

Biological Resource Report Ramona 9th Street Project

PDS2025-TM-5665; APN 284-202-21-00

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EXECUTIVE SUMMARY

The Ramona 9th Street project proposes the development of 88 single-family residential lots and 12 lettered lots (for private streets, open space, drainage, water quality, utility, and related infrastructure purposes) on an approximately 19.65-acre site at 915 9th Street in the unincorporated community of Ramona in San Diego County, California. The project site is in the draft North County Multiple Species Conservation Program Subarea Plan Area and is outside the Open Space Network. Historic aerial imagery shows that the project site has been repeatedly disturbed and cleared of vegetation for many decades, resulting in a long-term lack of natural vegetation development. In addition, vegetation on the site is currently tilled annually, as part of recurring fire-fuel management activities, confirmed by the San Diego County Fire Protection District. The surrounding area is primarily developed with residential uses and includes a nearby school.

Two vegetation communities and developed land occur on the project site and in the off-site improvements area. The two vegetation communities include eucalyptus woodland and disturbed habitat. Neither of these communities, nor developed land, are sensitive biological resources.

A focused survey was conducted for foraging Crotch's bumble bee because some potential nectar resources are present, but the species was not found. No other special status plant or animal species were found.

The site does not support any jurisdictional wetlands or waterways, is not part of a wildlife corridor, and does not support nursery sites.

Approximately 18.36 acres of the project site would be directly impacted by project construction. An additional 2.75 acres would be impacted off site. There would, however, be no direct impacts to sensitive vegetation communities, sensitive plant and animal species, jurisdictional wetland or waterways, wildlife corridors, and nursery sites because none is present. There would also be no indirect impacts to these resources adjacent to the project site by project construction or occupation because the project site is not adjacent to proposed or existing open space or other natural habitat areas. Rather, the site is surrounded by non-sensitive vegetation communities and existing residential development.

The project is consistent with all applicable findings of the County of San Diego General Plan Program EIR.

The only mitigation measures identified are for potential impacts to nesting raptors and other bird species protected by the Migratory Bird Treaty Act and California Fish & Game Code should construction occur during the bird nesting season. With the implementation of these measures, no significant impacts to sensitive biological resources would occur.

Biological Resource Report for Ramona 9th Street Project

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1.0 INTRODUCTION

1.1 PURPOSE OF THE REPORT

Alden Environmental, Inc. (Alden) completed a Biological Resource Report for the proposed Ramona 9th Street Project (project) located in the unincorporated community of Ramona in San Diego County (County). The purpose of this report is to document the existing biological conditions on and in the immediate vicinity of the project site and provide an analysis of potential impacts to sensitive biological resources with respect to local, State of California (State), and federal policy. This report provides the technical documentation necessary for project review under the California Environmental Quality Act (CEQA) by the County Planning & Development Services (PDS).

1.2 PROJECT LOCATION AND DESCRIPTION

1.2.1 Project Location

The approximately 19.65-acre project site is at 915 9th Street in the unincorporated community of Ramona in San Diego County, California (Figures 1 and 2) and includes four Assessor Parcels Numbers (APNs) 284-202-21, 284-203-08, 284-205-01, and 284-244-01.

1.2.2 Project Description

The project proposes a residential subdivision consisting of 88 single-family residential lots and 12 lettered lots for private streets, open space, drainage, water quality, utility, and related infrastructure purposes. Development is proposed on APNs 284-202-21, 284-203-08, and 284-244-01. APN 284-205-01 is not proposed for physical development and would remain as a remainder parcel; however, its allowable residential density is proposed to be transferred to the project.

The project includes construction of single-family homes, internal private streets, sidewalks, utilities, stormwater infrastructure, and associated site improvements. Access to the project would be provided from 9th Street via a system of private internal streets. The project also includes the proposed vacation of a portion of 10th Street and installation of a gated Emergency Vehicle Access connection. The project will be served by sewer and water provided by the Ramona Municipal Water District.

Off-site improvements include half-width roadway improvements along 9th Street fronting the project site and frontage improvements along San Vicente Road, consistent with County standards.

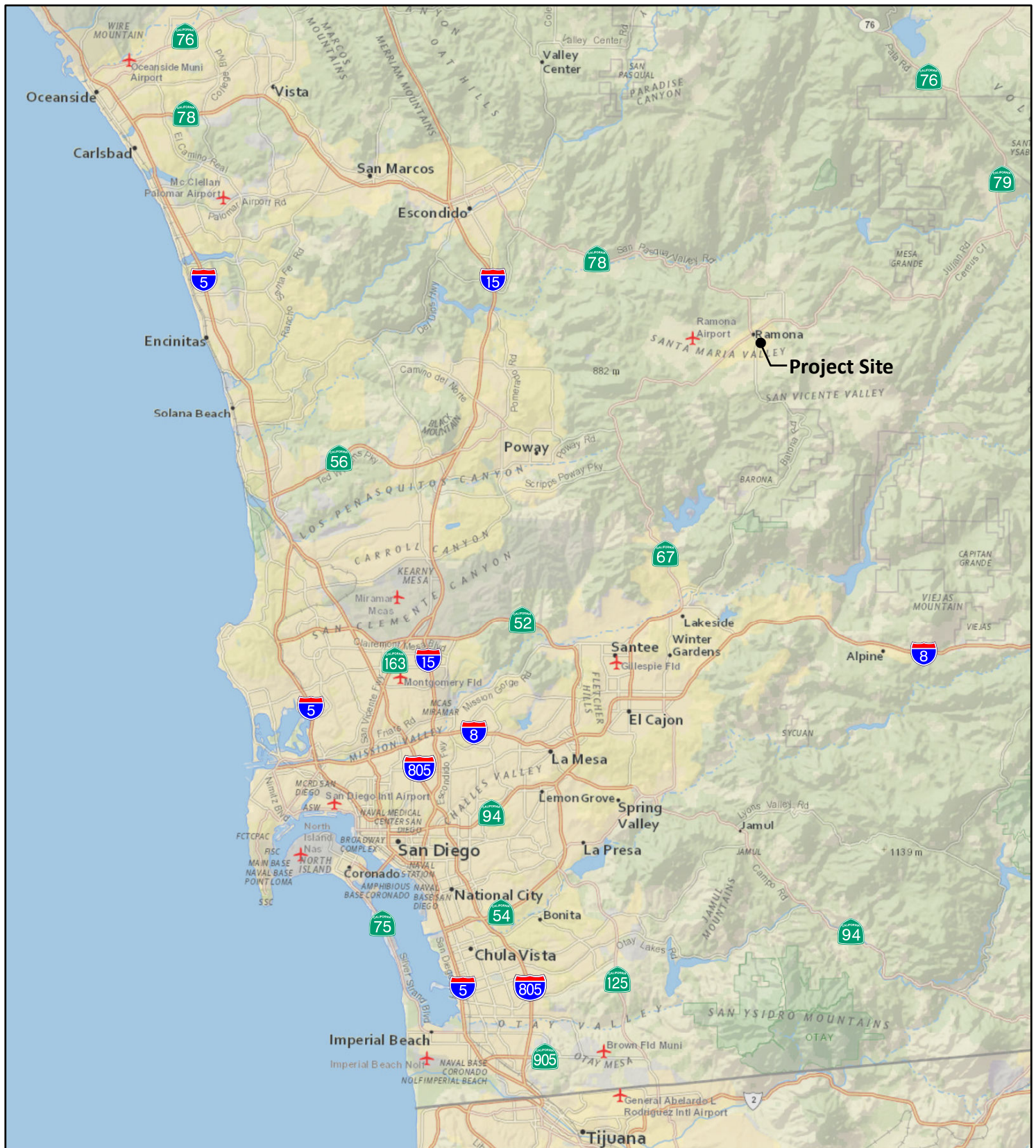
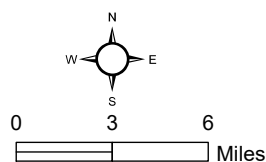


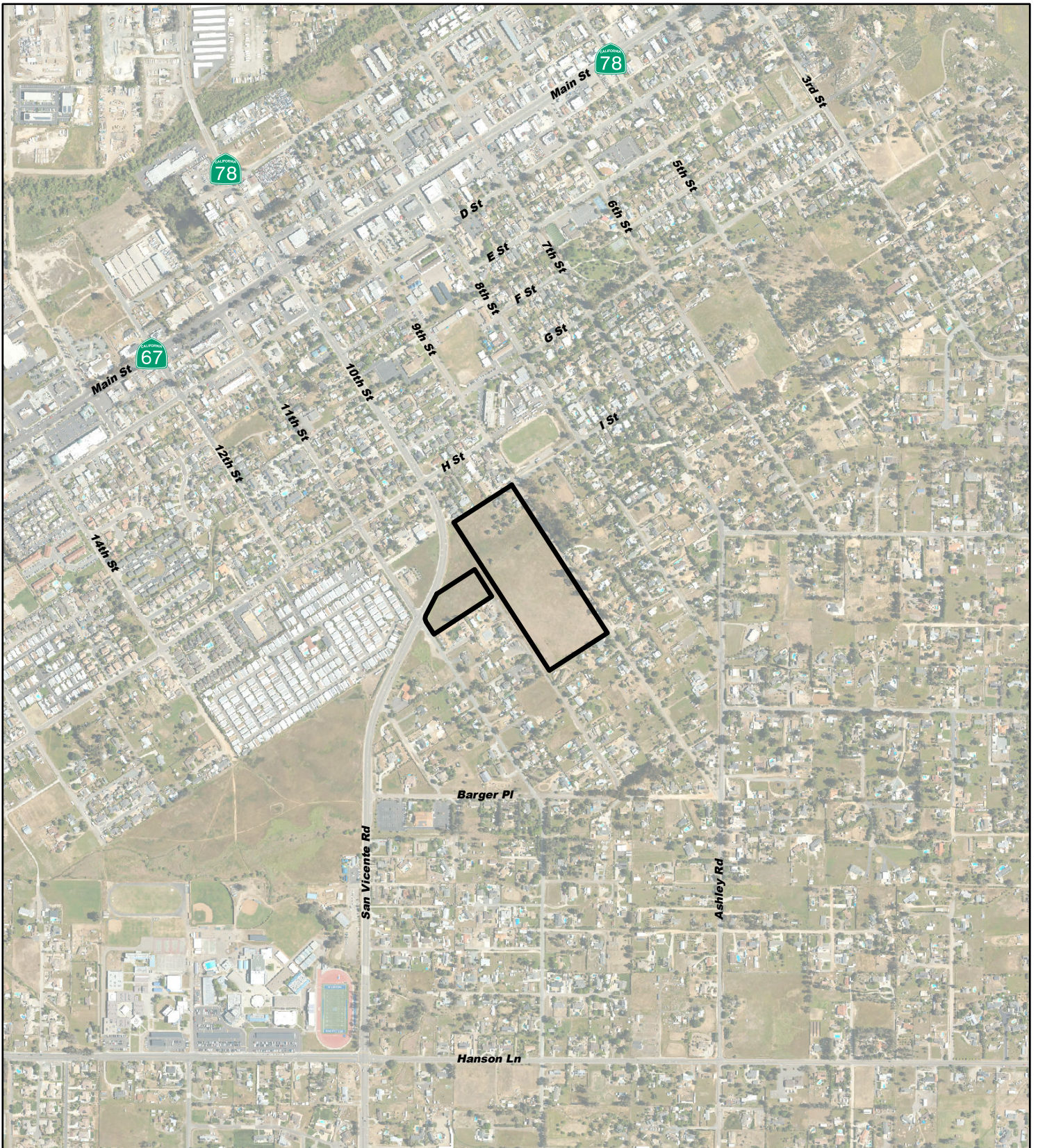
Figure 1

Regional Location

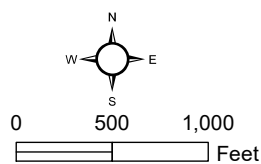
RAMONA 9TH STREET PROJECT



ALDEN
ENVIRONMENTAL, INC.



 Project Boundary



 **ALDEN**
ENVIRONMENTAL, INC

Figure 2

Project Location

RAMONA 9TH STREET PROJECT

1.3 METHODS

1.3.1 Literature Review

Prior to conducting biological field surveys, a search of the California Natural Diversity Database (CNDDDB) for information regarding special status (sensitive) species with records whose location information (often non-specific) occurs within approximately one mile of the project site, as well as a review of U.S. Fish & Wildlife Service (USFWS) and SanBIOS database records was performed. The iNaturalist database was also queried for nearby records of Crotch's bumble bee (*Bombus crotchii*; CBB) and burrowing owl (*Athene cunicularia*; BUOW). Finally, the County PDS Biological Scoping memo (June 12, 2024) for the project was reviewed for biological resources that could be present on site.

1.3.2 General Biological Survey

On July 5, 2025, Alden conducted a site visit to map vegetation on the site and in a 100-foot-wide mapping buffer and to assess the site for the potential presence of sensitive biological resources (particularly sensitive vegetation, regulated aquatic features, and special status species) that could be present (Table 1). In addition, the biologist evaluated the site for potential jurisdictional features, including wetlands, waters, and other potentially jurisdictional features, including vernal pools. Lists of plant and animal species observed during the site visit were compiled (Appendices A and B, respectively), and photographs of the site were taken (Appendix C).

