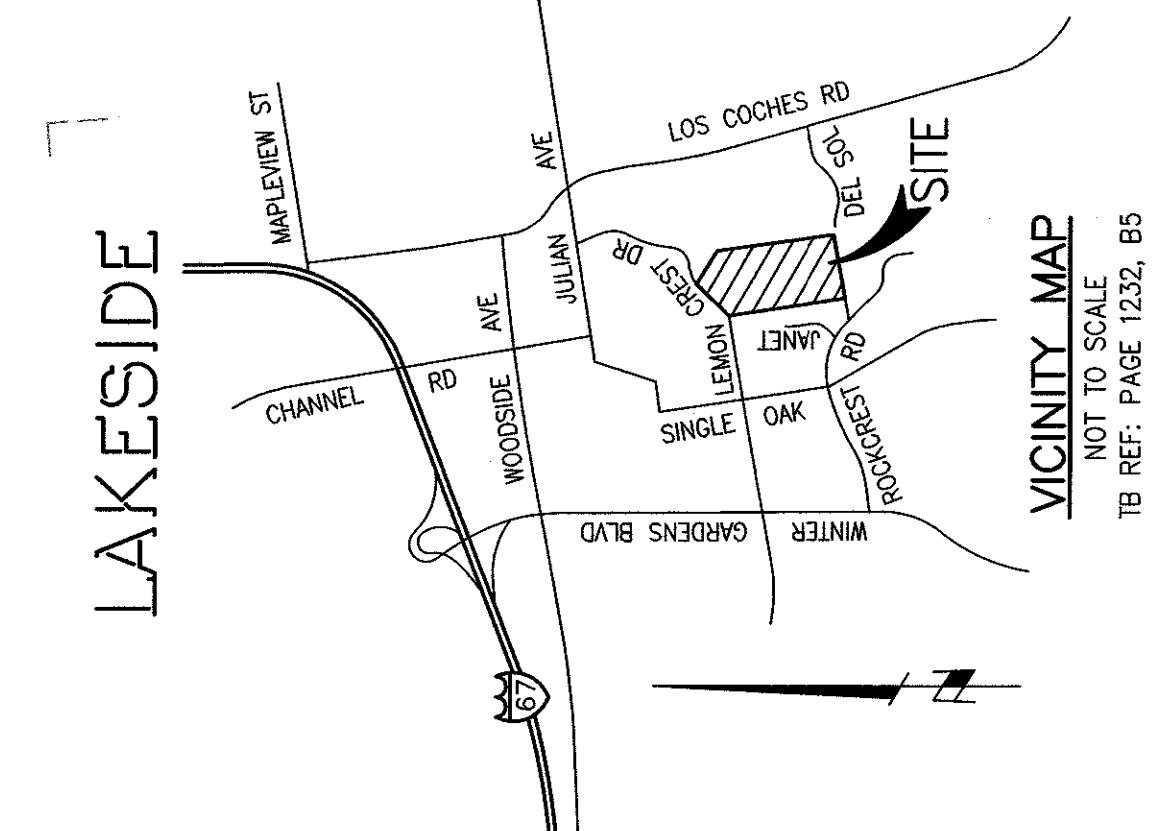
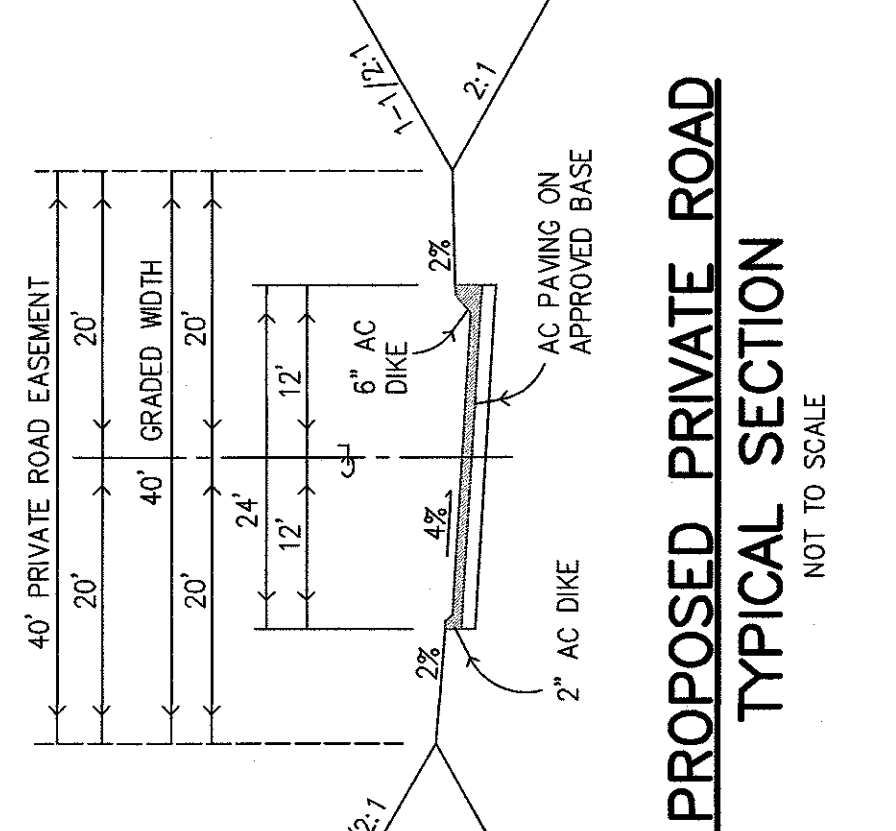
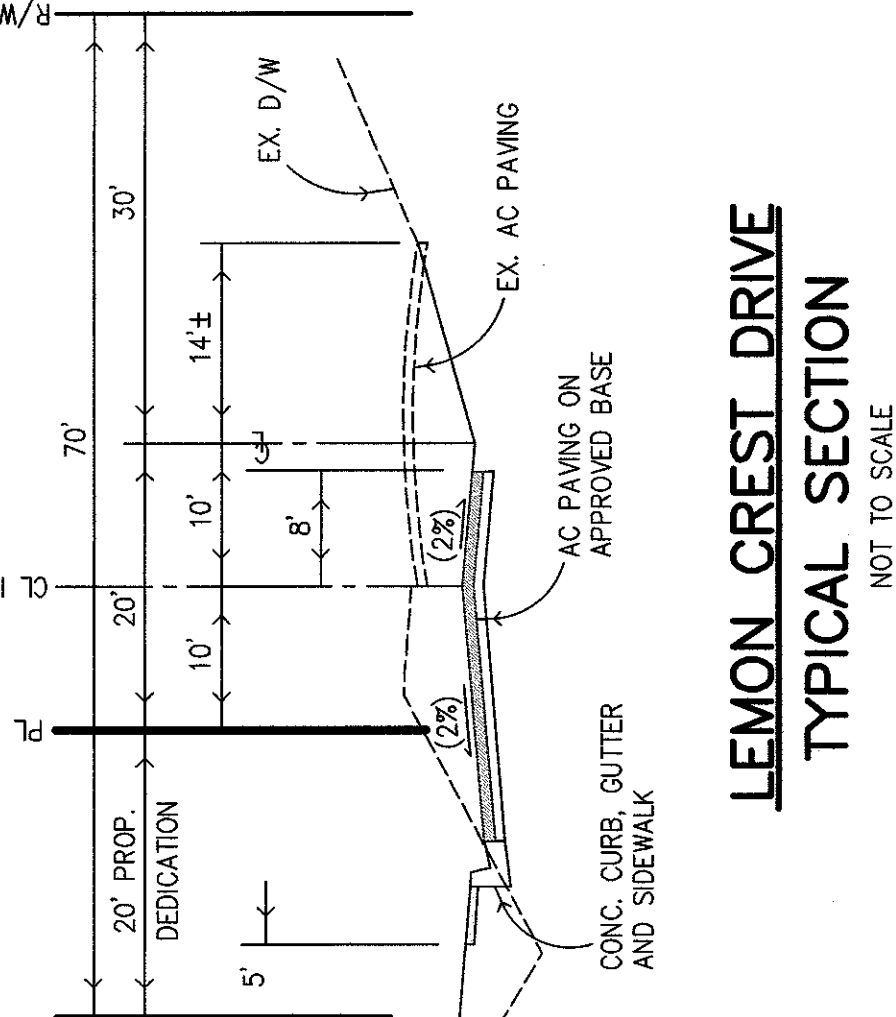
**Figure 3**  
 Cumulative and Disjunctive Site Plan for the Proposed Subdivision at 12361 Lemon Crest Drive

