

Appendix D

Biological Resources Technical Report

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Biological Resources Technical Report for the Marisol Project

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ACOE	U.S. Army Corps of Engineers
BMP	Best Management Practice
BTR	Biological Resources Technical Report
CCC	California Coastal Commission
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Encinitas
CNDDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
EPF	environmental protection feature
ER	existing regulation
GIS	geographic information system
GPS	Global Positioning System
LCP	Local Coastal Program
MBTA	Migratory Bird Treaty Act
MSCP	Multiple Species Conservation Plan
RWQCB	Regional Water Quality Control Board
SWPPP	Storm Water Pollution Prevention Plan
USFWS	U.S. Fish and Wildlife Service

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1 INTRODUCTION AND PROJECT DESCRIPTION

1.1 Purpose and Scope

In accordance with the requirements of the California Environmental Quality Act (CEQA), the purpose of this biological resources technical report (BTR) for the Marisol Specific Plan (project or proposed project) is to (1) document the biological resources that are present in the study area; (2) analyze the potential direct and indirect impacts to special-status biological resources resulting from the proposed project; (3) describe the significance of the potential impacts; and (4) identify recommended environmental protection features (EPFs) for consideration by the City of Del Mar (City), the lead agency, as part of the CEQA process.

1.2 Project Description

The Plan Area includes approximately 17.45 acres of land, located at Border Avenue and west of Camino Del Mar, as well as a portion east of Camino Del Mar, in the northwestern corner of the City of Del Mar. The Plan Area is comprised of 16.55 acres of privately owned land, 0.78-acre of public right-of-way along Camino Del Mar, and a 0.12-acre City coastal viewing access parcel located at the northern extent of the Plan Area. The Specific Plan Area would be accessible from the intersection of South Sierra Avenue and Border Avenue on the northern side of the Plan Area

The project consists of a Specific Plan including five land use sub-designations: Visitor Serving Accommodations (VSA), Parkland/Passive Open Space (PPOS), Coastal Bluff Protection Area (CBPA) and Steep Slope Protection Area (SSPA). The VSA land use sub-designation allows for the development of approximately 65 hotel guest rooms, 31 villas (27 of which may be used as hotel guest rooms when not in use by owners, subject to provisions in the Specific Plan), 10 lower-cost shared visitor-serving accommodations, 22 affordable housing units, and associated amenities. Amenities include, but are not limited to, restaurants, bar/lounge, special event space, meeting space, swimming pools, a spa and fitness center and retail.

The PPOS land use sub-designation allows for public amenities such as trails, vista points, picnic areas, public access stairway and public restrooms, and passive recreational uses. Passive recreational uses are defined in the Specific plan as low intensity recreational activities that require little or no infrastructure and that are geared toward the viewing and appreciation of scenic and environmentally sensitive areas.

The CBPA and SSPA land use sub-designations serve as protection areas. The only disturbance allowed within the CBPA is the minimal amount necessary to install drainage control measures to protect a coastal bluff area from degradation and/or erosion. Shoreline protection devices are prohibited in this area. The only disturbance allowed within the SSPA is the minimal amount

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necessary to provide a public access stairway, public restrooms, and related facilities for hotel and public visitor services at the toe of slope; to implement drainage control measures to protect the steep slope area from degradation and/or erosion; and to allow interpretive signage and pathway lighting.

Off-site improvements include a new water main for the project to extend into the City in order to find a suitable connection point. The existing water mains servicing the northernmost houses before the entrance to the lagoon are currently served by either an existing 4-inch or 6-inch water main, which would not have sufficient capacity to serve as the connection point for the new water main. There are two alternatives for the proposed development's potable water supplied by the City. Both alternatives consist of constructing a new 16-inch diameter pipeline. One alternative is to construct approximately 4,000 linear feet of new 16-inch water main in Via De La Valle from the intersection of Via De La Valle and Jimmy Durante Boulevard to Camino Del Mar within the City. This new 16-inch water line would connect to the existing 18-inch City water main at the north end of Jimmy Durante Boulevard just south of Via De La Valle. The second alternative is to construct approximately 5,000 linear feet of 16-inch pipe connected to an existing 20-inch City pipeline beginning on the west side of the intersection of Jimmy Durante Boulevard and San Dieguito Drive. This pipeline would extend northwest, following the Public Works Yard paved access road, then go along the dirt access road adjacent to the Public Works Yard up to the proposed crossing of the railroad right-of-way and drainage ditch. The work to cross the railroad right-of-way and drainage ditch would be done using a jack-and-bore construction method to avoid interruption of these resources. Then the pipeline would continue west via 27th or 28th Street to Camino Del Mar, then north to Via De La Valle. This alternative would replace existing pipelines south of Sandy Lane and construct new pipelines north of Sandy Lane to Via de la Valle. All pipeline construction and replacement would occur within paved roads, City and North County Transit District right-of-way, or the Public Works yard.