Table 1 2025 SURVEY INFORMATION			
DATE/ TIME	BIOLOGIST	SURVEY CONDITIONS (START/STOP)	SURVEY TYPE
July 5 NA	Greg Mason	NA	General biological survey
July 5 0955-1330	Greg Mason	Clear, 98° F, wind 0-1 mph/ Clear, 107° F, wind 0-1 mph	CBB #1 of 3
July 21 0830-1330	Antonette Gutierrez	25% cloud cover, 65° F, wind 0-1 mph/ Clear, 75° F, wind 2-6 mph	CBB #2 of 3
August 11 0800-1100	Antonette Gutierrez	Clear, 72° F, wind 0 mph/ Clear, 88° F, wind 0-1 mph	CBB #3 of 3

1.3.3 Focused Species Surveys/Assessment

Jurisdictional Wetlands and Waterways Assessment

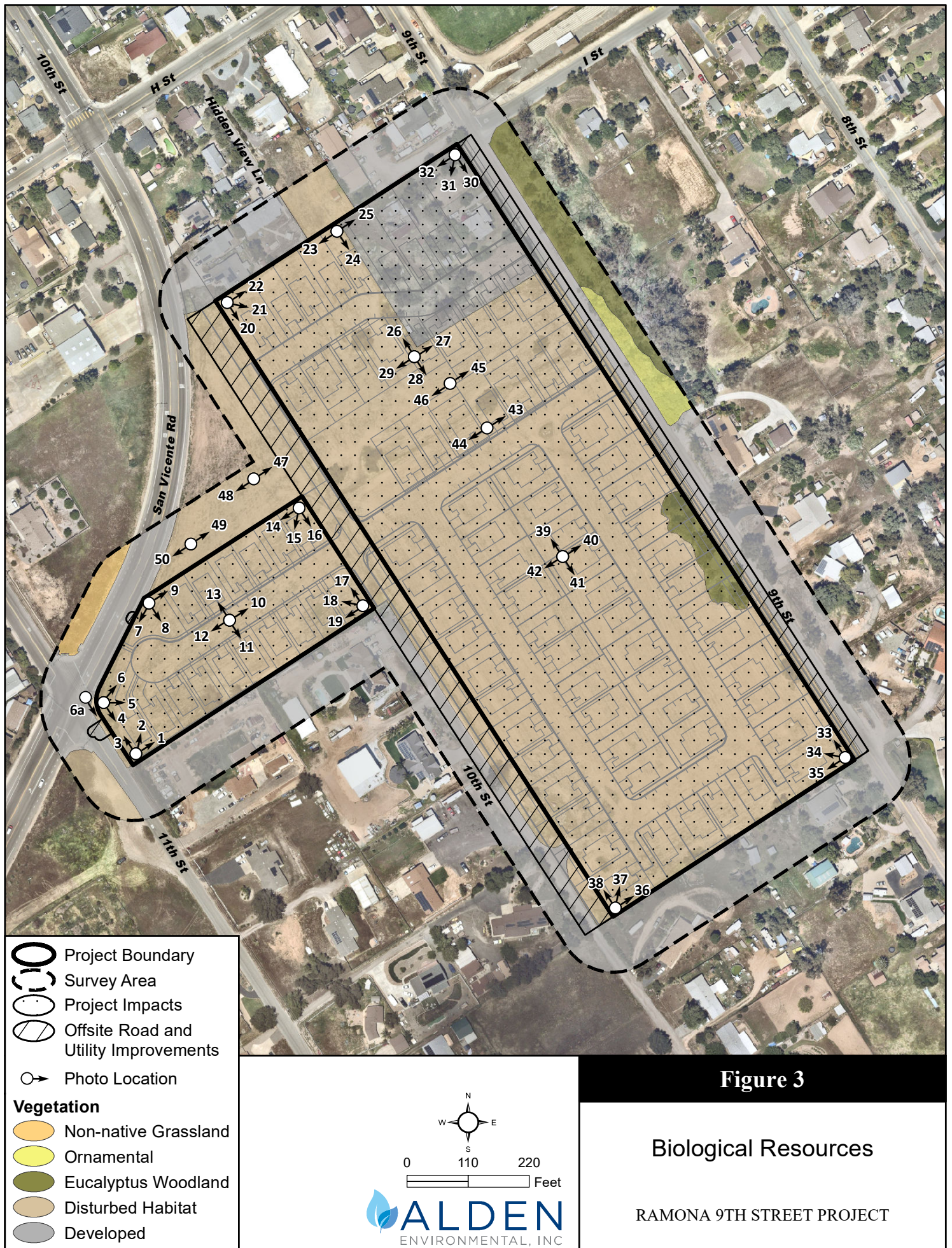
During the July 5, 2025, site visit, an assessment was conducted for the presence or absence of aquatic features potentially subject to regulation under federal, State, or local jurisdiction, including Section 404 of the Clean Water Act, Section 401 Water Quality Certification, California Fish and Game Code Section 1602, and County Resource Protection Ordinance (RPO). This assessment included a review of current and historical aerial imagery, the U.S. Fish and Wildlife Service National Wetlands Inventory (NWI), and the National Hydrography Dataset (NHD). Soils data from the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey was also reviewed to assess hydric soil potential. Field documentation included photo points focused on the area in question (see Photo Locations 43 through 50 on Figure 3 and in Appendix C).

Special Status Plant Species

Most of the survey area appears to have been under some level of disturbance since at least 1953 (Nationwide Environmental Title Research, LLC 2025), and it is regularly disced/tilled for fuel management purposes. Part of the survey area supports eucalyptus woodland and ornamental plantings that also appear to have been present prior to 1953 (Nationwide Environmental Title Research, LLC 2025). Therefore, the potential for special status plant species to occur is considered low. Special status plant species identified for survey in the County PDS Biological Scoping memo and those for which records were found in the CNDDDB were looked for, however, during the July 5, 2025 site visit. The potential for these species to occur on site is addressed later in this report in Table 3.

Crotch's Bumble Bee Habitat Assessment and Survey

There are three research grade records of CBB (State Candidate Endangered) in the iNaturalist database within approximately 3 miles of the project site: one from July 2023 approximately 1.8 miles to the northeast; one from June 2024 approximately 3.2 miles to the west; and one from June 2025 approximately 3.2 miles to the southwest. A 1994 CNDDDB record from Ramona (exact location unknown; mapped non-specifically centered on town of Ramona) was also found. Since the site was observed to have flowering plants in bloom during the July 5, 2025 site visit that could support foraging CBB, and the CBB has been recently reported in the site vicinity, a focused survey for foraging CBB was begun. The survey was conducted according to the Survey Considerations for California Endangered Species Act Candidate Bumble Bee Species (California Department of Fish and Wildlife [CDFW] 2023). The survey considerations call for at least 3 separate survey visits, at least 2 weeks apart, from April through August (Table 1). A CBB survey report was prepared upon completion of the final site visit and is provided as Appendix D.



Burrowing Owl Habitat Assessment

There are 2 research grade iNaturalist records of BUOW in the project site vicinity: one from February 2022 adjacent to Highland Valley Road north of State Route 67 (approximately 3.2 miles southwest of the project site) and one from March 2022 near Via Majella (approximately 3.2 miles southwest of the project site). Both observations appear to be of BUOW at artificial burrows. There are also numerous reports of BUOW in the iNaturalist database in and around the Ramona Grasslands Preserve approximately 2.2 miles west of the project site.

Although BUOW can occupy open areas, including some disturbed and ruderal areas, most of the project site is regularly disced/tilled for fire-fuel management purposes. This vegetation-removal activity disturbs the soil and leaves little opportunity for the development of stable ground-squirrel burrow systems required by BUOW, and no potential BUOW burrows were observed during the initial site visit or subsequent survey visits. The eucalyptus woodland and ornamental portions of the survey area also lack suitable burrowing substrate and open ground.

Based on the absence of suitable burrows and long-term disturbance conditions, the project site is considered to have low potential to support burrowing owl, and a focused BUOW survey was not warranted.

Nomenclature

Nomenclature used in this report generally comes from Oberbauer et al. (2008); Hickman, ed. (1993); California Native Plant Society (CNPS; 2025); Crother (2008); American Ornithological Society (2024); Jones et al. (1992); and CDFW (2025a).

1.4 ENVIRONMENTAL SETTING

1.4.1 Regional Context

The project site is in the draft North County Multiple Species Conservation Program (draft NCMSCP) Subarea Plan Area and is outside the Open Space Network. The Open Space Network represents areas that the County and Wildlife Agencies recognize as important to preserve. The Open Space Network for the NCMSCP has been developed as the biologically-preferred preserve design, which is based on the core and linkage concept of landscape-level conservation planning. This concept develops the preferred preserve configuration around large contiguous areas of habitat, areas supporting important species populations or habitat areas, and important functional linkages and movement corridors between them. Within the Open Space Network, conservation of the large habitat areas and functional linkages and corridors will be emphasized during implementation of the NCMSCP. Assembly of the North County preserve within the Open Space Network will happen because of mitigation and other public/private acquisitions. Ultimately, this will result in a preserve system that will help towards covered species “recovery” in the NCMSCP area.

1.4.2 General Land Uses

Historic aerial imagery shows that the project site has been repeatedly disturbed and cleared of vegetation since at least 1953 (Nationwide Environmental Title Research, LLC 2025). A residence and barn also occur on the site and appear in the earliest (1953) aerial imagery available. In addition, vegetation on the site is currently tilled annually, as part of recurring fire-fuel management activities, confirmed by the San Diego County Fire Protection District (Sibbet 2025; Appendix E). During the general biological survey in July 2025, the site had been freshly tilled and was mostly bare dirt. The surrounding area is primarily developed with residential uses and includes a nearby school.

1.4.3 Disturbance

As noted above, the site it is annually tilled/disc'd for fuel management purposes. Eucalyptus woodland, ornamental plantings, and the existing home and barn in the survey area appear as already established in 1953 aerial imagery (Nationwide Environmental Title Research, LLC 2025) and are still present to this day.

1.4.4 Topography and Soils

Elevations on site range from approximately 1,505 feet above mean sea level in the southeastern portion of the site to approximately 1,435 feet above mean sea level in the southwestern portion of the site. Soils on site are mapped as Placentia sandy loam (2–9% slopes) and Fallbrook sandy loam (9–15% slopes).

1.4.5 Vegetation Communities/Land Cover Types

Three vegetation communities/land cover types occur on the three parcels of the project site proposed for development (Table 2; Figure 3). The adjacent 100-foot mapping buffer supports these communities/land cover types but also supports non-native grassland and ornamental vegetation.

Table 2		
VEGETATION COMMUNITIES/HABITAT TYPES		
VEGETATION COMMUNITY/ LAND COVER TYPES^{1,2}	ACRES ON SITE³	ACRES IN OFF-SITE IMPROVEMENT AREA
Eucalyptus woodland (79100)	0.26	0.02
Disturbed habitat (11300)	16.50	1.78
Developed (12000)	1.60	0.95
TOTAL	18.36³	2.75

¹Non-native grassland and ornamental only occur in the mapping buffer, so they are not included in this table.

²Numeric codes are from Oberbauer et al. 2008.

³Includes the three parcels that would be developed—not the remainder parcel.

Eucalyptus Woodland (79100)

Eucalyptus (*Eucalyptus* spp.) woodland may range from single-species thickets with little or no understory to scattered trees over a well-developed understory. In most cases, eucalyptus forms a dense stand with a closed canopy (Oberbauer et al. 2008). In the survey area, however, the eucalyptus trees do not form dense stands, and do not have closed canopies. Many of the trees appear to be in poor health, and some are dead. Several of them have been cut down. The understory of the woodland on site is comprised primarily of bristly ox-tongue (*Helminthotheca echioides*), a non-native species.

Disturbed Habitat (11300)

Disturbed habitat includes areas that have been physically altered by past human activities and are no longer recognizable as native or naturalized vegetation associations. These areas are often composed primarily of bare ground, and where vegetation persists, it typically consists of non-native species that readily colonize disturbed soils. In the survey area, disturbed habitat is comprised primarily of dirt roads/trails and areas that have been disced or cleared for fuel-management purposes. While most of the disturbed habitat consists of bare soil, sparse and scattered non-native species occur within these areas on site and within the mapping buffer, including black mustard (*Brassica nigra*) and bur clover (*Medicago polymorpha*).

Developed (12000)

Developed land includes permanent or semi-permanent structures, pavement, or hardscape, and landscaped areas that often require irrigation. In the survey area, developed land consists of the existing residence and barn, other residential properties, and several roadways including 9th Street.

1.4.6 Flora

Forty plant species were observed. Only nine of those species (approximately 23 percent) are native. Thirty-one of the species (approximately 77 percent) are not native (Appendix A).

1.4.7 Fauna

Eighteen species of animals were observed or detected (Appendix B). These include four invertebrates, two reptiles, and 12 birds.

1.4.8 Sensitive Vegetation Communities

Eucalyptus woodland and disturbed habitat are classified as Tier IV habitat/land cover types under MSCP/NCCP tier definitions and are not considered sensitive. Developed land is also a non-sensitive land cover type. Non-native grassland occurs within the 100-foot-wide adjacent mapping buffer on the opposite side of San Vicente Road (Figure 3) and is classified as a Tier III sensitive community; however, because it is limited to the mapping buffer and does not occur on the project site, it would not be directly affected by the proposed project. Ornamental vegetation that occurs within the mapping buffer is also a Tier IV habitat that is not sensitive.

1.4.9 Special Status Plant Species

No special status plant species were observed, and none are expected to occur because most of the site appears to have been under some form of disturbance since at least 1953, and it is annually disced/tilled for fuel management purposes. Also, the eucalyptus woodland and the existing home appear as already established in 1953 aerial imagery and are still present to this day.

Special status plant species for which records were returned in the database queries and/or that were included in the County PDS Biological Scoping memo were evaluated for their potential to occur as presented in Table 3. As stated above, none are expected to occur.

Table 3
SPECIAL STATUS PLANT SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State CNPS County	Habitat(s)/Distribution	Bloom Period	Potential to Occur
San Diego thorn mint (<i>Acanthomintha ilicifolia</i>)	FT/SE 1B.1 List A	Annual herb that occurs on clay lenses and openings in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Range limited to coastal areas of San Diego County and Baja California, Mexico at elevations from 35 to 3,150 feet.	April to June	Not expected. No habitat for the species is present.
San Diego milk-vetch (<i>Astragalus oocarpus</i>)	--/-- 1B.2 List A	Perennial herb that occurs in chaparral openings and cismontane woodland at elevations from 1,000 to 5,000 feet and only in central San Diego County.	May to August	Not expected. No habitat for the species is present. CNDDB records are from 1894 and 1906 at a “stage station above Ramona...exact location unknown.”
Orcutt’s brodiaea (<i>Brodiaea orcuttii</i>)	--/-- 1B.1 List A	Perennial, bulbiferous herb that occurs at elevations from 100 to 5,550 feet in closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, and vernal pools. Found in Riverside and San Bernardino counties south to Baja California, Mexico.	May to July	Not expected. No habitat for the species is present.
Lakeside ceanothus (<i>Ceanothus cyaneus</i>)	--/-- 1B.2 List A	Perennial, evergreen shrub found in closed-cone coniferous forest and chaparral at elevations from 770 to 2,475 feet in San Diego County and Baja California, Mexico.	April to June	Not expected. No habitat for the species is present. CNDDB record is from 1937 “in the general vicinity of Ramona.”