ENGINEER  
 RONALD C. ASHMAN R.C.E.T., 34300  
 5725 KEARNEY HILLS ROAD, SUITE D  
 SAN DIEGO, CA 92123  
 (619) 571-5555



**LEGEND**

ITEM	SYMBOL
CUT SLOPE (2:1 MAX)	---
FULL SLOPE (2:1 MAX)	---
PROPOSED WATER LINE	---
PROPOSED SLOPE LINE W/WHIRL	---
PROPOSED FIRE HYDRANT	○
DAYLIGHT LINE	---
PAID ELEVATION	---
EXISTING E.P.	---
PROPOSED A.C. PAVING	---
EXISTING CONTOUR	---
BROW DITCH	---
BIG RETENTION AREA	---



REVISIONS	BY

# LEMON CREST

Date: 3/25/14  
 Scale: 1" = 50'  
 Drawn: BW  
 Approved:  
 Job: 1443  
 Sheet: 1  
 Of 1 Sheets



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



Cummings and Associates Job Number 1693.21C 30 March 2014

[:\1693-Fig-4.wpg]

**Cummings  
and  
Associates**

Site Photographs: Top Photo of Diegan Coastal Sage Scrub Patch in the Northeastern Portion of the Site; Bottom Photo of Residence and Garage in the Southeastern Corner of the Site With Disturbed Habitat in Foreground

**Figure  
4**

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



Cummings and Associates Job Number 1693.21C 30 March 2014

[:\1693-Fig-5.wpg]

**Cummings  
and  
Associates**

Site Photographs: Old Corral as Evidence of Disturbed  
Habitat (Top Photo); Old Sprinkler Head as Evidence of  
Disturbed Habitat (Bottom Photo)

**Figure  
5**



**Table 1**  
**Vascular Plants Observed**  
**at 12361 Lemon Crest Drive**  
**County of San Diego, California**

Plant Family	Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup> in which the Species was Observed
Adoxaceae Muskroot Family	<i>Sambucus nigra</i> ssp. <i>caerulea</i> Blue Elderberry	N	Disturbed Habitat
Anacardiaceae Sumac Family	<i>Malosma laurina</i> Laurel Sumac	N	Disturbed Habitat
	<i>Schinus molle</i> Pepper Tree	I	Disturbed Habitat
	<i>Schinus terebinthifolius</i> Brazilian Pepper Tree	I	Urban/Developed
Asteraceae Sunflower Family	<i>Artemisia californica</i> California Sagebrush	N	Diegan Coastal Sage Scrub
	<i>Baccharis sarothroides</i> Broom Baccharis	N	Disturbed Habitat



Plant Family	Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup> in which the Species was Observed
	<i>Corethrogyne filaginifolia</i> (var. <i>virgata</i> ) = <i>Lessingia filaginifolia</i> var. <i>filaginifolia</i> California Sand Aster	N	Diegan Coastal Sage Scrub
	<i>Heterotheca grandiflora</i> Telegraph Weed	N	Disturbed Habitat
	<i>Pseudognaphalium beneolens</i> Fragrant Everlasting	N	Diegan Coastal Sage Scrub
Boraginaceae Borage Family	<i>Amsinckia menziesii</i> Common Fiddleneck	N	Disturbed Habitat
	<i>Hirschfeldia incana</i> Shortpod Mustard	I	Disturbed Habitat
Cactaceae Cactus Family	<i>Opuntia ficus-indica</i> Mission Prickly-Pear	I	Urban/Developed
Chenopodiaceae Goosefoot Family	<i>Salsola tragus</i> Russian Thistle	I	Disturbed Habitat
Cucurbitaceae Gourd Family	<i>Cucurbita palmata</i> Coyote Melon	N	Disturbed Habitat
Euphorbiaceae Spurge Family	<i>Croton setigerus</i> Turkey-Mullein	N	Disturbed Habitat
Fabaceae Legume Family	<i>Acmispon glaber</i> Deerweed	N	Diegan Coastal Sage Scrub

Plant Family	Scientific Name Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup> in which the Species was Observed
Geraniaceae Geranium Family	<i>Erodium botrys</i> Long-beak Filaree	I	Disturbed Habitat
	<i>Erodium cicutarium</i> Redstem Filaree	I	Disturbed Habitat
Lamiaceae Mint Family	<i>Marrubium vulgare</i> Horehound	I	Disturbed Habitat
Myrtaceae Myrtle Family	<i>Eucalyptus</i> sp. Eucalyptus	I	Urban/Developed
Oleaceae Olive Family	<i>Olea europaea</i> Olive	I	Disturbed Habitat
Pinaceae Pine Family	<i>Pinus</i> cf. <i>halepensis</i> Aleppo Pine	I	Urban/Developed
Poaceae Grass Family	<i>Bromus diandrus</i> Ripgut Grass	I	Disturbed Habitat
	<i>Bromus madritensis</i> ssp. <i>rubens</i> Red Brome	I	Disturbed Habitat
Polygonaceae Milkwort Family	<i>Eriogonum fasciculatum</i> California Buckwheat	N	Diegan Coastal Sage Scrub
Solanaceae Nightshade Family	<i>Nicotiana glauca</i> Tree Tobacco	I	Disturbed Habitat
Tamaricaceae Tamarisk Family	<i>Tamarix parviflora</i> Tamarisk	I	Urban/Developed

Plant Family	<i>Scientific Name</i> Common Name	Native (N) or Introduced (I)	Vegetative Community <sup>1</sup> in which the Species was Observed
Urticaceae Nettle Family	<i>Urtica urens</i> Dwarf Nettle	I	Urban/Developed

<sup>1</sup> Holland Element Codes (1986) as modified by Oberbauer (1996) and County of San Diego (2010) are as follows: Diegan Coastal Sage Scrub (Element Code 32500), Disturbed Habitat (Element Code 11300), and Urban/Developed (Element Code 12000).

## 28 Species

[:\1693 Plant List.wpd]

**Table 2**  
**Wildlife Species Observed**  
**at 12361 Lemon Crest Drive**  
**County of San Diego, California**

Common Name <i>Scientific Name</i>	Vegetative Community <sup>1</sup> in which the Species was Observed	Observations
<b>Mammals</b>		
<i>Sylvilagus audubonii</i> Audubon's Cottontail	Diegan Coastal Sage Scrub, Disturbed Habitat and Urban/Developed	One Cottontail was seen in the northern portion of the site and two Cottontails were seen in the southern portion of the property. Pellets assignable to this genus were seen throughout the site.
<i>Thomomys bottae</i> Botta's Pocket Gopher	Disturbed Habitat	Burrows assignable to this species were noted throughout the disturbed portions of the property.
<b>Birds</b>		
Turkey Vulture ( <i>Cathartes aura</i> )	N/A	A single individual was seen as an overflight near the southeastern portion of the site (see Figure 3 for location).
American Kestrel ( <i>Falco sparverius</i> )	Disturbed Habitat	A male Kestrel was seen perched on top of a telephone pole in the northern portion of the site.
Mourning Dove ( <i>Zenaida macroura</i> )	N/A	Two Mourning Doves were seen as overflights in the northern part of the site.