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2 LOCATION AND PHYSICAL AND REGULATORY SETTING

2.1 Project Location

The study area is located in the City of Del Mar, in the County of San Diego, California (Figure 1). The study area consists of the approximately 15.81 acres within the greater Specific Plan Area (Figure 2). The study area is within the Del Mar OE W U.S. Geological Survey 7.5-minute quadrangle in Section 2, Township 14 South, Range 4 West, latitude 32°58'43" and longitude 117°16'14". The study area is bordered by the Pacific Ocean to the west, Camino Del Mar to the east, North Bluff Preserve and Del Mar North Beach to the south, and residential to the north. Additionally, south of the study area, the San Dieguito River outlets into the Pacific Ocean.

2.2 Soils

The following soils are located in the study area: (1) marina loamy course sand, 2% to 9% slopes; (2) tidal flats; (3) terrace escarpments; and (4) coastal beaches.

2.3 Terrain

The study area is situated between approximately 11 and 96 feet above mean sea level in elevation.

2.4 Regulatory Setting

2.4.1 Multiple Species Conservation Plan

Several conservation planning efforts are currently in progress in San Diego County with the long-term goal of establishing a regional habitat reserve system that will protect native habitat lands and their associated biota. The ultimate goals of these plans are the establishment of biological reserve areas in conformance with the California Natural Community Conservation Planning Act, and to contribute to the preserve system already established by the approved Multiple Species Conservation Plan (MSCP) in southwestern San Diego County (County of San Diego 1998). The City is listed as a jurisdictional entity within the boundaries of the Final MSCP for the County of San Diego (1998), and in the process of developing an MSCP Subarea Plan, although no draft has been circulated to the public.

2.4.2 California Coastal Commission and Local Coastal Program

Under the California Coastal Act, the California Coastal Commission (CCC) regulates the "coastal zone" and requires a Coastal Development Permit for development within this zone. The act also directs each coastal city or county to prepare a Local Coastal Program (LCP) to guide development in the coastal zone, which is certified by the CCC (California Public Resources

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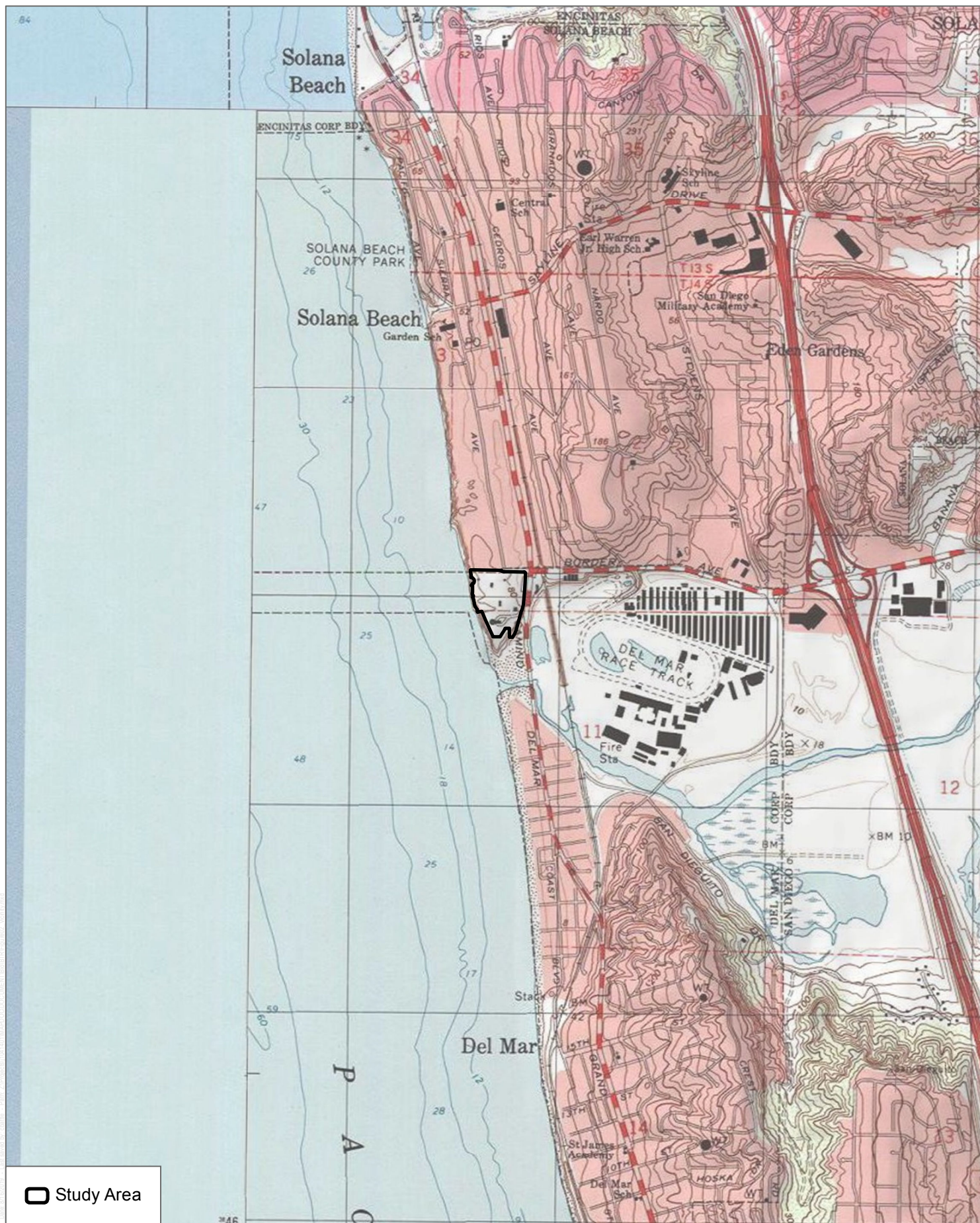
Code, Section 30500). After an LCP has been approved, the permitting authority of the CCC is transferred to the local government. The City's Land Use Plan (City of Del Mar 1993) is an approved LCP. The proposed project is located within the boundaries of the coastal zone and is consistent with the applicable zoning (City of Del Mar 1993).