Table 3
SPECIAL STATUS PLANT SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State CNPS County	Habitat(s)/Distribution	Bloom Period	Potential to Occur
Otay Mountain ceanothus (<i>Ceanothus otayensis</i>)	--/-- 1B.2 --	Perennial evergreen shrub found in chaparral with gabbroic, metavolcanic soils at elevations from 1,970 to 3,610 feet in San Diego County and Baja California, Mexico.	January to April	Not expected. No habitat for the species is present. CNDDDB record is from 1964 with the “exact location unknown.”
Southern tarplant (<i>Centromadia parryi</i> ssp. <i>australis</i>)	--/-- 1B.1 List A	Annual herb found along marsh and swamp margins; in vernal mesic valley and foothill grassland; and in association with vernal pools at elevations from sea level to 1,575 feet in Los Angeles, Orange, San Diego, Santa Barbara, and Ventura counties, as well as Baja California, Mexico.	May to November	Not expected. No habitat for the species is present.
Delicate clarkia (<i>Clarkia delicata</i>)	--/-- 1B.2 List A	Annual herb that occurs often on gabbroic soils in chaparral and cismontane woodland at elevations from 770 to 3,280 feet in San Diego County and Baja California, Mexico.	April to June	Not expected. No habitat for the species is present. CNDDDB record is from 1980 “in shade of oaks near dry stream” on the east side of Highland Valley Road southeast of Highway 67 in Ramona.
Ramona horkelia (<i>Horkelia truncata</i>)	--/-- 1B.3 List A	Perennial herb of chaparral and cismontane woodland on clay and gabbroic soils at elevations from 1,310 to 4,265 feet in San Diego County and Baja California, Mexico.	May to June	Not expected. No habitat for the species is present. CNDDDB record is from 1929 “near Ramona, Santa Maria Valley.”

Table 3
SPECIAL STATUS PLANT SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity ¹ Federal/State CNPS County	Habitat(s)/Distribution	Bloom Period	Potential to Occur
Spreading navarretia (<i>Navarretia fossalis</i>)	FT/-- 1B.1 List A	Annual herb that occurs in marshes and swamps (shallow freshwater), playas, chenopod scrub, and vernal pools at elevations from 100 to 2,150 feet. Found in San Diego, Riverside, Los Angeles, and San Luis Obispo counties, as well as Baja California, Mexico.	April to June	Not expected. No habitat for the species is present.

¹Federal

FT – Federal listed threatened

State

SE – State listed endangered

CNPS (California Native Plant Society) Rare Plant Rank

1B – Rare, threatened, or endangered in California and elsewhere

2B – Rare, threatened, or endangered in California but more common elsewhere

3 – More information is needed – a review list

4 – Limited distribution – a watch list

.1 – Seriously threatened in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)

0.2 – Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat)

County of San Diego

List A – Plants rare, threatened or endangered in California or elsewhere.

List B – Plants rare, threatened or endangered in California but more common elsewhere.

List C – Plants that may be quite rare, but more information is needed to determine rarity status.

List D – Plants of limited distribution and are uncommon, but not presently rare or endangered.

1.4.10 Special Status Animal Species

No special status animal species were observed; two have low potential to occur (CBB and BUOW), and the rest are not expected to occur because most of the site appears to have been under some form of disturbance since at least 1953, and it is annually disced/tilled for fuel management purposes. Special status animal species for which records were returned in the database queries and/or that were included in the County PDS Biological Scoping memo were evaluated for their potential to occur as presented in Table 4.

Additionally, 12 species of birds were observed during the project site surveys (Appendix B), and the survey area supports eucalyptus woodland and ornamental vegetation that could support nesting of Migratory Bird Treaty Act (MBTA)- and California Fish and Game Code-protected birds. The project must comply with the MBTA and California Fish and Game Code to protect nesting birds (see Sections 1.5.1 and 1.5.2 of this report).

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity ¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Invertebrates			
Crotch's bumble bee (<i>Bombus crotchii</i>)	--/SCE --	Found between San Diego and Redding, California in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings (CDFW 2022). Food plants include <i>Asclepias</i> , <i>Chaenactis</i> , <i>Lupinus</i> , <i>Medicago</i> , <i>Phacelia</i> , and <i>Salvia</i> (Williams et al. 2014). The species is near endemic to California, with only a few records from Nevada and Mexico (CDFW 2022).	Low. Was not found during focused survey for the species in 2025 (see Appendix D). There are three research grade records of CBB in the iNaturalist database within approximately 3 miles of the project site: one from July 2023 approximately 1.8 miles to the northeast; one from June 2024 approximately 3.2 miles to the west; and one from June 2025 approximately 3.2 miles to the southwest. A 1994 CNDDDB record from Ramona (exact location unknown; mapped non-specifically centered on town of Ramona) was also found.
San Diego fairy shrimp (<i>Branchinecta sandiegonensis</i>)	FE/-- Group 1	Found in coastal areas of Santa Barbara, Los Angeles, Riverside, and San Diego counties, and northwestern Baja California, Mexico (U.S. Fish and Wildlife Service 2008a in City of San Diego 2017). Restricted to vernal pools and other unvegetated ephemeral pools from 2 to 12 inches in depth (City of San Diego 2017).	Not expected. While CNDDDB and USFWS database records were found, there is no habitat for this species on site.

Vertebrates

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Amphibian and Reptiles			
Southern California legless lizard (<i>Anniella stebbinsi</i>)	--/SSC Group 2	“Found throughout Southern California south of the Transverse Ranges into northern Baja California, Mexico....Populations in the Tehachapi and Piute mountains of Kern County are disjunct from the main distribution of this species to the south” (Papenfuss and Parham [2013] <i>in</i> CaliforniaHerps.com 2025a). Occurs in moist, warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs. Can also be found by gently raking leaf litter under bushes and trees. Sometimes found in suburban gardens in Southern California (Californiaherps.com 2025a).	Not expected. While a 1952 CNDDDB record was found, there is no habitat for this species on site.
California glossy snake (<i>Arizona elegans occidentalis</i>)	--/SSC --	Occurs from the eastern part of the San Francisco Bay Area south to northwestern Baja California, Mexico, and is absent along the central coast of California. It inhabits arid scrublands, rocky washes, grasslands, and chaparral with preference for open areas and areas with loose soil loose for burrowing (CaliforniaHerps.com 2025f).	Not expected due to many decades of site disturbance. The CNDDDB record that was found is from 1952 in “the vicinity of Ramona.”

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Orange-throated whiptail (<i>Aspidoscelis hyperythra</i>)	--/WL Group 2	The orange-throated whiptail occurs at elevations from sea level up to approximately 3,410 feet from: the Santa Ana River in Orange County and near Colton in San Bernardino County; west of the Peninsular Ranges; and south throughout Baja California, Mexico (Jennings and Hayes 1994 <i>in</i> California Department of Fish and Game 2000). It inhabits coastal scrub, chamise-redshank chaparral, mixed chaparral, and valley-foothill hardwood habitats and prefers washes and other sandy areas with patches of brush and rocks (Stebbins 1972 <i>in</i> California Department of Fish and Game 2000). It does not require permanent water (Zeiner et al. 1988). During periods of inactivity, individuals seek cover under objects such as rocks, logs, decaying vegetation, and boards, or in rock crevices (Zeiner et al. 1988).	Not expected due to a lack of suitable habitat.
Coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	--/SSC Group 2	Occurs in coastal Southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California, Mexico. Found in a variety of ecosystems that are primarily hot and dry, open areas with sparse foliage in chaparral, woodlands, and riparian areas (CaliforniaHerps.com 2025b).	Not expected due to a lack of suitable habitat.
Red-diamond rattlesnake (<i>Crotalus ruber</i>)	--/SSC Group 2	Occurs in southwestern California from Morongo Valley west to the coast and south along the peninsular ranges to mid Baja California, Mexico. Found in arid scrub, chaparral, woodlands, rocky grassland, and cultivated areas. On the desert slopes of the mountains, it ranges into rocky, desert flats (CaliforniaHerps.com 2025c)	Not expected due to many decades of site disturbance.

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity ¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Coast horned lizard (<i>Phrynosoma blainvillii</i>)	--/SSC Group 2	The San Diego horned lizard occurs in a wide variety of habitats such as coastal sage scrub, chaparral, grassland, coniferous forest, oak woodland, riparian communities, and the margins of the higher elevation desert restricted to juniper-desert chaparral (Grinnell and Grinnell 1907, Van Denburgh 1922, Klauber 1939, Smith 1946, Dixon 1967, Stebbins 1985, Jennings and Hayes 1994, and Brattstrom 1997 <i>in</i> Hollingsworth and Beaman 2005). This species has been reported from elevations ranging from sea level to 8,000 feet (Brattstrom 1997 <i>in</i> Hollingsworth and Beaman 2005). Within the habitats, this species prefers areas with loose, fine soils, an abundance of open areas for basking. It is insectivorous and primarily feeds on native harvester ants (<i>Pogonomyrmex</i> spp.) but will also feed on termites, beetles, flies, wasps, and grasshoppers (Ingles 1929, Reeve 1952, Miller and Stebbins 1964, Dixon 1967, Pianka and Parker 1975, Stebbins 1985, and Jennings and Hayes 1994 <i>in</i> Hollingsworth and Beaman 2005). The coast horned lizard is believed to be extinct in 45 percent of its original range in southern California including desert regions near Palmdale in Los Angeles County and the Mojave River in San Bernardino County (Jennings and Hayes 1994 <i>in</i> Hollingsworth and Beaman 2005).	Not expected due to a lack of suitable habitat. The CNDDB record that was found is from 1939 in “the general vicinity of Ramona.”
Coast patch-nosed snake (<i>Salvadora hexalepis virgultea</i>)	--/SSC Group 2	Found in California from the northern Carrizo Plains in San Luis Obispo County, south through the coastal zone, south and west of the deserts, and into coastal northern Baja California, Mexico. Occurs in semi-arid, brushy areas and chaparral in canyons, rocky hillsides, and on plains (CaliforniaHerps.com 2025d).	Not expected due to a lack of suitable habitat.

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity ¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Western spadefoot (<i>Spea hammondi</i>)	PT/SSC Group 2	In California, the western spadefoot is found throughout portions of the foothills of the Sierra Nevada Mountains up to 4,500 feet, the Central Valley, and in the Coast Range from Santa Clara and Santa Cruz Counties to San Diego County (USFWS 2023, figure 2, p. 7). Currently, the species is patchily distributed throughout its historical range (USFWS 2023, p. 7). The species in southern California, based on survey efforts from researchers and regional Habitat Conservation Plan monitoring and survey efforts on Department of Defense facilities is also patchily distributed with occupied areas associated with the large, urbanized areas of Los Angeles and San Diego being mostly extirpated (USFWS 2023). The species requires a variety of both terrestrial and aquatic habitat components in close proximity and accessible to each other to meet all life history requirements (Halstead et al. 2021, 1377–1393 <i>in</i> USFWS 2023). The terrestrial (upland) habitat is primarily open grasslands, scrub, or mixed woodland and grassland on flat or gently rolling topography and provides areas for sheltering and foraging (Stebbins and McGinnis 2012, p. 157 <i>in</i> USFWS 2023). The aquatic habitat required for breeding, egg laying, and tadpole and juvenile development is most often associated with vernal pool or other ephemeral wetland areas. However, the species is highly adaptable and uses many other types of ponded water features for breeding and rearing (USFWS 2023, p. 13).	Not expected due to a lack of suitable habitat.

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Two-striped garter snake (<i>Thamnophis hammondi</i>)	--/SSC Group 1	Occurs from Monterey County south along the coast to southern California where it ranges east through the Transverse Ranges, and south through the coastal area and the Peninsular Ranges into northern Baja California, Mexico. Occurs in some perennial desert slope streams and into the Mohave Desert in Victorville. Also occurs on Catalina Island. Found near water sources often in rocky areas. Associated with oak and riparian woodlands, coastal sage scrub, sparse pine, chaparral, and brushlands (CaliforniaHerps.com 2025e).	Not expected due to a lack of suitable habitat.
Birds			
Tricolored blackbird (<i>Agelaius tricolor</i>)	BCC/ST, SSC Group 1	The tricolored blackbird's range is mostly restricted to California and primarily in the Central Valley. Freshwater wetlands are its habitats, but it has adapted to using alternate nesting substrates. In recent decades, the largest breeding colonies have occurred in agricultural grain fields (California Department of Fish and Wildlife 2025b). In San Diego County, the species is concentrated in two areas: north-central San Diego County from Dameron Valley and Oak Grove south to Ramona and Santa Ysabel, and the Campo Plateau from Potrero to Jacumba (Unitt 2004 <i>in</i> San Diego Management and Monitoring Program 2010a). Colonies have been recorded in association with cattails surrounded by ranches, ruderal lands, pastures, and grasslands (Feenstra 2009).	Not expected due to the ongoing annual tilling of most of the site. There is a SanBios record of the species from June 1999 in Collier County Park approximately 2,000 feet north of the project site.

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity ¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Burrowing owl (<i>Athene cunicularia</i>)	BCC/SCE, SSC Group 1	Burrowing owls in California are year-round residents. In general, burrowing owl habitat is composed of drier, open areas that can include prairies, grasslands, and savannas. The burrowing owl can also be found living in deserts, farmlands, pastures, cemeteries, airports, vacant lots, university campuses, golf courses, and other urban areas (Cornell Lab of Ornithology 2014a). Burrowing owls are dependent on the presence of fossorial mammals (primarily prairie dogs and ground squirrels), whose burrows are used for nesting and roosting. In southern California, the most used rodent burrow is that of the California ground squirrel (<i>Otospermophilus beecheyi</i> ; Collins 1979). Breeding burrowing owls in San Diego County are currently restricted to Otay Mesa (and vicinity), Ramona Grasslands, and Naval Base Coronado (San Diego Management and Monitoring Program 2010b).	Low (see Section 1.3.3 of this report). There records of BUOW in the project site vicinity and numerous reports of BUOW in and around the Ramona Grasslands Preserve. Since BUOW may occupy disturbed land, the site was assessed for its potential to support the BUOW during the July 5, 2025 site visit. The majority of the site is annually tilled, leaving almost no areas for BUOW burrows, and no potential BUOW burrows were observed. The eucalyptus woodland and ornamental portions of the survey area are not suitable for BUOW. Therefore, the site is considered to have low potential to support BUOW.