Common Name <i>Scientific Name</i>	Vegetative Community <sup>1</sup> in which the Species was Observed	Observations
Anna's Hummingbird ( <i>Calypte anna</i> )	Disturbed Habitat	A male was seen nectaring in the vicinity of the old corral in the central part of the site.
Costa's Hummingbird ( <i>Calypte costae</i> )	Disturbed Habitat	An individual was seen in the eastern part of the property, just south of the old homestead.
Black Phoebe ( <i>Sayornis nigricans</i> )	Disturbed Habitat	An individual was seen on the western edge of the site.
Say's Phoebe ( <i>Sayornis saya</i> )	Disturbed Habitat	An individual was seen perched on a fence around the old homestead.
Cassin's Kingbird ( <i>Tyrannus vociferans</i> )	Disturbed Habitat	Three Cassin's Kingbirds were seen flycatching in the central portion of the site.
Western Scrub Jay ( <i>Aphelocoma californica</i> )	Disturbed Habitat	An individual was seen flying into a Pepper Tree in the northwestern portion of the site.
Bushtit ( <i>Psaltriparus minimus</i> )	Urban/Developed	A winter flock of 28 Bushtits were seen foraging through the landscape trees around the old homestead.
Northern Mockingbird ( <i>Mimus polyglottos</i> )	Disturbed Habitat	An individual was heard in the vicinity of the old homestead.
Yellow-rumped Warbler ( <i>Dendroica coronata</i> )	Urban/Developed	A small flock of 7 were seen foraging through the landscape trees around the old homestead.
Spotted Towhee ( <i>Pipilo maculatus</i> )	Disturbed Habitat	Two Spotted Towhees were seen and heard underneath of an Elderberry tree.



Common Name <i>Scientific Name</i>	Vegetative Community <sup>1</sup> in which the Species was Observed	Observations
California Towhee <i>(Pipilo crissalis)</i>	Diegan Coastal Sage Scrub	Three California Towhees were seen and heard in the northern portion of the site in the small patches of Sage Scrub.
House Finch <i>(Carpodacus mexicanus)</i>	N/A	Three House Finch were seen and heard as overflights in the southern portion of the site.

<sup>1</sup> Holland Element Codes (1986) as modified by Oberbauer (1996) and County of San Diego (2010) are as follows: Diegan Coastal Sage Scrub (Element Code 32500), Disturbed Habitat (Element Code 11300), and Urban/Developed (Element Code 12000).

## 17 Species

**Table 3**

**Sensitive Plant Species Known to Occur Within an  
Approximate 10-mile Radius<sup>1</sup> of 12361 Lemon Crest Drive**

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Acanthomintha ilicifolia</i> San Diego Thornmint	List A/List1B.1/S1/CE/FT	Occurs on heavy clay soils in a variety of habitats. Known elevations are 30 - 3,000 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Acmispon prostratus</i> Nuttall's Acmispon	List A/List 1B.1/S1/-/-	A species found in Coastal Dunes and Coastal Scrub along the immediate coast at elevations of 0 - 33 feet.	N	U	The site is located too far inland (in Lakeside) to expect this species. The elevation at the site ranges between 450 to 575-feet, which is 417-feet above the highest known elevation of the species. NOTE: A synonym is <i>Lotus nuttallianus</i> .
<i>Adolphia californica</i> California Adolphia	List B/List 2B.1/S2/-/-	Typically found on metavolcanic and/or clay soils in Sage Scrub habitats. Known elevations are 300 - 1,000 feet.	N	U	There are no metavolcanic or clay soils mapped on the property (Bowman, 1973). NOTE: The San Diego County List calls this plant San Diego Adolphia.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Ambrosia chenopodiifolia</i> San Diego Bur-sage	List B/List 2B.1/S1/-/-	Found in Coastal Scrub habitat, typically Maritime Succulent Scrub at elevations of 180 - 510 feet.	N	U	There is no Maritime Succulent Scrub on the property.
<i>Ambrosia monogyra</i> Singlewhorl Burrobrush	— /List 2B.2/S2/-/-	Found in sandy washes in the south coastal portion of San Diego County. Known elevations range from 32 - 1645 feet.	N	U	There are no washes within the subject property, and the site is located inland in Lakeside, not along the coast. NOTE: <i>Hymenoclea monogyra</i> is a synonym.
<i>Ambrosia pumila</i> San Diego Ambrosia	List A/List 1B.1/S1/-/FE	Found in sandy loam or clay soils in Chaparral, Sage Scrub, or Valley and Foothill Grassland habitats. Elevations range from 60 - 1,370 feet.	N	L	Vista coarse sandy loam is mapped on the property (Bowman, 1973), and there is minimal Diegan Coastal Sage Scrub habitat on the property. The closest historical population (now possibly extirpated) is approximately 1.1-miles to the north along the San Diego River (CDFW, 2014).
<i>Aphanisma blitoides</i> Aphanisma	List A/List 1B.2/S3/-/-	Found in dune/bluff habitats at elevations of 0- 1,000 feet.	N	U	There are no dune/bluff habitats on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i> Del Mar Manzanita	List A/List 1B.1/S2/-/FE	Found on sandy soils derived from marine sandstones within Chaparral habitats. Elevations range from 0 - 1,200 feet.	N	U	The sandy soils on-site are not derived from marine sandstones (Bowman, 1973). Also, there is no Chaparral habitat on the property.
<i>Arctostaphylos otayensis</i> Otay Manzanita	List A/List 1B.2/S2/-/- CA-Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 900 - 5,600 feet. Also, this species is found on metavolcanic soils.	N	U	There are no metavolcanic soils mapped on the property (Bowman, 1973). Also, there are no Chaparral or Cismontane Woodland habitats on the property.
<i>Artemisia palmeri</i> San Diego Sagewort	List D/List 4.2/S3.2/-/-	Found primarily along creeks and drainages near the coast; inland it may occur in mesic conditions within Chaparral, Coastal Scrub, and Riparian habitats. Found in elevations from 50 - 3,010 feet.	N	L	There is minimal Diegan Coastal Sage Scrub on the property. NOTE: The San Diego County List calls this species Palmer's Sage.
<i>Astragalus deanei</i> Dean's Milkvetch	List A/List 1B.1/S2.1/-/- CA-Endemic	Known from Chaparral, Coastal Scrub and Riparian Forest habitats at elevations ranging from 245 - 2,200 feet.	N	L	There is minimal Diegan Coastal Sage Scrub on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Astragalus oocarpus</i> San Diego Milkvetch	List A/List 1B.2/S2.2/-/- CA-Endemic	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,000 - 4,950 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
<i>Atriplex coulteri</i> Coulter's Saltbush	List A/List 1B.2/S2/-/-	This species is associated with alkaline or clay soils in a variety of habitats. Found at elevations of 9 - 1,513 feet.	N	U	There are no alkaline or clay soils mapped on the property (Bowman, 1973).
<i>Atriplex pacifica</i> South Coast Saltscale	List A/List 1B.2/S2/-/-	Although most populations occur immediately along the coast or on saltpans, one or two populations do occur within inland Sage Scrub habitats. Grows at elevations of 0 - 461 feet.	N	L	There is minimal Diegan Coastal Sage Scrub on the property.
<i>Baccharis vanessae</i> Encinitas Baccharis	List A/List 1B.1/S1/CE/FT CA-Endemic	Found locally in Chaparral habitats, close to the coast and on soils derived from marine sandstones. Grows at elevations from 197 - 2,369 feet.	N	U	The sandy soils on-site are not derived from marine sandstones (Bowman, 1973).



Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Bergerocactus emoryi</i> Golden-Spined Cereus	List B/List 2.2/S2.1/-/-	Found locally along the immediate coast on sandy soils derived from marine sandstones at elevations of 9 - 1,300 feet. A component of Maritime Succulent Scrub.	N	U	The sandy soils on-site are not derived from marine sandstones (Bowman, 1973). NOTE: The San Diego County List calls this plant Golden Snake Cactus.
<i>Bloomeria clevelandii</i> San Diego Goldenstar	List A/List 1B.1/S2/-/-	Found in a variety of habitats on clay soils at elevations of 164 - 1,530 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: <i>Muilla clevelandii</i> is a synonym.
<i>Brodiaea filifolia</i> Thread-Leaved Brodiaea	List A/List 1B.1/S1/CE/FT CA-Endemic	Found on clay soils in a variety of habitats at 82 - 4,011 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Brodiaea orcuttii</i> Orcutt's Brodiaea	List A/List 1B.1/S1/-/-	Found on heavy clay soils at elevations that range from 98 - 5,567 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>California macrophylla</i> Round-Leaved Filaree	List B/List 1B.1/S2/-/-	Found on clay soils in Valley and Foothill Grasslands at elevations of 49 - 3,948 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). NOTE: <i>Erodium macrophyllum</i> is a synonym.

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

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

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

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i> Summer Holly	List A/List 1B.2/S2/-/-	Found in coastal and inland Chaparral habitats, as well as Cismontane Woodlands. Known elevations range from 98 - 1,809 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i> San Diego Sand Aster	List A/List 1B.1/S1.1/-/-	Grows in coastal sandy areas at elevations of 9 - 379 feet.	N	U	The property is located inland (in Lakeside), not along the coast. NOTE: The Flora of North America (Volume 20) and the 2 <sup>nd</sup> Edition of the Jepson Manual unite this variety and <i>C. f.</i> var. <i>linifolia</i> as a single species, <i>Corethrogyne filaginifolia</i> .
<i>Cylindropuntia californica</i> var. <i>californica</i> Snake Cholla	List A/List 1B.1/S1.1/-/-	Found in Coastal Scrub and Chaparral habitats at elevations of 98 - 494 feet.	N	L	There is minimal Diegan Coastal Sage Scrub habitat on the property. NOTE: Synonyms are <i>Opuntia californica</i> var. <i>californica</i> and <i>Opuntia parryi</i> var. <i>serpentina</i> .
<i>Deinandra conjugens</i> Otay Tarplant	List A/List 1B.1/S1CE/FT	Found on clay soils in Coastal Scrub and Valley and Foothill Grassland habitats. Known at elevations of 82 - 987 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Deinandra floribunda</i> Tecate Tarplant	List A/List 1B.2/S2.2/-/-	Found in sandy washes in the high desert at elevations of 230 - 4,014 feet. Grows in broad, sandy floodplain west of Jacumba.	N	U	There are no washes on the property. Also, the site is not located in the high desert. It is located in Lakeside.
<i>Dicranostegia orcuttiana</i> Orcutt's Bird's Beak	List B/List 2.1/S1.1/-/-	Associated with Sage Scrub habitats at elevations ranging from 35 - 1,150 feet.	N	L	There is minimal Diegan Coastal Sage Scrub habitat on the property. NOTE: A synonym is <i>Cordylanthus orcuttianus</i> .
<i>Dudleya variegata</i> Variegated Dudleya	List A/List 1B.2/S2.2/-/-	Found on clay soils and clay lenses in sunny openings in a variety of habitats. It also occurs on sandy soils in Sage Scrub habitats. Known at elevations of 9 - 1,909 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Ericameria palmeri</i> ssp. <i>palmeri</i> Palmer's Goldenbush	List B/List 1B.1/S1/-/-	Associated with mesic soils in Chaparral and Sage Scrub habitats. Seasonally wet/moist locales are strongly preferred. Grows at elevations of 98 - 1,974 feet.	N	U	The soils on-site are not mesic (Bowman, 1973), and there is minimal Diegan Coastal Sage Scrub habitat on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Eriogonum evanidum</i> Vanishing Wild Buckwheat	List A/List 1B.1/S1.1/-/-	Associated with Chaparral, Cismontane Woodland, Lower Montane Coniferous Forests, and Pinyon and Juniper Woodland habitats at sandy sites. Known elevations are 3,619 - 7,320 feet.	N	U	The elevation at the site ranges between 450 to 575-feet, which is 3,044-feet below the lowest known elevation of the species. NOTE: <i>Eriogonum foliosum</i> is a synonym.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego Button-Celery	List A/List 1B.1/S1/CE/FE	Typically found in Vernal Pools, but this species is also tolerant of some of the habitats adjacent to Vernal Pools, such as Coastal Scrub and Valley and Foothill Grassland habitats. Grows at elevations of 65 - 2,040 feet.	N	U	There are no Vernal Pools on the property.
<i>Euphorbia misera</i> Cliff Spurge	List B/List 2.2/S1/-/-	In San Diego County, this species is found in Maritime Succulent Scrub often with a high incidence of cactus. Grows at elevations of 32 - 1,645 feet.	N	U	There is no Maritime Succulent Scrub habitat on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Ferocactus viridescens</i> San Diego Barrel Cactus	List B/List 2.1/S2/-/-	Found in a variety of habitats, such as Sage Scrub, Chaparral, and Valley and Foothill Grassland. Often found on south-facing slopes at elevations ranging from 9 - 1,481 feet.	N	L	There is minimal Diegan Coastal Sage Scrub habitat on the property. The closest recorded population is approximately 1.9-miles to the northwest of the site (CDFW, 2014).
<i>Frankenia palmeri</i> Palmer's Frankenia	List B/List 2.1/S1.1/-/-	A species found in Coastal Dunes, Marshes and Swamps, and Playas along the immediate coast in San Diego County at elevations of 0 - 35 feet.	N	U	The site is located in Lakeside, not along the immediate coast.
<i>Fraxinus parryi</i> Chaparral Ash	—/List 2.2/S1.2/-/-	Found in arid, relatively open Chaparral at elevations of 700 - 2,040 feet.	N	U	There is no Chaparral habitat on the property.



Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Fremontodendron mexicanum</i> Mexican Flannelbush	List A/List 1B.1/S1/CR/FE	Found on gabbroic, metavolcanic or serpentine soils within Chaparral, Cismontane Woodland and Closed-Cone Coniferous Forest habitats. Elevations range from 32 - 2,356 feet.	N	U	There are no gabbroic, metavolcanic, or serpentine soils mapped on the property (Bowman, 1973).
<i>Galium proliferum</i> Desert Bedstraw	—/List 2.2/S2/—/—	Found in Joshua Tree “woodland”, Mojavean desert scrub and Pinyon and Juniper Woodland at elevations of 3,915 - 4,959 feet.	N	U	There are no Joshua Tree Woodland, Mojavean desert scrub, or Pinyon and Juniper Woodland habitats on the property. Also, the elevation at the site ranges between 450 to 575-feet, which is 3,340-feet below the lowest known elevation of the species.
<i>Geothallus tuberosus</i> Campbell’s Liverwort	— /List 1B.1/S1/-/- CA-Endemic	Found in Coastal Scrub and Vernal Pool habitats. Recently reported at Camp Pendleton. Elevations range from 32 - 1,974 feet.	N	U	There are no Vernal Pools on the property, and there is minimal Diegan Coastal Sage Scrub habitat on the site. This liverwort has not been previously recorded within the El Cajon quad (CDFW, 2014).