2.4.3 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, "take" is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 U.S.C. 703 et seq.). Additionally, Executive Order 13186, "Responsibilities of Federal Agencies to Protect Migratory Birds," requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The order requires federal agencies to work with the U.S. Fish and Wildlife Service (USFWS) to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

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SOURCE: USGS 7.5-Minute Series Del Mar Quadrangle

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3 METHODS

3.1 Literature Review

Special-status biological resources present or potentially present in the study area were identified through a literature search conducted in 2017 for the study area. The following sources were used during the literature review process.

- USFWS National Wetlands Inventory was used for Geographic Information System (GIS) data (USFWS 2017a).
- USFWS Critical Habitat and Occurrence Data (USFWS 2017b) was consulted for data within 5 miles of the study area.
- California Natural Diversity Database (CNDDDB) (CDFW 2017a) was queried to compile a list of potentially occurring flora and fauna in the Del Mar OE W quadrangle and surrounding five quadrangles.
- California Native Plant Society (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California, 8th online edition (CNPS 2017), was searched to compose a list of potentially occurring flora in the Del Mar OE W quadrangle and surrounding five quadrangles.

Additionally, a tree inventory conducted by Rappoport Development Consulting Services LLC (2017) was used to map the Monterey cypress (*Hesperocyparis macrocarpa*) (California Rare Plant Rank [CRPR] 1B.2) and Torrey pine (*Pinus torreyana* ssp. *torreyana*) (CRPR 1B.2). The inventory was also used to describe existing conditions in the study area.

3.2 Field Reconnaissance

Dudek biologist Megan Enright conducted vegetation mapping and habitat assessment for special-status plants, and biologist Patricia Schuyler conducted a habitat assessment for special-status wildlife. Margie Mulligan, Dudek biologist, conducted a focused survey for special-status plants. Table 1 lists the dates, conditions, and survey focus for the 2017 and 2018 surveys.

Table 1
Schedule of Surveys

Date	Hours	Personnel	Survey Type	Conditions On Site
08/11/17	9:30 a.m.–1:30 p.m.	Megan Enright	Vegetation mapping and habitat assessment for special-status plants	69°F–75°F, 100% cc, 3–10 mph winds

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Table 1
Schedule of Surveys

Date	Hours	Personnel	Survey Type	Conditions On Site
09/06/17	9:00 a.m.–11:00 a.m.	Megan Enright	Vegetation mapping and habitat assessment for special-status plants	74°F, 30%–100% cc, 4–10 mph winds
09/06/17	9:00 a.m.–11:00 a.m.	Patricia Schuyler	Habitat assessment for special-status wildlife	74°F, 30%–100% cc, 4–10 mph winds
05/22/18	8:30 a.m.–1:45 p.m.	Margie Mulligan	Focused survey for special-status plants	61°F–73°F, 70%–50% cc
05/25/18	6:50 a.m.–8:57 a.m.	Anita Hayworth, PhD	Focused survey for coastal California gnatcatcher	58°F–64°F, 70%–80% cc, 2–5 mph winds
06/01/18	7:05 a.m.–8:50 a.m.	Anita Hayworth	Focused survey for coastal California gnatcatcher	63°F, 60%–80% cc, 1–3 mph winds
06/08/18	7:03 a.m.–8:49 a.m.	Anita Hayworth	Focused survey for coastal California gnatcatcher	61°F–63°F, 30%–50% cc, 0–3 mph winds
06/15/18	7:04 a.m.–8:31 a.m.	Anita Hayworth	Focused survey for coastal California gnatcatcher	66°F–67°F, 70%–100% cc, 0–3 mph winds
06/22/18	6:45 a.m.–8:47 a.m.	Anita Hayworth	Focused survey for coastal California gnatcatcher	63°F–64°F, 100% cc, 0–3 mph winds
06/29/18	6:42 a.m.–8:23 a.m.	Anita Hayworth	Focused survey for coastal California gnatcatcher	63°F, 100% cc, 1–5 mph winds

Note: °F = degrees Fahrenheit; cc = cloud cover; mph = miles per hour

3.2.1 Vegetation Community and Land Cover Mapping

Vegetation communities and land uses were mapped in the field using both a Trimble GeoXT Global Positioning System (GPS) and mapping directly onto a 100 foot-scale (1 inch = 100 feet) aerial photograph-based field map of the study area. Following completion of the fieldwork, all vegetation polygons were digitized using ArcGIS, and a GIS coverage was created. Once in ArcGIS, the acreage of each vegetation community and land cover present on site was determined. The vegetation community and land cover mapping generally follows the classifications described by Holland (1986). In some cases, Oberbauer et al. (2008) is also used as a reference, especially regarding non-native vegetation communities and land cover types. The nomenclature for vegetation communities in the study area follows the Manual of California Vegetation and the California Natural Community List (CDFW 2018a) was used for Menzies's golden bush scrub because there was no equivalent community represented in Holland (1986) or Oberbauer. Vegetation mapping was conducted in August and September 2017 by Dudek biologists Megan Enright and Patricia Schuyler (Table 1).