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Swainson's hawk (<i>Buteo swainsoni</i>)	--/ST Group 1	The Swainson's hawk's range includes the Great Plains and the western U.S.—but only in summer (National Audubon Society 2025). The species no longer nests in southern California (Unitt 2004). Most individuals migrate to southern South America in fall (National Audubon Society 2025a). It migrates through Imperial County, California during its fall and spring migration, and large groups are known to roost in the town of Borrego Springs in eastern San Diego County during these migration periods. Its habitats include desert, shrubsteppe, grassland, and agricultural habitats (Woodbridge 1998).	Not expected as the site is not along its migration route. A CNDDDB record of the species is of a nest in an oak tree in 1888 when the species still nested in southern California.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE Group 1	The least Bell's vireo is found in California and northern Baja California, Mexico during its breeding season. It winters in southern Baja California, Mexico. It depends on riparian habitat during the breeding season and prefers willow-dominated woodland or scrub that typically exists along streams and rivers. It has been reported in various locations throughout San Diego County (San Diego Management and Monitoring Program 2010c).	Not expected due to a lack of suitable habitat. Two 2018 records of the species occur in the USFWS database at the "13 th Street Bridge Project" in Ramona.
Mammals			
Pallid bat (<i>Antrozous pallidus</i>)	--/SSC Group 2	Most associated with arid open scrub or grassland and gentle terrain with scattered rocky outcrops.	Not expected due to a lack of suitable habitat.
Townsend's big-eared bat (<i>Corynorhinus townsendii</i>)	--/SSC Group 2	Roosts in caves and mines, buildings, etc. that offer a cave-like environment. Forages over forested and edge habitats and water; avoids open areas such as grasslands.	Not expected due to a lack of suitable habitat. A CNDDDB record of the species from 1989 provides locality information as "Ramona" and "exact location unknown."

Table 4
SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR

Common Name (Scientific Name)	Listing and/or Sensitivity¹ Federal/State County	Range/Habitat(s)	Potential to Occur
Dulzura pocket mouse (<i>Chaetodipus californicus femoralis</i>)	--/-- Group 2	Reported from the mouth of the Santa Margarita River south into northern Baja California, Mexico. In San Diego County, ranges eastward to the desert transition zone. Some localities near the eastern edge of its range are Banner, San Felipe Valley, and Campo. Primarily associated with mature chaparral. It has, however, been trapped in mule fat scrub and is known to occur in coastal sage scrub.	Not expected due to a lack of suitable habitat. A CNDDDB record of the species from 1937 provides locality information as “Ramona” and “exact location unknown.”
Western yellow bat (<i>Lasiurus xanthinus</i>)	--/SSC --	Ranges from southern Santa Barbara County south (on the coastal slope) to the vicinity of San Quintin, Baja California, Mexico. Found in wooded areas and desert scrub. Roosts in foliage, particularly in thorny vegetation palms and other desert riparian habitats.	Not expected due to a lack of suitable habitat. A CNDDDB record of the species from 1989 provides locality information as “Ramona” and “exact location not known.”
American badger (<i>Taxidea taxus</i>)	--/SSC Group 2	In California, the American badger ranges throughout the State except in northwestern, humid, coastal forests. In San Diego County, it occurs mainly in valleys of coastal foothills (e.g., Ramona, Pamo Valley, Santa Ysabel, Witch Creek, and Sweetwater Reservoir; San Diego Management and Monitoring Program 2010c). American badger habitats include grasslands, savannas, mountain meadows near timberline, and desert scrub (Williams 1983 and Management Strategic Plan Master Occurrence Matrix 2014 in San Diego Management and Monitoring Program 2010d).	Not expected due to a lack of suitable habitat. A CNDDDB record of the species from Ramona is not dated, and the exact location is unknown.

Table 4 SPECIAL STATUS ANIMAL SPECIES EVALUATED FOR POTENTIAL TO OCCUR			
Common Name (Scientific Name)	Listing and/or Sensitivity¹	Range/Habitat(s)	Potential to Occur
	Federal/State		
	County		

¹Federal

FE – Federal listed endangered

PT – Proposed threatened

BCC – Bird of Conservation Concern—Represents USFWS’ highest conservation priorities and draw attention to species in need of conservation action.

State

SE – State listed endangered

ST – State listed threatened

SCE – State candidate endangered

SSC – State Species of Special Concern—Declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

WL – Watch List—Birds that are/were: a) not on the current list of species of special concern but were on previous lists and have not been State listed under the California Endangered Species Act; b) previously State or federally listed and now are on neither list; or c) on the list of “Fully Protected” species. Fully Protected refers to all vertebrate and invertebrate taxa of concern to the California Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFW.

County of San Diego

Group 1 – Animals that have a very high level of sensitivity, either because they are listed as threatened or endangered or because they have very specific natural history requirements.

Group 2 – Animal species that are becoming less common, but are not yet so rare that extirpation or extinction is imminent without immediate action. These species tend to be prolific within their suitable habitat types.

1.4.11 Jurisdictional Wetlands and Waterways

There are no jurisdictional wetlands or waterways on site. Although aerial imagery depicts a visually greener band of vegetation traversing the site from east to west, which may appear consistent with wetland or streambed characteristics, no evidence of jurisdictional aquatic resources was found during the field investigation (see Photo Locations 43 through 50 on Figure 3 and in Appendix C). The following findings support this conclusion.

- **NWI and NHD Data:** Neither the NWI nor the NHD identifies any mapped wetland or riparian features on or adjacent to the project site.
- **Lack of Physical Indicators of Jurisdictional Features:** The area lacks evidence of streambed morphology such as a defined bed and bank, scour marks, erosion, or other indicators of concentrated surface flow. No head-cutting, bank structure, or flow indicators were observed. Additionally, no geomorphic depressions, seasonal ponding features, or other conditions that would support vernal pools were observed within the project site. Therefore, wetlands, waters, and vernal pools are not present on-site.
- **No Hydrological Connectivity:** There is no upstream or downstream hydrologic connection to any off-site drainage, streambed, or other jurisdictional waters.
- **Surface Runoff Characteristics:** The visually greener area receives concentrated surface runoff from 9th Street, which crosses the site diffusely. Rather than forming a drainage channel, the water infiltrates into the soils on site, resulting in seasonally wetter conditions in this area relative to the surrounding uplands.
- **Vegetation Characteristics:** The vegetation in this area consists of the same upland, non-wetland species present throughout the broader disturbed portion of the site. In some historical aeriels, this linear area appears slightly greener or denser than the surrounding ground; however, this visual contrast is attributed to localized soil moisture accumulation rather than the presence of hydrophytic vegetation or wetland conditions. Field verification confirmed that vegetation in this area is composed of typical upland ruderal species, and species composition, structure, and cover are fully consistent with upland, non-wetland habitat.
- **Soil Conditions:** Soils on site are mapped as Placentia sandy loam (2–9% slopes) and Fallbrook sandy loam (9–15% slopes). While Placentia sandy loam may exhibit hydric characteristics in concave, water-holding depressions, such depressions are not present on the site. Fallbrook sandy loam is not considered hydric and does not support wetland hydrology.

Based on the results of the database research and site-specific field investigation, no jurisdictional aquatic features or RPO wetlands are present on the project site. Although a linear area of the site appears greener and wetter in aerial imagery, this condition results from localized runoff infiltration and not from stream flow, wetland hydrology, or other jurisdictional factors. The area is best characterized as upland and does not meet the criteria for regulation under federal, State, or local jurisdiction.

1.4.12 Habitat Connectivity, Wildlife Corridors, and Nursery Sites

The Open Space Network represents the biologically-preferred preserve configuration around large contiguous areas of habitat, areas supporting important species populations or habitat areas, and important functional linkages and movement corridors between them. Within the Open Space Network, conservation of the large habitat areas and functional linkages and corridors will be emphasized during implementation of the NCMSCP. The project site is outside of the Open Space Network, as are all the surrounding lands. The project site does not provide habitat connectivity, is not part of a wildlife movement corridor, and does not support nursery sites (i.e., established locations used repeatedly by some wildlife species for breeding purposes such as heron rookeries and bat maternal colony roosts).

1.5 APPLICABLE REGULATIONS

Biological resources on the project site are subject to regulatory review by federal, State, and local agencies. Under CEQA, impacts associated with a proposed project or program are assessed with regard to significance criteria determined by the CEQA Lead Agency (in this case, the County) pursuant to CEQA Guidelines.

1.5.1 Federal Government

Endangered Species Act

The federal Endangered Species Act (ESA) designates threatened and endangered animals and plants and provides measures for their protection and recovery. “Take” of listed animal species and of listed plant species in areas under federal jurisdiction is prohibited without obtaining a federal permit. Take is defined as “to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct.” Harm includes any act that actually kills or injures fish or wildlife, including significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife. Activities that damage the habitat of (i.e., harm) listed wildlife species require approval from the USFWS for terrestrial species.¹ The federal ESA also generally requires determination of Critical Habitat for listed species. If a project would involve a federal action potentially affecting Critical Habitat, the federal agency would be required to consult with USFWS. There is no Critical Habitat designated on or near the project site.

Sections 7 and 10(a) of the federal ESA regulate actions that could jeopardize endangered or threatened species. Section 7 describes a process of federal interagency consultation for use when federal actions may adversely affect listed species. A biological assessment is required for any major construction activity if it may affect listed species. In this case, take can be authorized via a letter of biological opinion issued by the USFWS for non-marine related listed species issues. A Section 7 consultation (formal or informal) is required when there is a nexus between endangered species’ use of the site and impacts to Corps jurisdictional areas. Section 10(a) allows issuance of permits for incidental take of endangered or threatened species with

¹ The USFWS and the National Marine Fisheries Service are proposing to rescind the regulatory definition of “harm” in FESA regulations. The agencies believe the existing regulatory definition of “harm,” which includes habitat modification, runs contrary to the best meaning of the statutory term “take.” (USFWS, National Oceanic and Atmospheric Administration 2025)

preparation of a Habitat Conservation Plan (HCP). The term “incidental” applies if the taking of a listed species is incidental to, and not the purpose of, an otherwise lawful activity. An HCP demonstrating how the taking would be minimized and how steps taken would ensure the species’ survival must be submitted for issuance of Section 10(a) permits.

No federal listed species were found during the project surveys, and none are expected to occur (see Tables 3 and 4).

Migratory Bird Treaty Act

The MBTA (16 U.S. Code Sections 703-711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds. The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a “take.” The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors). There is potential for avian species protected by the MBTA to nest on and adjacent to the site.

Clean Water Act

Under Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (Corps) is charged with regulating the discharge of dredge and fill materials into jurisdictional Waters of the U.S. The terms “Waters of the U.S.” and “jurisdictional waters” have a broad meaning that includes special aquatic sites, such as wetlands. Corps wetland boundaries are determined using three criteria (vegetation, hydrology, and soils) established for wetland delineations, as described within the Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Corps 2008).

Waters of the U.S., as defined by regulation and refined by case law include: (1) the territorial seas; (2) coastal and inland waters, lakes, rivers, and streams that are navigable WUS, including their adjacent wetlands; (3) tributaries to navigable Waters of the U.S., including adjacent wetlands; and (4) interstate waters and their tributaries, including adjacent isolated wetlands and lakes, intermittent and ephemeral streams, prairie potholes, and other waters that are not a part of a tributary system to interstate waters or navigable Waters of the U.S., the degradation or destruction of which could affect interstate commerce.

Section 401 of the Clean Water Act requires that any applicant for a federal license or permit to conduct any activity that may result in a discharge to Waters of the U.S. must obtain a Water Quality Certification, or a waiver thereof, from the state in which the discharge originates. In California, the Regional Water Quality Control Board (RWQCB) issues Water Quality Certifications.

There are no jurisdictional Waters of the U.S. on site as explained in Section 1.4.11 of this report.

1.5.2 State of California

California Environmental Quality Act

Primary environmental legislation in California is found in the CEQA and its implementing guidelines (State CEQA Guidelines), requiring that projects with potential adverse effects or impacts on the environment undergo environmental review. Adverse impacts to the environment are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations. The County is the Lead Agency under the CEQA for the proposed project, and this report is part of that environmental review process.

California Endangered Species Act

The California ESA is like the federal ESA in that it contains a process for listing of species and regulating potential impacts to listed species. California ESA Section 2081 authorizes the CDFW to enter into a memorandum of agreement for the take of listed species for scientific, educational, or management purposes. No State listed species were found during project surveys, and none are expected to occur (see Table 3 and 4).

California Fish and Game Code

Section 1600 of California Fish and Game Code requires a Streambed Alteration Agreement for any activity that would alter the flow, change or use any material from the bed, channel, or bank of any perennial, intermittent, or ephemeral river, stream, and/or lake (jurisdictional Waters of the State). Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement. Notification is required prior to any such activities, and CDFW will issue a Streambed Alteration Agreement with any necessary mitigation to ensure protection of the State's fish and wildlife resources. There are no jurisdictional Waters of the State on site as explained in Section 1.4.11 of this report.

Pursuant to California Fish and Game Code Section 3503, it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Raptors and owls and their active nests are protected by California Fish and Game Code Section 3503.5, which states that it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy the nest or eggs of any such bird unless authorized by the CDFW. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the MBTA. The project must comply with California Fish and Game Code Sections 3503 and 3503.5. There is potential for California Fish and Game Code-protected avian species to nest on and adjacent to the site.

Porter-Cologne Water Quality Control Act of 1970

The Porter-Cologne Water Quality Control Act of 1970 grants the State Water Resource Control Board and its regional offices power to protect water quality and is the primary vehicle for implementation of the State's responsibilities under Section 401 of the Clean Water Act. The Porter-Cologne Act grants the State Water Resource Control Board authority and responsibility to adopt plans and policies, regulate discharges to surface and groundwater, regulate waste disposal sites, and require cleanup of discharges of hazardous materials and other pollutants. Typically, the State Water Resource Control Board and RWQCB act in concert with the Corps under Section 401 of the Clean Water Act in relation to permitting fill of Waters of the U.S. There are no jurisdictional waters on site as explained in Section 1.4.11 of this report.

1.5.3 County of San Diego

Resource Protection Ordinance

The County regulates natural resources (among other resources) as sensitive biological resources via the RPO (County 2012), the regulations of which cover wetlands, wetland buffers, sensitive plant and animal species, sensitive vegetation communities/habitat types, and habitats containing sensitive animals or plants.

RPO wetlands are defined as lands having one or more of the following attributes:

- At least periodically, the land supports a predominance of hydrophytes (plants whose habitat is water or very wet places);
- The substratum is predominantly undrained, hydric soil; or
- An ephemeral or perennial stream is present, whose substratum is predominately non-soil, and such lands contribute substantially to the biological functions or values of wetlands in the drainage system.