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Githopsis diffusa</i> ssp. <i>filicaulis</i> Mission Canyon Bluecup	List C/List 3.1/S1.1/-/- CA-Endemic	Found in isolated, sandy openings in Chaparral habitats at elevations of 1,480 - 2,300 feet.	N	U	There is no Chaparral habitat on the property, and the site is located ± 905 feet below the lowest known elevation of the species.
<i>Harpagonella palmeri</i> Palmer's Grapplinghook	List D/List 4.2/S3.2/-/-	Found in clay vertisols with open grassy slopes or in open Diegan Sage Scrub. Diablo clays are favored along the coast. Elevations range from 658 - 3,142 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Hesperocyparis forbesii</i> Tecate Cypress	List A/List 1B.1/S1.1/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 850 - 4,900 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property. NOTE: <i>Callitropsis forbesii</i> and <i>Cupressus forbesii</i> are synonyms.
<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i> Beach Goldenaster	—/List 1B.1/S2.1?/-/-	Found on sandy soils within Sage Scrub habitats, typically along the coast.	N	U	There are Vista coarse sandy loams mapped on the property (Bowman, 1973), and there is minimal Diegan Coastal Sage Scrub habitat on-site. However, the site is located inland (in Lakeside), not along the coast.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Horkelia truncata</i> Ramona Horkelia	List A/List 1B.3/S2.3/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 1,300 - 4,270 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property, and the site is located ± 725 feet below the lowest known elevation of the species.
<i>Isocoma menziesii</i> var. <i>decumbens</i> Decumbent Goldenbush	List A/List 1B.2/S2.2/-/-	Associated with Sage Scrub habitats at elevations ranging from 30 - 440 feet.	N	U	There is minimal Diegan Coastal Sage Scrub habitat on the property, and the elevation on the site ranges between 450 to 575 feet. NOTE: The Flora of North America (volume 20) has eliminated all varieties and just calls the plant <i>Isocoma menziesii</i> . Rebman identifies the plant as <i>Isocoma menziesii</i> var. <i>menziesii</i> and calls it Spreading Goldenbush.
<i>Iva hayesiana</i> San Diego Marsh-Elder	List B/List 2.2/S2.2?/-/-	A species found in marshy habitats in slow moving waters. Found at elevations of 32 - 1,645 feet.	N	U	There are no marshy habitats on the property.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i> Coulter's Goldfields	List A/List 1B.1/S2.1/-/-	A species of Salt Marshes, Playas and Vernal Pools. Found at elevations of 3 - 4,014 feet.	N	U	There are no Salt Marshes, Playas or Vernal Pools on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Lepechinia cardiophylla</i> Heart-leaved Pitcher Sage	List A/List 1B.2/S2.2/-/-	In San Diego County, this species is found in Chaparral habitat on Iron Mountain. Found at elevations of 1,710 - 4,508 feet.	N	U	There is no Chaparral habitat on the property, and the site is located in Lakeside at ± 1,135 feet below the lowest known elevation of the species.
<i>Lepechinia ganderi</i> Gander's Pitcher Sage	List A/List 1B.3/S2.2/-/-	Found in a variety of habitats on metavolcanic or gabbroic soils at elevations ranging from 1,000 - 3,300 feet.	N	U	There are no metavolcanic or gabbroic soils mapped on the property (Bowman, 1973).
<i>Lepidium virginicum</i> ssp. <i>menziesii</i> Poor Man's Pepper	List A/List 1B.2/S3/-/-	Found in Coastal Scrub and Chaparral habitats generally well away from the coast in foothill elevations. It grows in relatively dry, exposed locales at elevations of 3 - 2,912 feet.	N	L	There is minimal Diegan Coastal Sage Scrub habitat on the property. NOTE: A synonym is <i>Lepidium virginicum</i> var. <i>robinsonii</i> .
<i>Monardella hypoleuca</i> ssp. <i>lanata</i> Felt-Leaved Monardella	List A/List 1B.2/S2.2/-/-	Found in Chaparral and Cismontane Woodlands at elevations ranging from 980 - 3,900 feet.	N	U	There are no Chaparral or Cismontane Woodland habitats on the property, and the site is located ± 405 feet below the lowest known elevation of the species.

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

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Navarretia prostrata</i> Prostrate Vernal Pool Navarretia	List A/List 1B.1/S2/-/- CA-Endemic	Found in alkaline soils primarily in Vernal Pools, Meadows and Seeps, but also found in Coastal Scrub and Valley and Foothill Grassland habitats. Elevations range from 49 - 2303 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973). NOTE: The San Diego County List calls this plant Prostrate Navarretia.
<i>Nemacaulis denudata</i> var. <i>denudata</i> Coast Woolly-Heads	List A/List 1B.2/S2.2/-/-	A species found in Coastal Dunes along the immediate coast at elevation ranging from 0 - 330 feet.	N	U	There are no Coastal Dunes on the property as the site is not located along the immediate coast. The property is located in Lakeside.
<i>Nolina interrata</i> Dehesa Nolina	List A/List 1B.1/S2/CE/-	Found in Chaparral habitats on gabbroic, metavolcanic or serpentine soils. Known at elevations of 608 - 2,813 feet.	N	U	There are no gabbroic, metavolcanic, or serpentine soils mapped on the property (Bowman, 1973).
<i>Packera ganderi</i> Gander's Ragwort	List A/List 1B.2/S2.2/CR/- CA-Endemic	A species found in Chaparral habitat on gabbroic soils at elevations of 1,316 - 3,948 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973). NOTE: A synonym is <i>Senecio ganderii</i> .
<i>Pogogyne abramsii</i> San Diego Mesa Mint	List A/List 1B.1/S1/CE/FE CA-Endemic	A Vernal Pool obligate. Found at elevations of 296 - 658 feet.	N	U	There are no Vernal Pools on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Pogogyne nudiuscula</i> Otay Mesa Mint	List A/List 1B.1/S1/CE/FE	A Vernal Pool obligate known from approximately 10 occurrences on Otay Mesa. Found at elevations of 296 - 823 feet.	N	U	There are no Vernal Pools on the property.
<i>Quercus cedrosensis</i> Cedros Island Oak	List B/List 2B.2/S1/—	Found in Chaparral, Closed-cone Coniferous Forest, and Coastal Scrub habitats. Found at elevations of 839 - 3,158 feet.	N	U	There is minimal Diegan Coastal Sage Scrub habitat on-site, and the property ranges in elevation from 450 to 575 feet which is approximately 264-feet lower than the lowest known elevation for the species.
<i>Quercus dumosa</i> Nuttall's Scrub Oak	List A/List 1B.1/S1.1/-/-	A coastal form of the Scrub Oak typically found in Chaparral habitats at elevations of 49 - 1,316 feet.	N	U	There is no Chaparral habitat on the property.
<i>Ribes canthariforme</i> Moreno Currant	List A/List 1B.3/S1.3/-/- CA-Endemic	Associated with Chaparral habitat at elevations ranging from 1,100 - 3,900 feet.	N	U	There is no Chaparral habitat on the property.
<i>Salvia munzii</i> Munz's Sage	List B/List 2.2/S2.2/-/-	Found in Coastal Scrub and Chaparral habitats in rocky soils at elevations of 394 - 3,504 feet.	N	U	There is minimal Diegan Coastal Sage Scrub habitat on the property, but the underlying soils are sandy, not rocky.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Senecio aphanactis</i> Chaparral Ragwort	List B/List 2.2/S1.2/-/-	Found on alkaline soils in Chaparral, Coastal Scrub and Cismontane Woodland habitats. Grows at elevations of 49 - 2,632 feet.	N	U	There are no alkaline soils mapped on the property (Bowman, 1973). NOTE: The San Diego County List calls this plant Rayless Ragwort.
<i>Sibaropsis hammittii</i> Hammitt's Clay-Cress	List A/List 1B.2/S2.2/-/- CA-Endemic	Found on clay soils at elevations starting at 2,300 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973).
<i>Stemodia durantifolia</i> Purple Stemodia	List B/List 2.1/S2.1?/-/-	A species of mesic, sandy areas. Grows at elevations of 592 - 987 feet.	N	U	There are no mesic soils on the property (Bowman, 1973).
<i>Streptanthus bernardinus</i> Laguna Mountains Jewelflower	List D/List 4.3/S3/-/- CA-Endemic	Populations occur in Lower Montane Coniferous Forest always in association with conifers. While typically in mesic situations, it can occupy drier embankments in granitic gravels and sand. Found at elevations of 2,204 - 8,225 feet.	N	U	There is no Lower Montane Coniferous Forest habitat on the property, and the site is located ± 1,629 feet below the lowest known elevation of the species.



Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Stylocline citroleum</i> Oil Neststraw	List A/List 1B.1/S2/-/- CA-Endemic	Found in clay soil at elevations from 164 - 1,316 feet.	N	U	There are no clay soils mapped on the property (Bowman, 1973). Also, the historic specimen from San Diego County is believed to be a variant of <i>Stylocline gnaphaloides</i> . <i>Stylocline citroleum</i> is not found in Rebman and Simpson (2006).
<i>Suaeda esteroa</i> Estuary Seablite	List A/List 1B.2/S2/-/-	A species of Marshes and Swamps at sea level. Grows at elevations of 0 - 17 feet.	N	U	The site is not located at sea level.
<i>Tetracoccus dioicus</i> Parry's Tetracoccus	List A/List 1B.2/S2.2/-/-	Found on gabbroic soils, typically in Chaparral habitats. Grows at elevations of 542 - 3,290 feet.	N	U	There are no gabbroic soils mapped on the property (Bowman, 1973).
<i>Texosporium sancti-jacobi</i> Woven Spored Lichen	—/—/S1.1/-/-	Typically found on rabbit pellets, but also found on wood rat dung and soil within Chaparral habitats.	N	U	There is no Chaparral habitat on the property.

Scientific Name Common Name <sup>2</sup>	Sensitivity Code and Status <sup>3</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>4</sup>	Factual Basis for Potential
<i>Triquetrella californica</i> Coastal Triquetrella	—/List 1B.2/S1/-/-	Found in Coastal Bluff Scrub, Coastal Scrub, and Valley and Foothill Grassland habitats at elevations of 32 - 329 feet. Occurs on gravel soils, or thin soil over rock outcrops.	N	U	There is minimal Diegan Coastal Sage Scrub habitat on the property, but the soil on-site is sandy, not gravelly. Also, the site is located ± 121 feet above the highest known elevation of the species.

<sup>1</sup> This plant list was generated by the nine quad search function of the on-line California Native Plant Society (CNPS) inventory that was updated through October 3, 2012. This list was augmented with plants from the San Diego County Sensitive Plant Lists A, B, C, and D and a nine quad search of the California Natural Diversity Data Base (CNDDDB).

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

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

**Key to the County Lists**

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

**Key to the California Rare Plant Ranking System**

- List 1A — Presumed extinct in California
- List 1B — Plants threatened or endangered in California and elsewhere
- List 2 — Plants rare, threatened or endangered in California but more common elsewhere
- List 3 — Plants about which more information is needed; a watch list
- List 4 — Limited distribution (a watch list)

**Key to the California Rare Plant Rank Threat Code Extensions**

- .1 — Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)

- .2 — Fairly endangered in California (20-80% occurrences threatened)
- .3 — Not very endangered in California (<20% of occurrences threatened or no current threats known)

**Key to the State Ranking of the CNDDB**

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

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

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

**State and Federal Threatened and Endangered Species Status Codes**

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

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

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

[:\1693-Sensitive Plant List.wpd]

**Table 4**

**Sensitive Wildlife Species Known to Occur Within an  
Approximate 10-mile Radius<sup>1</sup> of 12361 Lemon Crest Drive**

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

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Euphydryas editha quino</i> Quino Checkerspot Butterfly	Group 1, FE/—/X-CI	The Quino is found in a variety of open canopy habitats where the butterfly's primary and secondary larval host food plants are found. These host plants include, Dot-seed Plantain ( <i>Plantago erecta</i> ), Desert Plantain ( <i>Plantago patagonica</i> ), Owl's Clover ( <i>Castilleja exserta</i> ), Coulter's Snapdragon ( <i>Antirrhinum coulterianum</i> ), and Thread-leaved Bird's Beak ( <i>Cordylanthus rigidus</i> ). It is precluded from closed canopy situations and is a hilltopping species.	N	U	The site is located outside of a recommended survey area (USFWS, 2014).
<i>Lycaena hermes</i> Hermes Copper Butterfly	Group 1,— /— /—	Associated closely with the larval food plant, Redberry ( <i>Rhamnus crocea</i> ). Recent studies indicate that the butterfly prefers those Redberry that are roughly 18-years and older.	N	U	There are no Redberry shrubs on the property.
<b>Crustaceans</b>					
<i>Branchinecta sandiegonensis</i> San Diego Fairy Shrimp	Group 1, FE/— /—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on the property.
<i>Streptocephalus woottoni</i> Riverside Fairy Shrimp	Group 1, FE/— /—	A Vernal Pool obligate.	N	U	There are no Vernal Pools on the property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Amphibians</b>					
<i>Bufo californicus</i> Arroyo Southwestern Toad	Group 1, FE/CSC/—	Found primarily in the foothills and mountains along stream courses that afford open, sunny sandbars.	N	U	There are no streams on the property. NOTE: <i>Bufo microscaphus californicus</i> and <i>Anaxyrus californicus</i> are synonyms.
<i>Spea hammondi</i> Western Spadefoot Toad	Group 2, —/CSC/BLM Sensitive	A cryptic species, this toad probably occurs throughout the coastal plain and foothills, anywhere ephemeral water sources develop.	N	U	There are no ephemeral water sources on the property. NOTE: <i>Spea scaphiopus hammondi</i> is a synonym.
<b>Reptiles</b>					
<i>Actinemys marmorata pallida</i> Southwestern Pond Turtle	Group 1,—/CSC/FS and BLM Sensitive	Most often found in environments where water persists year-round. It has also been found at two drainages in the desert. It prefers lakes, streams, ponds or other areas with emergent or floating vegetation and often basks on rocks or protruding logs.	N	U	There are no suitable water sources on the property to provide habitat for this species. NOTE: Synonyms are <i>Clemmys marmorata pallida</i> and <i>Emys marmorata</i> .
<i>Anniella pulchra pulchra</i> Silvery Legless Lizard	Group 2, —/CSC/FS Sensitive	Occurs throughout the County (except for the low desert) where it is fossorial in soft soils and deep leaf litters. Some soil moisture is preferred.	N	L	Although the site contains sandy loam (Bowman, 1973), the site is quite xeric. However, there is a CNDDDB record of this species within the El Cajon Quad approximately 1.4-miles to the northeast (CDFW, 2014).