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3.2.2 Jurisdictional Delineation

A formal jurisdictional delineation was not conducted on the site; however, the site was assessed for features that could be considered jurisdictional by the U.S. Army Corps of Engineers (ACOE), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and CCC.

3.2.3 Flora

During the habitat assessment and focused survey for special-status plants, naturalized plant species encountered on site were identified and recorded. Latin and common names for plant species with a CRPR (formerly CNPS List) follow the Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2016). For plant species without a CRPR, Latin names follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2016), and common names follow the California Natural Community List (CDFW 2018a) or the U.S. Department of Agriculture Natural Resources Conservation Service Plants Database (USDA 2016).

On May 22, 2018, Ms. Mulligan conducted a special-status plant survey. Focused plant surveys were floristic in nature and conformed to the “CNPS Botanical Survey Guidelines” (CNPS 2001), *Protocols for Surveying and Evaluating Impacts to Special Status Native Populations and Natural Communities* (CDFG 2009), and “General Rare Plant Survey Guidelines” (Cypher 2002). The plant species detected during field surveys were identified to subspecies or variety, if applicable and feasible. Detected species that could not be identified to subspecies or variety were limited to species that do not have a subspecies or variety that is special status. Survey times and conditions are reported in Table 1.

A list of plant species observed in the study area during initial surveys is presented in Appendix A.

3.2.4 Fauna

Dudek biologists walked the entire study area to identify and record wildlife species, as detected during field surveys by sight, calls, tracks, scat, or other signs. Binoculars (7×50 power) were used to aid in the identification of observed wildlife. In addition to species actually observed, expected wildlife use of the site was determined according to known habitat preferences of regional wildlife species and knowledge of their relative distributions in the area. No trapping or focused surveys for special-status or nocturnal species was conducted. Latin and common names of animals follow Crother (2012) for reptiles and amphibians, American Ornithologists’ Union (2017) for birds, Wilson and Reeder (2005) for mammals, and North American Butterfly Association (NABA 2017) or San Diego Natural History Museum (SDNHM 2002) for butterflies. A cumulative list of wildlife species observed within the study area is presented in Appendix B.

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Suitable habitat for coastal California gnatcatcher (*Polioptila californica californica*) within and adjacent to the study area was surveyed six times by Dudek wildlife biologist Anita Hayworth, PhD, Permit No. TE-780184, according to the schedule in Table 1. The surveys were conducted in conformance with the currently accepted protocol of USFWS (1997) for projects that are not within a Natural Communities Conservation Plan jurisdiction, except for the requested deviation of starting immediately without the 15-day notification period. A tape of recorded coastal California gnatcatcher vocalizations played approximately every 50 to 100 feet was used to induce responses from potentially present coastal California gnatcatcher. In accordance with the protocol, if a coastal California gnatcatcher was detected, the recorded playback was terminated to minimize potential for harassment; however, no coastal California gnatcatcher were observed. A 100-scale (1 inch = 100 feet) aerial photograph of the study area overlaid with the vegetation and site boundaries was used to map resources. Binoculars (10 x 42 strength) were used to aid in detecting and identifying bird species. Weather conditions, time of day, and season were appropriate for the detection of coastal California gnatcatcher.

3.2.5 Special-Status and/or Regulated Resources

Endangered, rare, or threatened species, as defined in CEQA Guideline Section 15380(b) (14 CCR 15000 et seq.), are referred to as “special-status species” in this BTR and include (1) endangered or threatened species recognized in the context of the California Endangered Species Act and the federal Endangered Species Act; (2) plant species with a CRPR (CDFW 2017b) (Lists 1A, 1B, and 2); (3) California Species of Special Concern, as designated by the CDFW (2017c); (4) mammals and birds that are fully protected species, as described in the California Fish and Game Code, Sections 4700 and 3511 (CDFW 2017b); and (5) Birds of Conservation Concern, as designated by the USFWS (USFWS 2008). Vegetation communities are considered sensitive natural communities or special-status vegetation communities if they have a conservation status of S1, S2, or S3 (CDFW 2018a).

3.2.6 Survey Limitations

The vegetation mapping and habitat assessment were conducted during the day and during the months of the year when most perennials would have been evident or identifiable. Additionally, a focused survey for special-status plants was conducted in the spring. Due to the timing of the surveys, summer and fall blooming annual species and cryptic perennials may not have been detectable; however, the focused survey for special-status plants identified the presence of special-status plants with the potential to occur. A wildlife reconnaissance survey was conducted to establish a general baseline of wildlife diversity within the study area. A focused survey for coastal California gnatcatcher, which consisted of six visits, was conducted in May and June 2018. These surveys were conducted during the daytime, which usually results in few observations of mammals, many of which may be active at night. In addition, many species of reptiles are nocturnal or cryptic in their habits and are difficult to observe.