According to the RPO, the following are not considered RPO wetlands:

- Lands which have attribute(s) specified above, solely due to man-made structures (e.g., culverts, ditches, road crossings, or agricultural ponds), provided that the Director of Planning and Land Use determines that they:
 - Have negligible biological function or value as wetlands;
 - Are small and geographically isolated from other wetland systems;
 - Are not vernal pools; and
 - Do not have substantial or locally important populations of wetland dependent sensitive species.
- Lands that have been degraded by past legal land disturbance activities to the point that they meet the following criteria as determined by the Director of Planning and Land Use:
 - Have negligible biological function or value as wetlands even if restored to the extent feasible; and,
 - Do not have substantial or locally important populations of wetland dependent sensitive species.

As explained in Section 1.4.11 of this report, there are no RPO wetlands on the project site. Sensitive Habitat Lands are defined by the RPO as:

- Land which supports unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State CEQA Guidelines (14 Cal. Admin. Code Section 15000 *et seq.*), including the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.
 - “Unique vegetation community” refers to associations of plant species which are rare or substantially depleted. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; or (c) they are outstanding examples of the community type as identified by the CDFW listing of community associations.

There are no Sensitive Habitat Lands or unique vegetation communities on the project site. The site does not represent area necessary to support viable populations of rare and endangered species, or which is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Rather, most of the site appears to have been under some level of disturbance since at least 1953, and it is annually disced/tilled for fuel management purposes. Eucalyptus woodland, ornamental plantings, and the existing home in the survey area appear as already established in 1953 aerial imagery (Nationwide Environmental Title Research, LLC 2025), and the site is in a developed portion of Ramona and is surrounded by existing residential development.

2.0 PROJECT EFFECTS

Direct effects are immediate impacts resulting from permanent removal of biological resources. It is assumed herein that approximately 18.36 acres on site and 2.75 acres off site would be directly affected by grading and development. Direct effects are addressed in Sections 2.1 through 2.4 of this report.

Indirect effects may be the result of secondary effects from direct impacts or those impacts that over time cause the degradation of a resource by changing its function, health, or quality. Unlike direct impacts that are typically one-time effects, indirect impacts often continue in the long term and may increase. Section 2.5 of this report addresses potential indirect impacts.

2.1 SPECIAL STATUS SPECIES

2.1.1 Special Status Plant Species

No special status plant species were observed, and none are expected to occur (see Section 1.4.9 of this report). Therefore, there would be no project effects on special status plant species.

2.1.2 Special Status Animal Species

No special status animal species were observed (except for birds that could nest that are protected by the MBTA and California Fish and Game Code); others either have low potential to occur or are not expected to occur (see Section 1.4.10 of this report). There would be no project effects on special status animal species; however, the project could affect bird nesting.

2.2 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

There are no wetland/riparian habitats, vernal pools, or other sensitive natural communities on site (Table 2). Accordingly, implementation of the proposed project would not result in impacts to these resources. The site is comprised of non-sensitive Tier IV habitat/land cover types including eucalyptus woodland, disturbed habitat, and developed land, which is also a non-sensitive land cover type under County/MSCP/NCCP definitions. Therefore, the proposed project would not directly or indirectly affect wetland/riparian resources, vernal pools, or sensitive natural communities.

2.3 JURISDICTIONAL WETLANDS AND WATERWAYS

There are no jurisdictional wetlands or waterways on site (see Section 1.4.11 of this report). Therefore, there would be no project effects on these resources.

2.4 WILDLIFE MOVEMENT AND NURSERY SITES

The project site does not part of a wildlife movement corridor and does not support nursery sites (see Section 1.4.12 of this report). Therefore, there would be no project effects on these resources.

2.5 INDIRECT IMPACTS

Potential indirect impacts can occur to adjacent sensitive biological resources because of project construction (from fugitive dust and noise, for example). Other potential indirect impacts can occur to adjacent sensitive biological resources from night lighting; invasive, non-native plant species; and public access due to occupation of the built project. The project site is, however, surrounded by non-sensitive vegetation communities and existing development. Therefore, there are no sensitive biological resources that would be affected indirectly by project construction or occupation.

3.0 SPECIAL STATUS SPECIES

3.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. The project would impact one or more individuals of a species listed as federal or State endangered or threatened.
- B. The project would impact an on-site population of a County List A or B plant species, or a County Group 1 animal species, or a species listed as a State Species of Special Concern.
- C. The project would impact the local long-term survival of a County List C or D plant species or a County Group 2 animal species.
- D. The project may impact arroyo toad aestivation, foraging or breeding habitat.
- E. The project would impact golden eagle habitat.
- F. The project would result in a significant loss of functional foraging habitat for raptors.
- G. The project would impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or supports multiple wildlife species.
- H. The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term.
- I. The project would impact occupied burrowing owl habitat.
- J. The project would impact occupied cactus wren habitat, or formerly occupied coastal cactus wren habitat that has been burned by wildfire.

- K. The project would impact occupied Hermes copper butterfly habitat.
- L. The project would impact nesting success of the following sensitive bird species through grading, clearing, fire fuel modification, and/or other noise generating activities such as construction:
- Coastal cactus wren
 - Coastal California gnatcatcher
 - Least Bell's vireo
 - Southwestern willow flycatcher
 - Tree-nesting raptors
 - Ground-nesting raptors
 - Golden eagle
 - Light-footed clapper [Ridgway's] rail

3.2 ANALYSIS OF PROJECT EFFECTS

The project would not result in significant impacts under the above guidelines for the following reasons.

3.1.A. There are no species listed as federal or State endangered or threatened on the project site.

3.1.B. There are no County List A or B plant species, County Group 1 animal species, or State Species of Special Concern on the project site.

3.1.C. There are no County List C or D plant species or County Group 2 animal species on the project site.

3.1.D. There is no arroyo toad aestivation, foraging, or breeding habitat on the project site. Such habitat typically includes shallow pools and open sand and gravel flood terraces of medium- to large-sized intermittent or perennial streams, that are flooded on a fairly regular basis (Dan C. Holland, Ph.D. et al. *in* U.S. Fish and Wildlife Service 1999), and the surrounding upland habitats (D.C. Holland *in litt.* 1997 and W.E. Haas et al. *in litt.* 1998 *in* U.S. Fish and Wildlife Service 1999).

3.1.E. There is no golden eagle habitat on the project site. Golden eagles forage in open and semi-open habitats (Cornell Lab of Ornithology 2014b) and nest in open and semi-open habitats but also may nest in coniferous habitat when open space is available (e.g., fire breaks; U.S. Fish and Wildlife Service 2010). Golden eagles will occasionally nest near semi-urban areas where housing density is low and in farmland habitat; however, golden eagles have been noted to be sensitive to some forms of anthropogenic presence (Palmer 1988 *in* U.S. Fish and Wildlife Service 2010a). Golden eagle nests can be found on cliffs, in the upper one third of deciduous and coniferous trees, or on artificial structures (windmills, electricity transmission towers, artificial nesting platforms, etc.; Phillips and Beske 1990 and Kochert et al. 2002 *in* U.S. Fish and Wildlife Service 2010a).

3.1.F. The project would not result in a significant loss of functional foraging habitat for raptors. The red-tailed hawk was observed during project site surveys; however, most of the project site supports disturbed land that is disced/tilled annually for fuel management purposes, so the potential for the site to provide functional foraging habitat for raptors is greatly degraded. Therefore, the project would not have a substantial adverse effect on the local long-term survival of any raptor species.

3.1.G. The project would not impact the viability of a core wildlife area that supports a viable population of a sensitive wildlife species or supports multiple wildlife species. The project site is outside the Open Space Network; no sensitive wildlife species were observed (and others either have low potential to occur or are not expected to occur [see Section 1.4.10 of this report]); and a short list of wildlife species was observed on site (Appendix B), which is expected for a site that supports disturbed habitat (disced/tilled land), and other non-sensitive, unnatural vegetation communities/habitat types.

3.1.H. The project would not cause indirect impacts to proposed or existing open space or other natural habitat areas because the project site is not adjacent to proposed or existing open space or other natural habitat areas. Rather, the site is surrounded by non-sensitive vegetation communities and existing development.

3.1.I. The project would not impact BUOW habitat. The project site was assessed for its potential to support the BUOW (see Section 1.3.3 of this report). The regular discing/tilling of the majority of the site leaves little opportunity for the development of stable ground-squirrel burrow systems required by BUOW, and no potential BUOW burrows were observed during the initial site visit or subsequent survey visits. The eucalyptus woodland and ornamental portions of the survey area are not suitable for BUOW. Therefore, the site is considered to have low potential to support BUOW, and the project would not impact BUOW habitat.

3.1.J. The project would not impact occupied cactus wren habitat, or formerly occupied coastal cactus wren habitat that has been burned by fire. The project site does not support cactus wren habitat (i.e., habitat with thickets of cholla [*Opuntia prolifera*] or prickly pear cacti [*O. littoralis*, *O. oricola*] tall enough to support and protect the birds' nests [Shuford et al. 2008]). Rather, it supports eucalyptus woodland, disturbed habitat, and developed land that appears in aerial imagery as far back as 1953 (Nationwide Environmental Title Research, LLC 2025).

3.1.K. The project would not impact Hermes copper butterfly habitat because the project site does not support its habitat. Hermes copper butterfly habitat includes southern mixed chaparral and coastal sage scrub with mature specimens of its larval host plant, spiny redberry (*Rhamnus crocea*), with California buckwheat (*Eriogonum fasciculatum*), a nectar resource, nearby.

3.1.L. The project would not impact nesting success of the following bird species through grading, clearing, fire fuel modification, and/or other noise-generating activities such as construction.

Coastal cactus wren: The coastal cactus wren is not expected to occur. The project site does not support cactus wren habitat (see 3.1.J. above), and the land surrounding the project site is comprised of non-sensitive vegetation and existing development, which are not cactus wren habitat.

Coastal California gnatcatcher: The coastal California gnatcatcher is not expected to occur. The project site does not support coastal California gnatcatcher habitat (coastal sage scrub), and the land surrounding the project site is comprised of non-sensitive vegetation and existing development, which are not coastal California gnatcatcher habitat.

Least Bell's vireo: The least Bell's vireo is not expected to occur. The project site does not support least Bell's vireo habitat, which is riparian habitat that typically exists along streams and rivers (see Table 4). The land surrounding the project site is comprised of non-sensitive vegetation and existing development, which are not least Bell's vireo habitat.

Southwestern willow flycatcher: The southwestern willow flycatcher is not expected to occur. The project site does not support least southwestern willow flycatcher habitat. Its habitat includes moist meadows with perennial streams; lowland riparian woodlands dominated by willows, primarily in tree form, and cottonwoods; or smaller, spring-fed, or boggy areas with willows or alders (Craig and Williams 1998). The land surrounding the project site is comprised of non-sensitive vegetation and existing development, which are not southwestern willow flycatcher habitat.

Golden eagle: There is no golden eagle nesting substrate on the project site or in the site vicinity. Golden eagle nests can be found on cliffs, in the upper one third of deciduous and coniferous trees, or on artificial structures (windmills, electricity transmission towers, artificial nesting platforms, etc.; Phillips and Beske 1990 and Kochert et al. 2002 *in* U.S. Fish and Wildlife Service 2010). Even so, the project would not impact golden eagle nesting because the project must comply with the MBTA and California Fish and Game Code (see Sections 1.5.1 and 1.5.2 of this report).

Light-footed Ridgway's rail: The light-footed Ridgway's rail is not expected to occur. The project site does not support light-footed Ridgway's rail habitat. Its habitat includes coastal marshes, lagoons, and maritime environments with shallow water and mudflats with adjacent, higher elevation vegetation (U.S. Fish and Wildlife Service 2009x and Zembal 1994 *in* San Diego Management and Monitoring Program 2010e). Nesting habitat includes tall, dense, cordgrass and occasionally pickleweed in the low littoral zone, wrack deposits in the low marsh zone, and hummocks of high marsh within the low marsh zone (Massey et al. 1984 *in* San Diego Management and Monitoring Program 2010e). The land surrounding the project site is comprised of non-sensitive vegetation and existing development, which are not light-footed Ridgway's rail habitat.

The project could result in significant impacts under the above guidelines for the following reasons.

3.1.L. The project could impact nesting success of the following bird species through grading, clearing, fire fuel modification, and/or other noise-generating activities such as construction.

Tree-nesting raptors: The project has potential to impact tree-nesting raptors through nest and/or nesting activity disturbance not in compliance with the MBTA and California Fish and Game Code (see Sections 1.5.1 and 1.5.2 of this report).

Ground-nesting raptors: The project has potential to impact ground-nesting raptors through nest and/or nesting activity disturbance not in compliance with the MBTA and California Fish and Game Code.

3.3 CUMULATIVE IMPACT ANALYSIS

The project would not impact any special status species with implementation of proposed mitigation. Therefore, it would not contribute to the loss of special status species in the County.

3.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

The following mitigation measure (MM) is proposed to reduce potential significant impacts to nesting raptors to less-than-significant levels.

MM 3.1.L.:

To avoid potential impacts to nesting raptors protected under the MBTA and California Fish and Game Code, all vegetation clearing, grubbing, grading, or other construction activities that may disturb nesting birds shall be conducted outside the raptor breeding season (January 15–July 31).

If construction or vegetation removal must occur during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey no more than 72 hours prior to the start of work. The survey shall include all suitable raptor nesting habitat (ground and tree nesting species) within the project footprint and a minimum 500-foot buffer, where accessible. This survey may be conducted in conjunction with the general nesting bird survey called for under MM 7.1.K.

If an active raptor nest is detected, an appropriate no-disturbance buffer shall be established by the qualified biologist, based on species, nest location, and existing ambient conditions. Buffers shall generally be 300–500 feet for raptors, but may be adjusted if supported by site-specific biological justification and approved by the County.

The buffer shall remain in place until the biologist confirms that the young have fledged and are no longer reliant on the nest site. The biologist shall monitor active nests at least once per week, or more frequently if needed, to document nesting status and ensure compliance.

A brief memo or letter report documenting the survey results and, if applicable, monitoring of any active nests shall be submitted to the County for approval prior to initiating construction activities in the area.

3.5 CONCLUSION

Project implementation would not result in significant impacts to special status species; therefore, no mitigation is proposed. Project implementation could result in non-compliance with the MBTA and California Fish and Game Code for nesting raptors. Mitigation Measure 3.1.L. would reduce those potential impacts to less-than-significant levels.