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

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

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

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Corynorhinus townsendii</i> Townsend's Big-eared Bat	Group 2, —/CSC/BLM Sensitive; FS Sensitive; WBWG High Priority	Associated with Desert Scrub and Pinyon and Juniper Woodlands. It roosts in caves or man-made structures.	N	U	There are no suitable roost sites on the property for this bat species.
<i>Eumops perotis californicus</i> Greater Western Mastiff Bat	Group 2, —/CSC/BLM Sensitive; WBWG High Priority	Frequently associated with cliffs or abandoned buildings that afford a considerable vertical drop from the roost to become airborne.	N	U	There are no suitable roost sites on the property for this bat species.
<i>Lasiurus blossevillii</i> Western Red Bat	Group 2, —/CSC/FS Sensitive; WBWG High Priority	It is found in and near deciduous trees, frequently in orchards.	N	U	There are no suitable roost sites on the property for this bat species.
<i>Lasiurus cinereus</i> Hoary Bat	—, —/—/WBWG Medium Priority	Seasonally found in forested areas.	N	U	There are no forest habitats on the property.
<i>Lasiurus xanthinus</i> Western Yellow Bat	—, —/CSC/WBWG High Priority	Found in Valley Foothill Riparian, Desert Riparian, Desert Wash, and Palm Oasis habitats. Roosts in trees.	N	U	There are no Valley Foothill Riparian, Desert Riparian, Desert Wash, or Palm Oasis habitats on the property.
<i>Lepus californicus bennettii</i> San Diego Black-tailed Jackrabbit	Group 2, —/CSC/—	Found in a variety of habitats throughout the County, but requires open or semi-open vegetation.	N	M	Although the site is completely surrounded by development, the 16.9-acre property does contain suitable habitat for the Jackrabbit.
<i>Myotis ciliolabrum</i> Small-footed Myotis	Group2, —/—/BLM Sensitive; WBWG Medium Priority	Roosts alone or in small groups in rock crevices, mines, caves, or buildings.	N	U	There are no suitable roost sites on the property for this bat species.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Myotis evotis</i> Long-eared Myotis	Group 2,—/—/BLM Sensitive; WBWG Medium Priority	Found in montane forests.	N	U	There are no forest habitats on the property.
<i>Myotis yumanensis</i> Yuma Myotis	Group 2, —/—/BLM Sensitive; WBWG Low to Medium Priority	This species roosts in caves and man-made structures, and is closely associated with water sources.	N	U	There are no suitable roost sites on the property for this bat species.
<i>Neotoma lepida intermedia</i> San Diego Desert Woodrat	Group 2, —/CSC/—	An inhabitant of Sage Scrubs and Chaparral, especially with yuccas and cactus. Typical nests are embedded in rock crevices and partially underground.	N	U	There are no yuccas on the property, and the only cacti are some horticultural ones planted around the old residential site. Also, there are no rock outcrops protruding from the ground.
<i>Nyctinomops femorosaccus</i> Pocketed Free-tailed Bat	Group 2, —/CSC/—;WBWG Medium Priority	Roosting in a variety of situations, this species is associated with desert scrub and pine-oak woodlands.	N	U	There are no desert scrub or pine-oak woodland habitats on the property.
<i>Nyctinomops macrotis</i> Big Free-tailed Bat	Group 2, —/CSC/WBWG Medium to High Priority	Associated with desert scrub, woodlands, and evergreen forests, where there are high cliffs and rocky outcrops for roosting.	N	U	There are no suitable roost sites on the property for this bat species.
<i>Taxidea taxus</i> American Badger	Group 2, —/CSC/—	A fossorial species of open deserts and grassland habitats.	N	L	Although there is evidence of other fossorial species on the property (Botta's Pocket Gopher), and there is a CNDDDB record within the El Cajon quad near the site (CDFW, 2014), the potential for this mammal is low due to the surrounding development.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<b>Birds</b>					
<i>Accipiter cooperii</i> Cooper's Hawk (nesting)	Group 1, —/WL/—	Nesting Cooper's generally use taller trees, including a number of horticultural species and native Oaks.	N	M	The only trees on-site that are of a suitable size to provide nest sites for this species are the landscaped pines and Eucalyptus around the old homestead. No Cooper's Hawk were noted during the site visit and no active nests were observed in the trees.
<i>Agelaius tricolor</i> Tricolored Blackbird (nesting colonies only)	Group 1, BCC/CSC/BLM Sensitive	Breeding colonies are limited to ponds with adjacent, undisturbed foraging habitat.	N	U	There are no ponds on or in the vicinity of the property.
<i>Aimophila ruficeps</i> <i>ssp. canescens</i> Rufous-crowned Sparrow	Group 1, —/WL/—	This species nests in Sage Scrub, open or burned Chaparral, and in Non-Native Grasslands with scattered shrubs.	N	U	This Sparrow is sensitive to disturbance. Given the degree of development surrounding the site, this species is not anticipated.
<i>Ammodramus savannarum</i> Grasshopper Sparrow (nesting)	Group 1, —/CSC/—	Found in Native, and to a lesser extent, Non-Native Grasslands.	N	U	The site does not contain Native or Non-Native Grasslands. Also, according to Unitt (2004), this species was not found in the vicinity of the property.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Amphispiza belli belli</i> Bell's Sage Sparrow	Group 1, —/WL/—	This species prefers Sage Scrub and Chaparral habitats with an open canopy and areas of bare soil.	N	U	Although the minimal patches of Diegan Coastal Sage Scrub habitat on-site provide suitable for this species, there were no records for this species within the vicinity of the property during the San Diego Breeding Bird Atlas (Unitt, 2004). NOTE: <i>Artemisiospiza belli belli</i> is a synonym.
<i>Aquila chrysaetos</i> Golden Eagle (nesting and wintering)	Group 1, —/WL; Fully Protected/BLM Sensitive	The Golden Eagle nests on cliff ledges and forages in nearby grassland, Sage Scrub or Chaparral.	N	U	There are no suitable nest sites on the property.
<i>Athene cunicularia</i> Burrowing Owl (burrow sites)	Group 1, BCC/CSC/BLM Sensitive	This owl requires relatively flat terrain to enable the bird to survey its territory from the burrow hole. There are only five known nesting sites within the County. At these locations, the owl occurs in open grasslands, and open Sage Scrub habitats.	N	U	The property contains sloping lands that would not afford a great view of the surrounding terrain. Also, there are no records of this owl in the vicinity of the property (CDFW, 2014 and Unitt, 2004).