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4 RESULTS

4.1 Vegetation Communities, Land Covers, and Floral Diversity

There are two native vegetation communities within the study area: southern coastal bluff scrub and Menzies's golden bush scrub. There are three non-natural land covers: ornamental, disturbed habitat, and urban/developed. There are two non-vegetated land covers: beach and cliff. Southern coastal bluff scrub and Menzies's golden bush scrub are considered sensitive natural communities, or special-status, under CEQA. Sensitive or special-status natural communities are communities that are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. These communities may or may not contain special-status species or their habitat (CDFG 2009). These vegetation communities and land cover types are described in this section, their acreages are presented in Table 2, and their spatial distributions are presented on Figure 3.

Table 2
Vegetation Alliances or Land Covers within the Study Area

Generalized Habitat Type	Alliance or Land Cover Type	Acres in the Study Area
Scrub	Southern coastal bluff scrub	0.66
<i>Scrub Total</i>		<i>0.66</i>
Non-natural land covers	Ornamental	4.15
	Disturbed habitat	9.18
	Urban/developed	1.79
<i>Non-Natural Land Covers Total</i>		<i>15.12</i>
Non-vegetated land covers	Beach	0.02
	Cliff	0.02
<i>Non-Natural Land Covers Total</i>		<i>0.04</i>
Grand Total¹		15.81

Note:

¹ Totals do not sum due to rounding.

4.1.1 Scrub

Within the study area, southern coastal bluff scrub is the only vegetation community in the scrub general habitat type. This vegetation community is described below.

4.1.1.1 Southern Coastal Bluff Scrub

According to Holland (1986), southern coastal bluff scrub is a native vegetation community composed of a variety dwarf shrubs, herbaceous perennials, and annuals. Most plants are woody

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and/or succulent. This community is characteristically found in areas exposed to moisture-laden winds with high salt content. The soils are usually rocky and poorly developed. Typical plant species found in this habitat include saltbush (*Atriplex* spp.), island false bindweed (*Calystegia macrostegia*), coast Indian paintbrush (*Castilleja affinis*), Orcutt's spineflower (*Chorizanthe orcuttiana*), giant coreopsis (*Leptosyne gigantea*), sea dahlia (*Leptosyne maritima*), dudleya (*Dudleya* spp.), California brittle bush (*Encelia californica*), seaside fleabane (*Erigeron glaucus*), seaside woolly sunflower (*Eriophyllum staechadifolium*), ice plant (*Mesembryanthemum* spp.), cliff desert dandelion (*Malacothrix saxatilis*), Cucamonga manroot (*Marah macrocarpa*), coast prickly pear (*Opuntia littoralis*), lemonadeberry (*Rhus integrifolia*), and common ice plant (*Mesembryanthemum crystallinum*).

The dominant species in the southern coastal bluff scrub within the study area varies, but in general, southern coastal bluff scrub is dominated by California brittle bush, California buckwheat (*Eriogonum fasciculatum*), bladderpod spiderflower (*Peritoma arborea*), and quailbush (*Atriplex lentiformis*), but it also contains species such as coastal cholla (*Cylindropuntia prolifera*), strawberry cactus (*Mammillaria dioica*), coast prickly pear, and fingertips (*Dudleya edulis*). The southern coastal bluff scrub in the study area is fairly disturbed and contains non-native species such as slenderleaf ice plant (*Mesembryanthemum nodiflorum*), ice plant (*Carpobrotus edulis*), coppery mesemb (*Malephora crocea*), common ice plant (*Mesembryanthemum crystallinum*), and Perez's sea lavender (*Limonium perezii*).

Status

Southern coastal bluff scrub is ranked by the CDFW as a G1S1.1 (CDFW 2018a). This ranking indicates that globally and within California, this community is critically imperiled (Faber-Langendoen et al. 2012). Additionally, this community is considered rare in Holland (1986). Thus, southern coastal bluff scrub is considered a sensitive biological resource under CEQA.

4.1.2 Non-Natural Land Covers

There are three classes of non-natural land covers within the study area. While unlikely to support special-status species, due to the high level of disturbance and previous grading, the sections below describe the three non-natural land covers found in the study area.



SOURCE: SANGIS 2017

DUDEK



0 75 150 Feet

FIGURE 3
Biological Resources Map
Del Mar Resort Project

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4.1.2.1 Ornamental

Although not recognized by the Holland (1986) or CDFW (2018b), ornamental land covers are areas where non-native ornamentals and landscaping have been installed. Ornamental plantings typically function to maintain aesthetics, as a screening, or for erosion control.

The majority of the ornamental landscaping is associated with the existing residence. There is also some ornamental landscaping that remains on the parcels that previously had residences. Monterey cypress (CRPR 1B.2) and Torrey pine (CRPR 1B.2) are present in some of the areas mapped as ornamental as noted on Figure 3. Additionally, other ornamental species in the study area included species such as Norfolk Island pine (*Araucaria heterophylla*), Rusty leaf fig (*Ficus rubiginosa*), Myoporum (*Myoporum laetum*), Cajeput tree (*Melaleuca leucadendra*), New Zealand Christmas tree (*Metrosideros excelsa*), Canary Island date palm (*Phoenix canariensis*), Aleppo pine (*Pinus halepensis*), Italian stone pine (*Pinus pinea*), Brazilian pepper tree (*Schinus terebinthifolius*), and Washington fan palm (*Washingtonia robusta*).