4.0 RIPARIAN HABITAT OR SENSITIVE NATURAL COMMUNITY

4.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the USFWS or CDFW?

Any of the following conditions would be considered significant if:

- A. Project-related grading, clearing, construction, or other ground-disturbing activities would not temporarily or permanently remove sensitive native or naturalized vegetation communities listed in Table 5 of the County Guidelines for Determining Significance (County 2010), either on or off the project site. The project site does not support wetland or riparian habitats, vernal pools, or other sensitive natural communities, and no Tier I, Tier II, or Tier III vegetation communities occur within the project footprint (Table 2). Instead, the project would affect only non-sensitive Tier IV habitat/land cover types mapped on and off site, including eucalyptus woodland and disturbed habitat, as well as developed land, which is also a non-sensitive land cover type under County/MSCP/NCCP definitions. Therefore, the project would not result in impacts to sensitive native or naturalized vegetation communities.
- B. Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by the Corps, CDFW, and County: vegetation removal; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; road crossing construction; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity, and abundance.
- C. The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.
- D. The project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive habitats over the long term.
- E. The project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.

4.2 ANALYSIS OF PROJECT EFFECTS

The project would not result in significant impacts under the above guidelines for the following reasons.

4.1.A. Project-related grading, clearing, construction, or other activities would not temporarily or permanently remove sensitive native or naturalized habitat (as listed in Table 5 in the County Guidelines for Determining Significance [County 2010], excluding those without a mitigation ratio) on or off the project site.

4.1.B. There would be no impacts to or within jurisdictional wetlands and/or riparian habitats as defined by the Corps, CDFW, and County because none occur on site.

4.1.C. The project would not draw down the groundwater table to the detriment of groundwater-dependent habitat because the project would connect to an existing municipal water system.

4.1.D. The project would not cause indirect impacts to proposed or existing open space or other natural habitat areas because the project site is not adjacent to proposed or existing open space or other natural habitat areas. Rather, the site is surrounded by non-sensitive vegetation communities and existing development.

4.1.E. The project site does not support wetlands for which a protective buffer is required.

4.3 CUMULATIVE IMPACT ANALYSIS

The project would not impact any riparian habitat or sensitive natural community. Therefore, it would not contribute to the loss of riparian habitat or sensitive natural communities in the County.

4.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Since the project would not result in impacts on any riparian habitat or sensitive natural community, no changes to the project design or mitigation measures are proposed.

4.5 CONCLUSION

Project implementation would not result in significant impacts to any riparian habitat or sensitive natural community; therefore, no mitigation is proposed.

5.0 JURISDICTIONAL WETLANDS AND WATERWAYS

5.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the CWA (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

5.2 ANALYSIS OF PROJECT EFFECTS

No federal (or State) jurisdictional aquatic features (or RPO wetlands) are present on the project site. Although a linear area of the site appears greener and wetter in aerial imagery, this condition results from localized runoff infiltration and not from stream flow, wetland hydrology, or other jurisdictional factors. The area is best characterized as upland and does not meet criteria for regulation under federal, State, or local jurisdiction. See Section 1.4.11 of this report for details.

5.3 CUMULATIVE IMPACT ANALYSIS

The project would not impact any federal (or State) jurisdictional aquatic features (or RPO wetlands). Therefore, it would not contribute to the loss of these features in the County.

5.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Since the project would not result in impacts to federal (or State) jurisdictional aquatic features (or RPO wetlands), no changes to the project design or mitigation measures are proposed.

5.5 CONCLUSION

Project implementation would not result in any impacts to federal (or State) jurisdictional aquatic features (or RPO wetlands); therefore, no mitigation is proposed.

6.0 WILDLIFE MOVEMENT AND NURSERY SITES

6.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Any of the following conditions would be considered significant if:

- A. The project would impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction.
- B. The project would substantially interfere with connectivity between blocks of habitat, or would potentially block or substantially interfere with a local or regional wildlife corridor or linkage.
- C. The project would create artificial wildlife corridors that do not follow natural movement patterns.
- D. The project would increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animals identified in a site-specific analysis of wildlife movement.
- E. The project does not maintain an adequate width for an existing wildlife corridor or linkage and/or would further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path.
- F. The project does not maintain adequate visual continuity (i.e., long lines-of-site) within wildlife corridors or linkage.

6.2 ANALYSIS OF PROJECT IMPACTS

The project would not result in significant impacts under the above guidelines for the following reasons.

6.1.A. Development of the project site would not impede wildlife access to foraging habitat, breeding habitat, water sources, or other areas necessary for their reproduction because the project site supports disturbed habitat, and other non-sensitive, unnatural vegetation communities/habitat types that have limited value as foraging and breeding habitat, and does not support any source of water.

6.1.B. The project would not substantially interfere with connectivity between blocks of habitat, nor would it potentially block or substantially interfere with a local or regional wildlife corridor or linkage. The project site is outside of the Open Space Network, as are all the surrounding lands. The project site does not provide habitat connectivity and is not part of a wildlife movement corridor.

6.1.C. The project would not create artificial wildlife corridors because the entire site would be developed.

6.1.D. The project would not increase noise or nighttime lighting in a wildlife corridor or linkage because one does not exist as the site and its surroundings are outside the Open Space Network.

6.1.E. There is no existing wildlife corridor for the project to maintain.

6.1.F. There is no wildlife corridor or linkage within which to maintain visual continuity.

6.3 CUMULATIVE IMPACT ANALYSIS

The project would not impact wildlife movement and nursery sites. Therefore, it would not contribute to the loss of these resources in the County.

6.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

Since the project would not result in impacts to wildlife movement and nursery sites, no changes to the project design or mitigation measures are proposed.

6.5 CONCLUSION

Project implementation would not result in impacts to wildlife movement and nursery sites; therefore, no mitigation is proposed.

7.0 LOCAL POLICIES, ORDINANCE, AND ADOPTED PLANS

7.1 GUIDELINES FOR DETERMINING SIGNIFICANCE

Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? Would the project conflict with the provisions of an adopted HCP, NCCP plan, or other approved local, regional, or state HCP?

Any of the following conditions would be considered significant if:

- A. For lands outside of the MSCP, the project would impact Diegan coastal sage scrub vegetation in excess of the County's 5 percent habitat loss threshold, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- B. The project would preclude or prevent the preparation of the subregional NCCP. For example, the project proposes development within areas that have been identified by the County or resource agencies as critical to future habitat preserves.
- C. The project will impact any amount of wetlands or sensitive habitat lands as outlined in the RPO.
- D. The project would not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the Natural Community Conservation Planning Guidelines.
- E. The project does not conform to goals and requirements outlined in any applicable HCP, Resource Management Plan (RMP), Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- F. For lands within the MSCP, the project would not minimize impacts to Biological Resource Core Area, as defined in the Biological Mitigation Ordinance (County 2010b).
- G. The project would preclude connectivity between areas of high habitat values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- H. The project does not maintain existing movement corridors and/or habitat linkages, as defined by the BMO.
- I. The project does not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- J. The project would reduce the likelihood of survival and recovery of listed species in the wild.
- K. The project would result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).
- L. The project would result in the take of eagles, eagle eggs, or any part of an eagle (Bald and Golden Eagle Protection Act; BGEPA).

7.2 ANALYSIS OF PROJECT EFFECTS

The project would not result in significant impacts under the above guidelines for the following reasons.

7.1.A. The project would not impact Diegan coastal sage scrub in excess of the County's 5 percent loss threshold because there is no Diegan coastal sage scrub on site.

7.1.B. The project would not preclude or prevent the preparation of the subregional NCCP because the project site is outside the Open Space Network.

7.1.C. The project will not impact wetland or sensitive habitat lands outlined in the RPO because wetlands and sensitive habitat lands are not present on site.

7.1.D. The project would not impact Diegan coastal sage scrub.

7.1.E. The project conforms to the goals and requirements of the draft NCMSCP.

7.1.F. The project is not in a core area per the Map of North County Core and Linkage Areas (Attachment C to Appendix A, the Biological Mitigation Ordinance) of the draft NCMSCP.

7.1.G. The project would not preclude areas of high habitat values because there is no coastal sage scrub on site or in the vicinity.

7.1.H. There is no existing movement corridor or linkage for the project to maintain. The project site is outside of the Open Space Network, as are all the surrounding lands.

7.1.I. There are no narrow endemic species on the project site.

7.1.J. There are no listed species on the project site

7.1.L. There is no golden eagle nesting substrate on the project site or in the site vicinity. Even so, the project would not result in the take of eagles, eagle eggs, or any part of an eagle because the project must comply with the MBTA and California Fish and Game Code. See Sections 1.5.1 and 1.5.2 of this report.

The project could result in significant impacts under the above guidelines for the following reasons.

7.1.K. The project could result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).

7.3 CUMULATIVE IMPACT ANALYSIS

The project would not conflict with any policy, plan, ordinance, or HCP; it conforms to the draft NCMSCP, draft BMO, and RPO. Likewise, cumulative projects would be required to conform to County Guidelines 7.1.A through 7.1.L or provide mitigation as appropriate. Project implementation could result in non-compliance with the MBTA through the killing of migratory birds or destruction of active migratory bird nests and/or eggs. However, implementation of proposed Mitigation Measure 7.1.K. would reduce those potential impacts to less-than-significant levels. Therefore, no significant cumulative impacts would occur.

7.4 MITIGATION MEASURES AND DESIGN CONSIDERATIONS

The following mitigation measure (MM) is proposed to reduce potential significant impacts to nesting bird species to less-than-significant levels.

MM 7.1.K.:

To avoid potential impacts to nesting birds protected under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code §§ 3503, 3503.5, and 3513, all vegetation clearing, grubbing, grading, or other construction activities that may disturb nesting birds shall be conducted outside the breeding season (February 1–August 31).

If construction or vegetation removal must occur during the nesting season, a qualified biologist shall conduct a pre-construction nesting bird survey no more than 72 hours prior to the start of work. The survey shall include all suitable nesting habitat within the project footprint and a minimum 300-foot buffer, where accessible. This survey may be conducted in conjunction with the raptor nesting survey called for under MM 3.1.L.

If an active nest is detected, an appropriate no-disturbance buffer shall be established by the qualified biologist, based on species, nest location, and existing ambient conditions. Buffers shall generally be 100 feet, but may be adjusted if supported by site-specific biological justification and approved by the County.

The buffer shall remain in place until the biologist confirms that the young have fledged and are no longer reliant on the nest site. The biologist shall monitor active nests at least once per week, or more frequently if needed, to document nesting status and ensure compliance.

A brief memo or letter report documenting the survey results and, if applicable, monitoring of any active nests shall be submitted to the County for approval prior to initiating construction activities in the area.

7.5 CONCLUSION

Implementation of MM 7.1.K would reduce potential impacts to nesting bird species to less-than-significant levels.

8.0 CEQA CONSISTENCY

The project is consistent with all applicable findings of the County of San Diego General Plan Program EIR. As demonstrated in the above analysis, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS. There is no riparian habitat, wetlands, or other sensitive natural community occurring on the project site, and the project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native residents or migratory wildlife corridors or impede the use of native wildlife nursery sites. The project site is within the draft North County MSCP Subarea Plan Area but outside the Open Space Network. Thus, the project would not conflict with the provisions of any adopted HCP, NCCP, other approved local, regional, or state habitat conservation plan or any other local policies or ordinances that protect biological resources.

9.0 SUMMARY OF PROJECT IMPACTS AND MITIGATION

With implementation of MM 3.1.L for nesting raptors and MM 7.1.K for nesting birds, the project would not result in any significant impacts.

10.0 LIST OF PREPARERS AND PERSONS/ORGANIZATIONS CONTACTED

The following individuals contributed to the fieldwork and/or preparation of this report.

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Appendix A
PLANT SPECIES OBSERVED

Family	Scientific Name	Common Name
Amaranthaceae	<i>Chenopodium album</i> ¹	Lamb's quarters
Anacardiaceae	<i>Schinus molle</i> ¹	Peruvian pepper tree
Apocynaceae	<i>Nerium oleander</i> ¹	oleander
Asteraceae	<i>Cirsium</i> sp. ¹	thistle
Asteraceae	<i>Helminthotheca echioides</i> ¹	bristly ox-tongue
Asteraceae	<i>Hypochaeris glabra</i> ¹	smooth cat's ear
Asteraceae	<i>Pseudognaphalium californicum</i>	California everlasting
Asteraceae	<i>Senecio</i> sp. ¹	groundsel
Asteraceae	<i>Sonchus oleraceus</i> ¹	common sow thistle
Boraginaceae	<i>Amsinckia</i> sp.	fiddleneck
Brassicaceae	<i>Brassica nigra</i> ¹	black mustard
Brassicaceae	<i>Raphanus raphanistrum</i> ¹	wild radish
Cactaceae	<i>Cereus repandus</i> ¹	Peruvian apple cactus
Cactaceae	<i>Opuntia ficus-indica</i> ¹	Indian-fig
Chenopodiaceae	<i>Chenopodium</i> sp. ¹	goosefoot
Chenopodiaceae	<i>Salsola tragus</i> ¹	Russian thistle
Convolvulaceae	<i>Convolvulus arvensis</i> ¹	field bindweed
Crassulaceae	<i>Crassula ovata</i> ¹	jade plant
Cucurbitaceae	<i>Cucurbita pepo</i> ¹	field pumpkin
Euphorbiaceae	<i>Croton setigerus</i>	dove weed
Fabaceae	<i>Acmispon americanus</i>	Spanish lotus
Fabaceae	<i>Lupinus</i> sp.	lupine
Fabaceae	<i>Medicago polymorpha</i> ¹	bur clover
Fabaceae	<i>Parkinsonia</i> sp.	paloverde
Fabaceae	<i>Trifolium</i> sp. ¹	clover
Fabaceae	<i>Vicia</i> sp. ¹	vetch
Geraniaceae	<i>Erodium cicutarium</i> ¹	red-stem filaree
Malvaceae	<i>Malva parviflora</i> ¹	cheeseweed
Montiaceae	<i>Calandrinia ciliata</i>	red maids
Myrtaceae	<i>Callistemon</i> sp. ¹	bottle brush
Myrtaceae	<i>Eucalyptus</i> sp. ¹	eucalyptus
Oleaceae	<i>Olea europea</i> ¹	olive
Plumbaginaceae	<i>Plumbago auriculata</i> ¹	Cape leadwort
Poaceae	<i>Avena fatua</i> ¹	wild oat
Poaceae	<i>Bromus madritensis</i> ssp. <i>rubens</i> ¹	foxtail chess
Poaceae	<i>Hordeum murinum</i> ¹	hare barley
Poaceae	<i>Schismus barbatus</i> ¹	Mediterranean grass
Polygonaceae	<i>Eriogonum fasciculatum</i>	California buckwheat
Solanaceae	<i>Datura wrightii</i>	Jimsonweed
Zygophyllaceae	<i>Tribulus terrestris</i> ¹	puncture vine

Appendix B
ANIMAL SPECIES OBSERVED OR DETECTED

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
------------------------	--------------------

INVERTEBRATES	
<i>Apis mellifera</i>	European honeybee
<i>Colias harfordii</i>	Harford's sulphur butterfly
Gryllidae	cricket
Tenthredinidae	sawfly
VERTEBRATES	
<u>Reptiles</u>	
<i>Abronia graminea</i>	alligator lizard
<i>Sceloporus occidentalis</i>	western fence lizard
<u>Birds</u>	
<i>Agelaius phoeniceus</i>	red-winged blackbird
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Charadrius vociferus</i>	killdeer
<i>Haemorhous mexicanus</i>	house finch
<i>Melanerpes formicivorus</i>	acorn woodpecker
<i>Melospiza melodia</i>	song sparrow
<i>Mimus polyglottos</i>	northern mockingbird
<i>Passer domesticus</i>	house Sparrow
<i>Spinus psaltria</i>	lesser goldfinch
<i>Tyrannus verticalis</i>	western kingbird
<i>Tyrannus vociferans</i>	Cassin's kingbird
<i>Zenaida macroura</i>	mourning dove

Appendix C
Representative Photographs (07/05/25)



Photo Point 1.