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Buteo swainsoni</i> Swainson's Hawk (nesting)	Group 1,—/CT/ FS Sensitive	Found on grasslands and farmlands. Nests in isolated trees. Usually solitary, but migrates in large flocks and large numbers concentrate at migration points. The Borrego Valley is on a migration corridor, the birds stopping to roost in strips of tamarisk trees and at nurseries.	N	U	This species used to nest in San Diego in the early 20 <sup>th</sup> century (CDFW, 2014 and Unitt, 2004), but nesting in San Diego has not been documented for close to a century.
<i>Campylorhynchus brunneicapillum sandiegensis</i> Coastal Cactus Wren	Group 1, BCC/CSC/FS Sensitive	Found in association with stands of <i>Opuntia</i> sp. and/or <i>Cylindropuntia</i> sp. along the coastal strip and lower foothills.	N	U	There are no native <i>Opuntia</i> sp. or <i>Cylindropuntia</i> sp. on the property.
<i>Cathartes aura</i> Turkey Vulture	Group 1, —/—/—	Nests in caves or crevices in granitic boulders. Roosts communally.	Y	Observed	A single individual was seen overflying the southeastern part of the site.
<i>Charadrius alexandrinus nivosus</i> Western Snowy Plover (nesting)	Group 1, FT; BCC/CSC/—	Found on beaches, dunes, salt flats, and at some shallow inland lakes. Most populations concentrated in Camp Pendleton and the Silver Strand.	N	U	There are no beaches, salt flats, or lakes on the property.
<i>Coccyzus americanus occidentalis</i> Yellow-billed Cuckoo	Group 1, BCC; pFE/CE/FS Sensitive	Found in extensive stands of mature riparian woods.	N	U	There are no riparian habitats on the property.
<i>Dendroica petechia brewsteri</i> Yellow Warbler (nesting)	Group 2, BCC/CSC/—	Breeding occurs in mature riparian habitats, primarily along the coastal slope.	N	U	There are no riparian habitats on the property.



Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Elanus leucurus</i> White-tailed Kite (nesting)	Group 1, —/Fully Protected/—	This species nests in tall trees adjacent to foraging habitat that contains its primary prey, the California Vole ( <i>Microtus californicus</i> ).	N	U	The only trees of suitable size for nesting on the property are the landscaped pines and Eucalyptus around the old homestead. The 16.9-acre site is completely surrounded by development, and this species is not known from the vicinity (Unitt, 2004). NOTE: <i>Elanus caeruleus</i> is a synonym.
<i>Empidonax traillii extimus</i> Southwestern Willow Flycatcher (nesting)	Group 1, FE/CE/—	This species is restricted to wide riparian habitats, generally with flowing water.	N	U	There are no riparian habitats on the property.
<i>Eremophila alpestris actia</i> California Horned Lark	Group 2, —/WL/—	A species of open (often disturbed), arid habitats, such as grasslands, coastal strand, and sandy deserts.	N	M	The habitat on the property is suitable for this species, and the species is known from the vicinity (Unitt, 2004).
<i>Falco mexicanus</i> Prairie Falcon (nesting)	Group1, —/WL/—	This falcon nests on cliff ledges, and forages in open desert or grassland.	N	U	The site does not contain appropriate nesting habitat.
<i>Icteria virens</i> Yellow-breasted Chat (nesting)	Group 1, —/CSC/—	In San Diego County, this bird is typically found in the coastal lowland where riparian woodlands occur.	N	U	There are no riparian habitats on the property.
<i>Ixobrychus exilis</i> Least Bittern (nesting)	Group 2, —/CSC/—	The Least Bittern nests in marshes with Cattails.	N	U	There are no marshes on the property. NOTE: The San Diego County List includes the subspecies name of <i>hesperis</i> .

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Laterallus jamaicensis coturniculus</i> California Black Rail	Group 2, BCC/CT; Fully Protected/—	Found in coastal and freshwater wetlands.	N	U	Extirpated in San Diego County. Last vagrant was seen in 1983 (Unitt, 2004).
<i>Passerculus sandwichensis beldingi</i> Belding's Savannah Sparrow	Group 1, —/CE/—	A non-migratory subspecies endemic to the coast of southern California and northern Baja California, is narrowly restricted to coastal marshes dominated by Pickleweed.	N	U	There are no marshes on the property.
<i>Phalacrocorax auritus</i> Double-crested Cormorant	Group 2, —/WL/—	A non-breeding visitor on both fresh and salt water.	N	U	There are no suitable water sources on the property for this species.
<i>Poliophtila californica</i> Coastal California Gnatcatcher	Group 1, FT/CSC/—	An obligate inhabitant of Sage Scrub or sometimes Chaparral where the two habitats intermix.	N	U	Although there is Sage Scrub on the property, this habitat occurs in nine small patches totaling only 0.94-acre. The 16.9-acre property is completely surrounded by development and is topographically lower than the occupied habitat within the MSCP “Lakeside Archipelago” to the southeast. The property is unlikely to have California Gnatcatchers because the habitat patches on it are not abundant or contiguous, and there is nowhere for an avian species utilizing the archipelago to go from there causing it to be a dead end.

Scientific Name Common Name	Sensitivity Code and Status <sup>2</sup>	Habitat Preference	Found On-site (Y or N)	Potential On-site <sup>3</sup>	Factual Basis for Potential
<i>Rallus longirostris levipes</i> Light-footed Clapper Rail	Group 1, FE/CE; Fully Protected/—	Habitat preferred is coastal salt marshes. The Tijuana River estuary is an especially critical site. A few individuals have colonized some new brackish or freshwater sites.	N	U	There are no marshes on the property.
<i>Sternula antillarum browni</i> California Least Tern	Group 1, FE/CE; Fully Protected/—	Found on sand dunes and sandbars close to water among scattered debris and grass.	N	U	There are no sand dunes or sandbars on the property.
<i>Vireo bellii pusillus</i> Least Bell's Vireo	Group 1, FE/CE/—	An obligate inhabitant of dense, fairly broad, riparian woodlands with adjacent uplands that provide foraging habitat.	N	U	There are no riparian habitats on the property.

<sup>1</sup> This sensitive wildlife list is based on a search of the California Natural Diversity Database (CNDDDB), the County of San Diego Sensitive Animal List taken from San Diego, County of. 2008. County of San Diego Guidelines for Determining Significance and Report Format and Contents for Biological Resources. Second Revision. Available from the County's website at [http://www.sdcountry.ca.gov/dplu/docs/Biological\\_Guidelines.pdf](http://www.sdcountry.ca.gov/dplu/docs/Biological_Guidelines.pdf), and Fish and Game, California Department of. 2011. California Natural Diversity Data Base: Special Animals. The Author, Sacramento, California, 60 pp. [available at <http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/SPAnimals.pdf>], edition of January 2011.

<sup>2</sup> The status codes are given in the sequence "County Group, federal/state/other." A "—" indicates no status at that level. The codes used are defined as follows:  
FE — Federal Endangered  
pFE — A petition for Federal Endangerment status has been submitted  
FT — Federal Threatened  
D — Delisted from the Endangered Species Act  
BCC — Birds of Conservation Concern on the BCC 2008 list within BCR 32  
CE — State Endangered  
CT — State Threatened  
CSC — California Special Concern species  
WL — California Department of Fish and Game Watch List  
AFS EN — defined as an endangered species by the American Fisheries Society  
Fully Protected — A species for which special state legislation exists protecting the species

FS Sensitive — defined as a sensitive species by the USDA Forest Service  
BLM Sensitive — defined as a sensitive species by the Bureau of Land Management  
WBWG — priority status as defined by the multi-agency Western Bat Working Group  
X-CI — defined as critically imperiled by the Xerces Society

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

Observed — Individuals of this species were found within the bounds of the site.

H — The potential for occurrence is “high”. Habitats on-site are considered suitable for the species, and the species is known from the immediate vicinity.

M — The potential for occurrence is “medium”. Habitats and conditions on-site are considered possible for the species.

L — The potential for occurrence is “low”. The habitats present on-site are marginal for the species and/or extremely limited in extent. In other words, the species is not anticipated, but it’s occurrence can not be precluded.

U — The potential for occurrence is “unlikely”. The habitat and/or food requirements of the species are not present on the subject property.