Status

The CDFW does not consider the ornamental land cover a sensitive vegetation community under CEQA (CDFW 2018a).

4.1.2.2 Disturbed Habitat

Although not recognized by Holland (1986) or CDFW (2018a), disturbed habitats are areas that have been physically disturbed and no longer recognizable as a native or naturalized vegetation association. If vegetation is present, it is characterized by predominantly non-native species introduced and established through human action. These areas are not typically artificially irrigated.

Within the study area, disturbed habitat is fairly prevalent because two of the parcels in the study area were previously home sites. The area of disturbed habitat appears to be regularly maintained due to a lack of vegetation. Areas that did contain vegetation consisted of ice plant mats containing species such as slenderleaf ice plant, ice plant, coppery mesemb, and common ice plant and other non-native species such as crowndaisy (*Glebionis coronaria*), nettleleaf goosefoot (*Chenopodium murale*), Mexican tea (*Dysphania ambrosioides*), tree tobacco (*Nicotiana glauca*), greenspot nightshade (*Solanum douglasii*), Canadian horsetweed (*Erigeron canadensis*), and New Zealand spinach (*Tetragonia tetragonioides*).

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Status

Disturbed lands are either devoid of vegetation or dominated by a collection of non-native species and are not considered a sensitive vegetation community by CDFW under CEQA (CDFW 2018a).

4.1.2.3 Urban/Developed

Although not recognized by Holland (1986) or CDFW (2018a), urban/developed refers to areas that have been constructed upon or disturbed so severely that native vegetation is no longer supported. Developed land includes areas with permanent or semi-permanent structures, pavement or hardscape, and areas with a large amount of debris or other materials.

Urban/developed land in the study area includes the existing residence and a decomposed granite driveway and turnaround. At the North Bluff Preserve the existing staircase and brow ditch was also mapped as urban/developed.

Status

Urban/developed land typically does not support any vegetation or is a landscaped area and is not considered a sensitive vegetation community by CDFW under CEQA (CDFW 2018a).

4.1.3 Non-Vegetated Areas

4.1.3.1 Beach

Although not recognized by Holland (1986) or CDFW (2018a), beach refers to the sandy shore between the ocean and cliff.

Status

Beach typically does not support any vegetation and is not considered a sensitive vegetation community by CDFW under CEQA (CDFW 2018a).

4.1.3.2 Cliff

Although not recognized by Holland (1986) or CDFW (2018a), cliff refers to the steep rock face areas with minimal vegetation. The City's Land Use Plan, an approved LCP, requires a 40-foot setback from the edge of the coastal bluff in order to preserve coastal bluffs (City of Del Mar 1993).

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Status

Cliff typically does not support any vegetation and is not considered a sensitive vegetation community by CDFW under CEQA (CDFW 2018a).

4.3 Flora

A total of 84 species of native or naturalized plants, 37 native (44%) and 47 non-native (56%), was recorded in the study area (see Appendix A). The site is heavily disturbed and contains areas with ornamental plantings, which account for the large proportion of non-native species. The majority of native species are in the southern portion of the study area, which includes the North Bluff Preserve area and is dominated by southern coastal bluff scrub.

4.4 Wildlife

The study area supports habitat for species commonly occurring in urban areas. A list of the wildlife species observed within the study area during the vegetation mapping and habitat assessments is provided in Appendix B. There were 25 wildlife species observed or assumed to be present based on sign in the study area.

Two reptile species were observed within and adjacent to the study area during surveys: common side-blotched lizard (*Uta stansburiana*) and western fence lizard (*Sceloporus occidentalis*). In total, 22 bird species were detected during the biological surveys. Common species observed within the study area include mourning dove (*Zenaida macroura*), house finch (*Haemorhous mexicanus*), Anna's hummingbird (*Calypte anna*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), and western gull (*Larus occidentalis*). In addition, two red-shouldered hawks (*Buteo lineatus*) were observed foraging throughout the open disturbed portions of the study area. Although though not directly observed, there are several small burrows throughout the site, which indicates the presence of California ground squirrel (*Spermophilus beecheyi*).

4.5 Special-Status Plants and Wildlife

4.5.1 Special-Status Plant Species

Two special-status plant were identified within the study area: Monterey cypress (CRPR 1B.2) and Torrey pine (CRPR 1B.2). The Monterey cypress and Torrey pine were associated with the developed or previously developed portions of the site and appear to have been planted. There are approximately 49 Monterey cypress and 12 Torrey pines located within the study area.

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Several special-status plant species have the potential to occur in the study area within the southern coastal bluff scrub (Table 3). Those that occur in the region but that are not expected to occur in the study area, due to a lack of suitable habitat, for example, are included in Appendix C. These species are not discussed further because no significant direct, indirect, or cumulative impacts are expected to result from the proposed project. While not considered special status under CEQA, two individuals of California box-thorn (*Lycium californicum*) were observed in the southern coastal bluff scrub. California box-thorn has a CRPR of 4.2, which indicates that, while the species is limited in distribution, its vulnerability or susceptibility to threat appears low at this time (CDFW 2018b).