Photo Point 2.

Appendix C
Representative Photographs (07/05/25)



Photo Point 3.



Photo Point 4.

Appendix C
Representative Photographs (07/05/25)



Photo Point 5.



Photo Point 6.

Appendix C
Representative Photographs (07/05/25)



Photo Point 6a.



Photo Point 7.

Appendix C
Representative Photographs (07/05/25)



Photo Point 8.



Photo Point 9.

Appendix C
Representative Photographs (07/05/25)



Photo Point 10.



Photo Point 11.

Appendix C
Representative Photographs (07/05/25)



Photo Point 12.



Photo Point 13.

Appendix C
Representative Photographs (07/05/25)



Photo Point 14.



Photo Point 15.

Appendix C
Representative Photographs (07/05/25)



Photo Point 16.



Photo Point 17.

Appendix C
Representative Photographs (07/05/25)



Photo Point 18.



Photo Point 19.

Appendix C
Representative Photographs (07/05/25)



Photo Point 20.



Photo Point 21.

Appendix C
Representative Photographs (07/05/25)



Photo Point 22.



Photo Point 23.

Appendix C
Representative Photographs (07/05/25)



Photo Point 24.



Photo Point 25.

Appendix C
Representative Photographs (07/05/25)



Photo Point 26.



Photo Point 27.

Appendix C
Representative Photographs (07/05/25)



Photo Point 28.



Photo Point 29.

Appendix C
Representative Photographs (07/05/25)



Photo Point 30.



Photo Point 31

Appendix C
Representative Photographs (07/05/25)



Photo Point 32.



Photo Point 33.

Appendix C
Representative Photographs (07/05/25)



Photo Point 34.



Photo Point 35.

Appendix C
Representative Photographs (07/05/25)



Photo Point 36.



Photo Point 37.

Appendix C
Representative Photographs (07/05/25)



Photo Point 38.



Photo Point 39.

Appendix C
Representative Photographs (07/05/25)



Photo Point 40.



Photo Point 41.

Appendix C
Representative Photographs (07/05/25)



Photo Point 42.



Photo Point 43.

Appendix C
Representative Photographs (07/05/25)



Photo Point 44.



Photo Point 45.

Appendix C
Representative Photographs (07/05/25)



Photo Point 46.



Photo Point 47.

Appendix C
Representative Photographs (07/05/25)



Photo Point 48.



Photo Point 49.

Appendix C
Representative Photographs (07/05/25)



Photo Point 50.

Appendix D

Crotch's Bumble Bee Survey Report

**2025 Survey Report
for
Foraging Crotch's Bumble Bee
(*Bombus crotchii*)
for the
Ramona 9th Street Project**

Prepared for:

Warmington Residential
3090 Pullman Street
Costa Mesa, CA 92626

Prepared by:

Alden Environmental, Inc.
3245 University Ave., #1188
San Diego, CA 92104

August 21, 2025



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A	Field Forms

INTRODUCTION

This report documents the methods and results of a survey conducted within 9th Street Ramona Project site survey area for foraging Crotch's bumble bee (CBB; *Bombus crotchii*), a candidate for listing as endangered under the California Endangered Species Act (CESA). The overall survey area encompasses approximately 33 acres (19.65-acre project site and 100-foot-wide survey buffer) and is situated at 915 9th Street in the unincorporated community of Ramona in San Diego County, California (Figures 1 and 2). The project site includes four Assessor Parcels numbered 284-203-0800, 284-244-01-00, 284-202-21-00, and 284-205-01-00.

Most of the survey area appears to have been used for agriculture since at least 1953 (Nationwide Environmental Title Research, LLC 2025), and a residence and barn exist on the site that appear in the earliest (1953) aerial imagery available (Nationwide Environmental Title Research, LLC 2025). The surrounding area is primarily developed with residential uses and includes a nearby school.

METHODS

A foraging survey for CBB was conducted during the period July 5 through August 11, 2025 (Table 1) following the Survey Considerations for CESA Candidate Bumble Bee Species (Survey Considerations; California Department of Fish and Wildlife [CDFW] 2023).

Table 1 2025 Crotch's Bumble Bee Survey Information				
Site Visit #	Date	Biologist(s)	Survey Times (start-stop)	Weather Conditions (start/stop)
1	7/5	Greg Mason	0955-1330	Clear, 98° F, wind 0-1 mph/ Clear, 107° F, wind 0-1 mph
2	7/21	Antonette Gutierrez	0830-1330	25% cloud cover, 65° F, wind 0-1 mph/ Clear, 75° F, wind 2-6 mph
3	8/11	Antonette Gutierrez	0800-1100	Clear, 72° F, wind 0 mph/ Clear, 88° F, wind 0-1 mph

A review of the Survey Considerations (CDFW 2023), as well as available bumble bee data from iNaturalist, Bumble Bee Watch, and the California Natural Diversity Database (CNDDDB) was conducted to identify any reported CBB observations in the survey area vicinity. There are three research grade records in the iNaturalist database within approximately 3 miles of the project site: one from July 2023 approximately 1.8 miles to the northeast; one from June 2024 approximately 3.2 miles to the west; and one from June 2025 approximately 3.2 miles to the southwest. A 1994 CNDDDB record from Ramona (exact location unknown; mapped non-specifically centered on town of Ramona) was also found.

According to the Survey Considerations (CDFW 2023), it is recommended that at least 3 site visits take place spaced 2 to 4 weeks apart during the period of highest detection probability for foraging CBB (i.e., the April – August Colony Active Period for the species) and when floral resources are present. Three site visits were made to the survey area approximately 2.5 weeks apart during the Colony Active Period when floral resources were present (Table 1).

The Survey Considerations (CDFW 2023) state that site visits should be made at least 1 hour after sunrise and at least 2 hours before sunset, although ideally between 9 am and 1 pm on warm, but not hot, sunny days (65-90 degrees Fahrenheit) with low wind (less than 8 miles per hour). The recommended rate of survey is 1 person-hour per 3 acres of suitable habitat. The survey was generally conducted under these conditions (Table 1; Appendix A).

Prior to beginning the survey, a habitat assessment was conducted to identify suitable foraging habitat with floral resources for CBB in the survey area. Floral resources were observed in the survey area in early July limited primarily to the edges of the agricultural fields, disturbed habitat, ornamental landscaping, and eucalyptus woodland understory (Figure 3). The agricultural fields were freshly tilled and supported no vegetation; the fenced-in area around the existing house did not support floral resources.

The survey included walking meandering transects through the survey area and looking for foraging *Bombus* species. Flowering species, as well as bumble bee and other bee/wasp species, were recorded in field notes during each site visit, and habitat photographs were taken (Appendix A). No netting or handling of any insects was conducted.

RESULTS

No bumble bee species, including CBB, were observed during the survey. Dominant floral resources present during the survey included oleander (*Nerium oleander*), bottle brush (*Callistemon* sp.), doveweed (*Croton setigerus*), mustard (*Brassica nigra*), fringed redmaids (*Calandrinia ciliata*), wild radish (*Raphanus raphanistrum*), and bristly ox-tongue (*Helminthotheca echinodes*).

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<https://www.historicaerials.com/viewer>

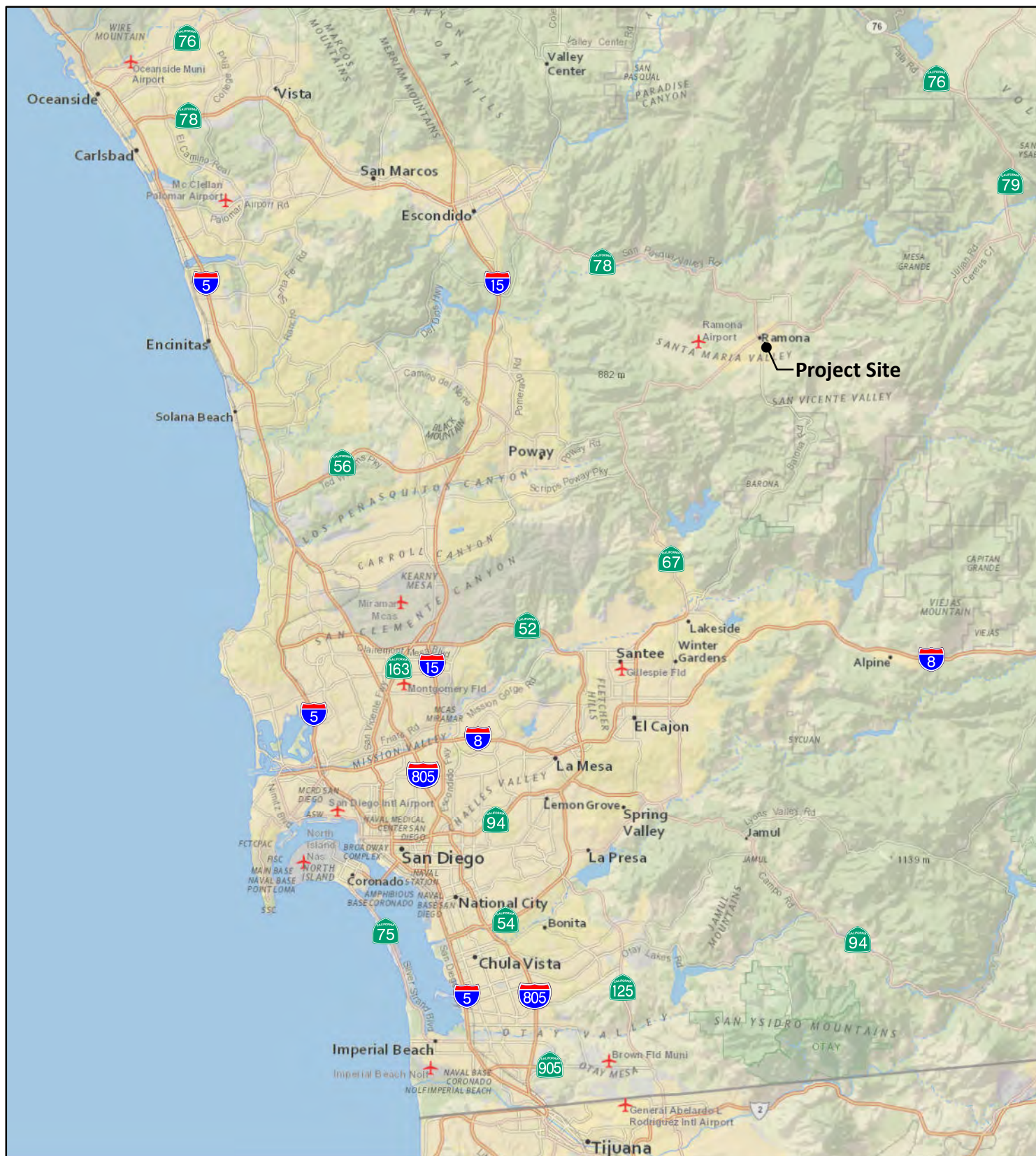
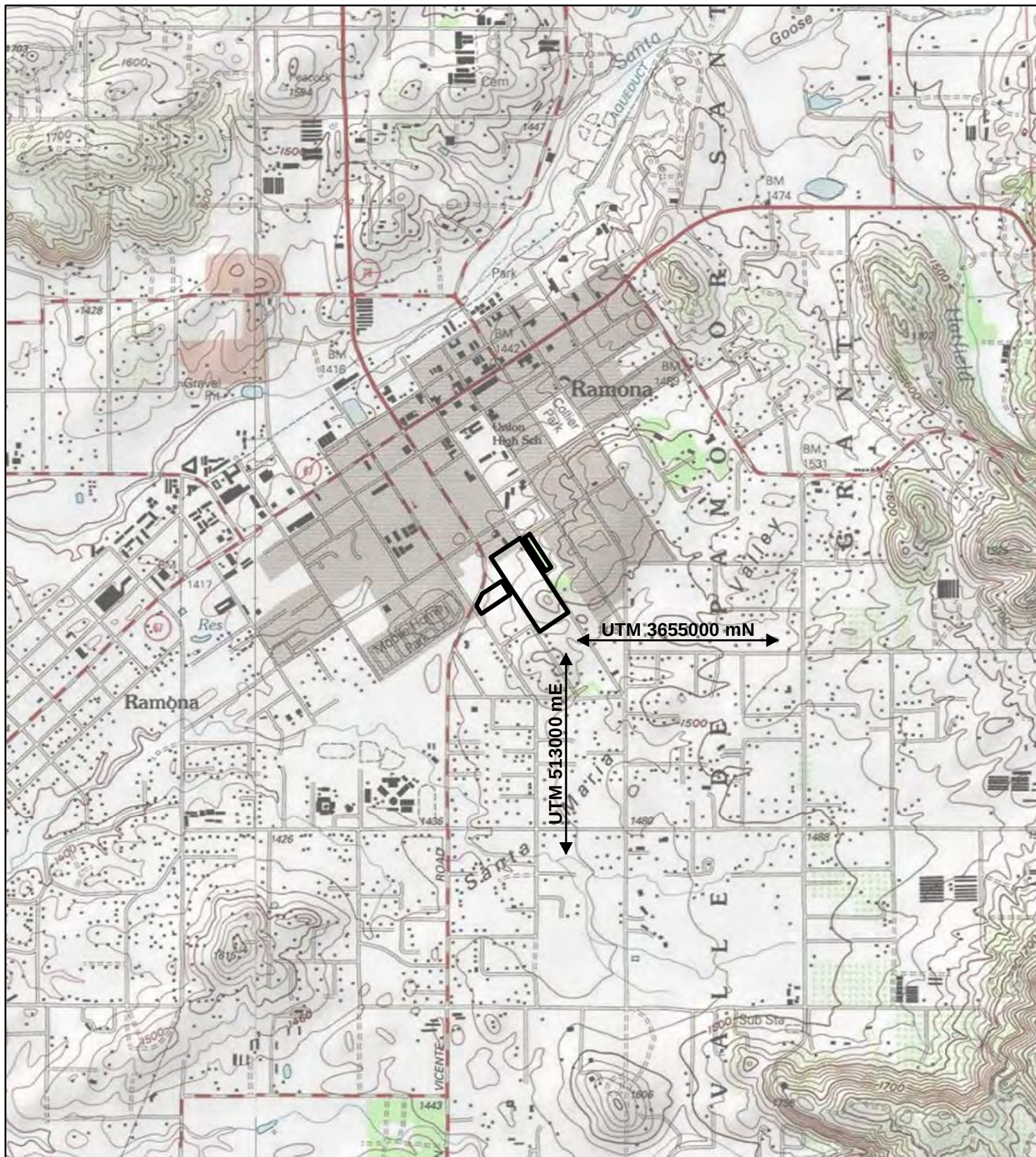