There are 17 special-status plant species that, prior to conducting focused surveys for special-status plants, were considered to have a moderate potential to occur within the on-site southern coastal bluff scrub and include the following: Nuttall's acmispon (*Acmispon prostratus*) (CRPR 1B.1), San Diego ambrosia (*Ambrosia pumila*) (federally listed endangered and CRPR 1B.1), aphanisma (*Aphanisma blitoides*) (CRPR 1B.2), coastal dunes milk-vetch (*Astragalus tener* var. *titi*) (federally and state-listed, CRPR 1B.1), Coulter's saltbush (*Atriplex coulteri*) (CRPR 1B.2), South Coast saltscale (*Atriplex pacifica*) (CRPR 1B.2), Orcutt's pincushion (*Chaenactis glabriuscula* var. *orcuttiana*) (CRPR 1B.1), Orcutt's spineflower (*Chorizanthe orcuttiana*) (federally and state-listed, CRPR 1B.1), San Diego sand aster (*Corethrogyne filaginifolia* var. *incana*) (CRPR 1B.1), Del Mar Mesa sand aster (*Corethrogyne filaginifolia* var. *linifolia*) (CRPR 1B.1), short-leaved dudleya (*Dudleya brevifolia*) (state-listed endangered and CRPR 1B.1), sticky dudleya (*Dudleya viscida*) (CRPR 1B.2), beach goldenaster (*Heterotheca sessiliflora* ssp. *sessiliflora*) (CRPR 1B.1), decumbent goldenbush (*Isocoma menziesii* var. *decumbens*) (CRPR 1B.1), sea dahlia (*Leptosyne maritima*) (CRPR 2B.2), light gray lichen (*Mobergia calculiformis*) (CRPR 3), and chaparral ragwort (*Senecio aphanactis*) (CRPR 2B.2). Following the special-status plant survey in May 2018, these special-status plants are not expected to occur in the study area. Within the non-natural land covers, including ornamental, disturbed habitat, and urban/developed, special-status plants are either not expect to occur or would have a low potential to occur in the study area.

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	FT/CE/1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay, openings/annual herb/Apr–June/33–3,150	Low potential to occur due to lack of appropriate soils.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Acmispon prostratus</i>	Nuttall's acmispon	None/None/1B.1	Coastal dunes, coastal scrub (sandy)/annual herb/Mar–June (July)/0–33	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Agave shawii</i> var. <i>shawii</i>	Shaw's agave	None/None/2B.1	Coastal bluff scrub, coastal scrub/perennial leaf succulent/Sep–May/10–394	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Ambrosia pumila</i>	San Diego ambrosia	FE/None/1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; sandy loam or clay, often in disturbed areas, sometimes alkaline/perennial rhizomatous herb/Apr–Oct/66–1,362	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Aphanisma blitoides</i>	aphanisma	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub; sandy or gravelly/annual herb/Mar–June/3–1,001	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Astragalus tener</i> var. <i>titi</i>	coastal dunes milk-vetch	FE/CE/1B.1	Coastal bluff scrub (sandy), coastal dunes, coastal prairie (mesic); often vernal mesic areas/annual herb/Mar–May/3–164	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
					plants.
<i>Atriplex coulteri</i>	Coulter's saltbush	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; alkaline or clay/perennial herb/Mar–Oct/10–1,509	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Atriplex pacifica</i>	South Coast saltscale	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, playas/annual herb/Mar–Oct/0–459	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Bergerocactus emoryi</i>	golden-spined cereus	None/None/2B.2	Closed-cone coniferous forest, chaparral, coastal scrub; sandy/perennial stem succulent/May–June/10–1,296	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	FT/CE/1B.1	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools; often clay/perennial bulbiferous herb/Mar–June/82–3,675	Low potential to occur due to lack of clay soils.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	None/None/1B.1	Coastal bluff scrub (sandy), coastal dunes/annual herb/Jan–Aug/0–328	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	FE/CE/1B.1	Closed-cone coniferous forest, chaparral (maritime), coastal scrub; sandy	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
			openings/annual herb/Mar–May/10–410		survey for special-status plants.
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	None/None/1B.2	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools; often clay/annual herb/Apr–July/98–5,020	Low potential to occur due to lack of suitable clay soils.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Corethrogyne filaginifolia</i> var. <i>incana</i>	San Diego sand aster	None/None/1B.1	Coastal bluff scrub, chaparral, coastal scrub/perennial herb/June–Sep/10–377	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. While species was not in bloom during focused survey, no <i>Corethrogyne</i> species were observed in vegetative state.
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i>	Del Mar Mesa sand aster	None/None/1B.1	Coastal bluff scrub, chaparral (maritime, openings), coastal scrub; sandy/perennial herb/May–Sep/49–492	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Cryptantha wigginsii</i>	Wiggins' cryptantha	None/None/1B.2	Coastal scrub; often clay/annual herb/Feb–June/66–902	Low potential to occur due to lack of clay soils.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Cylindropuntia californica</i> var. <i>californica</i>	snake cholla	None/None/1B.1	Chaparral, coastal scrub/perennial stem succulent/Apr–May/98–492	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Dudleya blochmaniae</i> ssp.	Blochman's	None/None/1B.1	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland; rocky, often clay	Low potential to occur due to lack of rocky, clay or	Not expected to occur. Species would have been