Figure 1

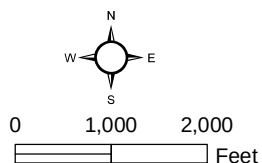
Regional Location

RAMONA 9TH STREET PROJECT
CROTCH'S BUMBLE BEE SURVEY



○ Project Boundary

Source: USGS Quads (Ramona, San Pasqual) Copyright:©
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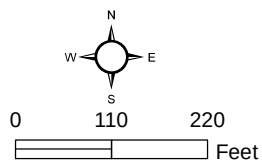
Figure 2

Project Location

RAMONA 9TH STREET PROJECT
CROTCH'S BUMBLE BEE SURVEY



- Project Boundary**
- Survey Area**
- Vegetation**
- Non-native Grassland
 - Ornamental
 - Eucalyptus Woodland
 - Agriculture
 - Disturbed Habitat
 - Developed



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Figure 3

Vegetation Map

RAMONA 9TH STREET PROJECT
CROTCH'S BUMBLE BEE SURVEY

Start 98 Cal clear grass
End 107 Cal clear grass
Plants (Flowering)

HLR-17
CBB#1 GM
7/5/25

SchMdl	olive	Ap Mel
Bravig	AcnAmp	cricket
SandHe	Trifolius	RTHA
	terrestris	MADO
Pse Cal	Plu Aurt	NAMO
BrMad Rub	Jade	HOFI
Hormur	Cer Per - cactus	SOSP
Are Fat	Br Rub	
Hyp Gln	Fir Fas	Har Frd
Rap Rap	Palb Verde	W. Fence Liz
Erd Cit	Curcubita pep - severe	Alligator Liz
Oleander		KIDE
Opufic Ind		HOSP
Croton		CAKI
Mal Pav		LEGO
Convolvulus		RWBL
Ernsot		WEFI
Syl Trc		ACWO
Chenopodium sp		
Pat Wri		
Bottle Brush		
Opufic Ind		
Schismus		

→ Minimal nectar resources - site
tilled Ag field, low
foraging potential
→ limited nesting potential as
almost entire site is tilled,
destroying potential burrows, also
site is tilled annually

- No CBB observed

Crotch's Bumble Bee Survey Form

Project: KLR-17 Warmington Ranch CBB **Date:** July 21, 2025

Surveyor: Antonette Gutierrez_____ **Survey Number:** __2__

Acres Surveyed: __approximaetly 15_ **Survey Time:** __5 hours____ **Acres per Hour:** __3.0_____

Other Surveyors Present: _____

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	08:30	65	0-1	25
End	13:30	75	2-6	0
Start				
End				

Vegetation Communities Surveyed (inc. dominant spp.)

Non-native habitats :Discd agriculture land and Eucalyptus woodland: dominant nectar sources doveweed 50% in flower, field mustard 100% in flower, fringed redmaids 75% in flower, wild radish <1% plants left 100% in flower, and bristly ox-tongue 1% left in flower. The area around the house is not accessible by foot. It is behind a fence and locked gate. Binoculars were used to view the fenced area. No obvious nectar sources were observed during survey #2 within the fenced area buildings and home will be excluded. Rodent burrows are limited to the periphery and areas that were not previously discd.

Bumble Bee Species (<i>Bombus</i> spp.)	#	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>B. californicus</i>)		western honey bee (<i>Apis mellifera</i>)	
Crotch's bumble bee (<i>B. crotchii</i>)		Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)		cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)		tarantula hawk (<i>Pepsis thisbe</i>)	
Sonoran (American) bumble bee (<i>B. sonorus</i>)		sawfly (Family: Tenthredinidae)	X
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)		yellowjacket (<i>Vespula</i> / <i>Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)		carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)			
Column Total			

Nectar/Pollen Sources Present (*CBB preferences)

deerweed (<i>Acmispon glaber</i>)		lupine (<i>Lupinus</i>)*	
onion (<i>Allium</i> spp.)		bur-clover (<i>Medicago</i>)*	
fiddleneck (<i>Amsinckia</i> spp.)		penstemon (<i>Penstemon</i>)	
snapdragon (<i>Antirrhinum</i>)*		phacelia / scorpionweed (<i>Phacelia</i>)*	
manzanita (<i>Arctostaphylos</i>)		popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
milkweed (<i>Asclepias</i>)*		sage (<i>Salvia</i>)*	
milk-vetch (<i>Astragalus</i>)		ragwort (<i>Senecio</i>)	
goldenstar (<i>Bloomeria</i> spp.)		clover (<i>Trifolium</i>)	
lilac/buckthorn (<i>Ceanothus</i>)		vetch (<i>Vicia</i>)*	
pincushion (<i>Chaenactis</i>)*		Other:	
thistle (<i>Cirsium</i>)*		Mustard (<i>Brassica</i> sp., <i>Hirshfeldia incana</i>)	X
clarkia (<i>Clarkia</i>)		Bristly oxtongue (<i>Helminthotheca echioides</i>)	X
bird's beak (<i>Cordylanthus</i>)		Fringed redmaids (<i>Calandrinia ciliata</i>)	X
fascicled tarweed (<i>Deinandra fasciculata</i>)		Wild radish (<i>Raphanus raphanistrum</i>)	X
larkspur (<i>Delphinium</i>)*		Doveweed (<i>Croton setigerus</i>)	X
buckwheat (<i>Eriogonum fasciculatum</i>)			
sunflower (<i>Helianthus</i>)			
telegraph weed (<i>Heterotheca</i>)			
goldfields (<i>Lasthenia</i> spp.)			
honeysuckle (<i>Lonicera</i>)			

Crotch's Bumble Bee Observation(s) Log

Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)

Habitat Photographs

July 21, 2025 Warmington Ranch



June 21, 2025. Looking southeast at doveweed, *Bombus* nectaring source.



July 21, 2025. Looking east at bristly oxtongue understory in Eucalyptus grove , *Bombus* nectaring habitat.



July 21, 2025. Looking north at field mustard, dove weed and bristly oxtongue, *Bombus* nectaring habitat.

Field Conditions				
	Time (24 hr)	Temperature (°F)	Wind Speed (mph)	Cloud Cover
Start	08:00	72	0	0
End	11:00	88	0-1	0
Start				
End				
Vegetation Communities Surveyed (inc. dominant spp.)				
Non-native habitats :Disced agriculture land and Eucalyptus woodland: dominant nectar sources doveweed 75% in flower, field mustard gone to seed, fringed redmaids 75% in flower, wild radish <1% plants left 100% in flower, and bristly ox-tongue gone to seed. Morning glory 50% in flower, puncture vine 25% in flower. The area around the house is not accessible by foot. It is behind a fence and locked gate. Binoculars were used to view the fenced area. No obvious nectar sources were observed during survey #3 within the fenced area buildings and home was excluded. Rodent burrows are limited to the periphery and areas that were not previously disced. Of note one monarch butterfly flew by. No Bombus detected.				
Bumble Bee Species (<i>Bombus</i> spp.)		#	Other Hymenoptera (Bee/Wasp) Species	Obs.
yellow bumble bee (<i>B. californicus</i>)			western honey bee (<i>Apis mellifera</i>)	
Crotch's bumble bee (<i>B. crotchii</i>)			Ichneumonid wasp (Family: Ichneumonidae)	
Fernald cuckoo bumble bee (<i>B. flavidus</i>)			cuckoo bee (<i>Nomada</i>)	
black tail bumble bee (<i>B. melanopygus</i>)			tarantula hawk (<i>Pepsis thisbe</i>)	
Sonoran (American) bumble bee (<i>B. sonorus</i>)			sawfly (Family: Tenthredinidae)	X
Vancouver bumble bee (<i>B. vancouverensis nearcticus</i>)			yellowjacket (<i>Vespula / Dilichovespula</i>)	
Van Dyke bumble bee (<i>B. vandykei</i>)			carpenter bee (Subfamily: Xylocopinae)	
Vosnesensky bumble bee (<i>B. vosnesenskii</i>)				
Column Total				
Nectar/Pollen Sources Present (*CBB preferences)				
deerweed (<i>Acmispon glaber</i>)			lupine (<i>Lupinus</i>)*	
onion (<i>Allium</i> spp.)			bur-clover (<i>Medicago</i>)*	
fiddleneck (<i>Amsinckia</i> spp.)			penstemon (<i>Penstemon</i>)	
snapdragon (<i>Antirrhinum</i>)*			phacelia / scorpionweed (<i>Phacelia</i>)*	
manzanita (<i>Arctostaphylos</i>)			popcorn flower (<i>Cryptantha/Plagiobothrys</i>)	
milkweed (<i>Asclepias</i>)*			sage (<i>Salvia</i>)*	
milk-vetch (<i>Astragalus</i>)			ragwort (<i>Senecio</i>)	
goldenstar (<i>Bloomeria</i> spp.)			clover (<i>Trifolium</i>)	
lilac/buckthorn (<i>Ceanothus</i>)			vetch (<i>Vicia</i>)*	
pincushion (<i>Chaenactis</i>)*			Other:	
thistle (<i>Cirsium</i>)*			Mustard (<i>Brassica</i> sp., <i>Hirshfeldia incana</i>)	
clarkia (<i>Clarkia</i>)			Bristly oxtongue (<i>Helminthotheca echioides</i>)	
bird's beak (<i>Cordylanthus</i>)			Fringed redmaids (<i>Calandrinia ciliata</i>)	X
fascicled tarweed (<i>Deinandra fasciculata</i>)			Wild radish (<i>Rahanus raphanistrum</i>)	X
larkspur (<i>Delphinium</i>)*			Doveweed (<i>Croton setigerus</i>)	X
buckwheat (<i>Eriogonum fasciculatum</i>)			Morning glory (<i>Calystegia macrostacys</i>)	X
sunflower (<i>Helianthus</i>)			Puncture vine (<i>Tribulus terrestris</i>)	X
telegraph weed (<i>Heterotheca</i>)				
goldfields (<i>Lasthenia</i> spp.)				
honeysuckle (<i>Lonicera</i>)				
Crotch's Bumble Bee Observation(s) Log				
Time	Photo(s)	No.	Notes (Habitat, Nectar/Pollen Source, Behavior)	

Habitat Photographs

August 11, 2025 Warmington Ranch



August 11, 2025. Looking east and west at doveweed, *Bombus* nectaring source.



August 11, 2025. Looking north at doveweed and Jimsonweed , *Bombus* nectaring habitat. .

Appendix E

Confirmation of Fuel Management Activities

From: Theodore Shaw <tshaw@atlantissd.com>
Sent: Tuesday, November 18, 2025 11:26 AM
To: Matthew Esquivel <MEsquivel@warmingtongroup.com>
Cc: Kimberly Kantrud <kkantrud@atlantissd.com>; Greg Mason <gmason@aldenenv.com>
Subject: Fw: [External] Fwd: Fire Prevention on Ramona Property

Theodore (Ted) Shaw

Partner

Atlantis Group

(619) 523-1930 Studio

(619)405-1707 Cellular

A certified WBE/MBE company

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Sent from my Verizon, Samsung Galaxy smartphone, please excuse any/all topographical errors 😊

From: Sibbet, David <David.Sibbet@sdcounty.ca.gov>
Sent: Tuesday, November 18, 2025 9:40:54 AM
To: Theodore Shaw <tshaw@atlantissd.com>
Cc: Kimberly Kantrud <kkantrud@atlantissd.com>; Victor Chalupnik <vic.chalupnik@gmail.com>

Subject: RE: [External] Fwd: Fire Prevention on Ramona Property

Ted,

This email is to confirm that the property at the property at 915 9th Street, Ramona, California 92065 has been previously cleared at the direction of San Diego County Fire Protection District/CalFire. There is no violation on record that the required clearing did not occur.

For further information, please contact me at David.Sibbet@sdcounty.ca.gov.

Thanks

DAVID SIBBET, Fire Services Coordinator

SAN DIEGO COUNTY FIRE PROTECTION DISTRICT

Community Risk Reduction Division

C: (619) 672-7112

5560 Overland Avenue, Suite 400

San Diego, CA 92123-1234 MS O-302



From: Victor Chalupnik <vic.chalupnik@gmail.com>

Sent: Monday, November 17, 2025 6:51 PM

Cc: Sibbet, David <David.Sibbet@sdcounty.ca.gov>; KKantrud@atlantissd.com; tshaw@atlantissd.com

Subject: [External] Fwd: Fire Prevention on Ramona Property

On Mon, Nov 17, 2025 at 6:23 PM Linda Chalupnik <lchalupnik7@hotmail.com> wrote:

 [Property Letter for Fire Provention 11-17-25.docx](#)