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
<i>blochmaniae</i>	dudleya		or serpentinite/perennial herb/Apr–June/16–1,476	serpentinite soils.	detected during focused survey for special-status plants.
<i>Dudleya brevifolia</i>	short-leaved dudleya	None/CE/1B.1	Chaparral (maritime, openings), coastal scrub; Torrey sandstone/perennial herb/Apr–May/98–820	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Dudleya variegata</i>	variegated dudleya	None/None/1B.2	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools; clay/perennial herb/Apr–June/10–1,903	Low potential to occur due to lack of clay soils.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Dudleya viscida</i>	sticky dudleya	None/None/1B.2	Coastal bluff scrub, chaparral, cismontane woodland, coastal scrub; rocky/perennial herb/May–June/33–1,804	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	None/None/1B.1	Chaparral, coastal scrub; mesic/perennial evergreen shrub/(July) Sep–Nov/98–1,969	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Euphorbia misera</i>	cliff spurge	None/None/2B.2	Coastal bluff scrub, coastal scrub, Mojavean desert scrub; rocky/perennial shrub/Dec–Aug (Oct)/33–1,640	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
<i>Ferocactus viridescens</i>	San Diego barrel cactus	None/None/2B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools/perennial stem succulent/May–June/10–1,476	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Geothallus tuberosus</i>	Campbell's liverwort	None/None/1B.1	Coastal scrub (mesic), vernal pools; soil/ephemeral liverwort/N.A./33–1,969	Low potential to occur due to lack of mesic conditions and vernal pools.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i>	beach goldenaster	None/None/1B.1	Chaparral (coastal), coastal dunes, coastal scrub/perennial herb/Mar–Dec/0–4,019	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	None/None/1B.2	Chaparral, coastal scrub (sandy, often in disturbed areas)/perennial shrub/Apr–Nov/33–443	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Leptosyne maritima</i>	sea dahlia	None/None/2B.2	Coastal bluff scrub, coastal scrub/perennial herb/Mar–May/16–492	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Mobergia calculiformis</i>	light gray lichen	None/None/3	Coastal scrub (?); on rocks/crustose lichen (saxicolous)/N.A./33–33	Moderate potential to occur in suitable bluff scrub.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	None/None/1B.1	Coastal scrub, meadows and seeps, valley and foothill grassland (alkaline), vernal pools; mesic/annual herb/Apr–July/10–3,970	Low potential to occur due lack of alkaline areas and vernal pools.	Not expected to occur. Species would have been detected during focused survey for special-status plants.

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Table 3
Special-Status Plant with Potential to Occur

Scientific Name	Common Name	Status (Federal/State/ CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur Prior to Survey	Potential to Occur Following Survey
<i>Phacelia stellaris</i>	Brand's star phacelia	None/None/1B.1	Coastal dunes, coastal scrub/annual herb/Mar– June/3–1,312	Low potential to occur. Suitable coastal dune habitat not present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Quercus dumosa</i>	Nuttall's scrub oak	None/None/1B.1	Closed-cone coniferous forest, chaparral, coastal scrub; sandy, clay loam/perennial evergreen shrub/Feb–Apr (Aug)/49–1,312	Low potential to occur. Conspicuous perennial that likely would have been observed if present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.
<i>Senecio aphanactis</i>	chaparral ragwort	None/None/2B.2	Chaparral, cismontane woodland, coastal scrub; sometimes alkaline/annual herb/Jan– Apr/49–2,625	Moderate potential to occur in suitable bluff scrub.	Low potential to occur. While species was not in bloom during survey, no <i>Senecio</i> species were observed in vegetative state.
<i>Sidalcea neomexicana</i>	salt spring checkerbloom	None/None/2B.2	Chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, playas; alkaline, mesic/perennial herb/Mar– June/49–5,020	Low potential to occur. Alkaline and mesic habitat not present.	Not expected to occur. Species would have been detected during focused survey for special-status plants.

Status Legend

FE: Federally listed as endangered.

FT: Federally listed as threatened.

CE: State listed as endangered.

CRPR

1B: Plants rare, threatened, or endangered in California and elsewhere

2B: Plants rare, threatened, or endangered in California, but more common elsewhere

3: Plants about which more information is needed – a review list

Threat Rank

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

.2 – Fairly threatened in California (20%–80% occurrences threatened/moderate degree and immediacy of threat)

.3 – Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

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4.5.2 Special-Status Wildlife Species

No special-status wildlife species were observed during the surveys conducted during 2017 and 2018. Since the City does not have a final subarea plan and the draft plan is not available to the public, occurrence data and the potential for special-status wildlife species to occur is based upon a CNDDDB search for the study area (CDFW 2017a). Appendix D lists occurrences of special-status wildlife species reported in the U.S. Geological Survey 7.5-minute Del Mar OE W quadrangle and the surrounding five topographic quadrangles resulting from a CNDDDB search (CDFW 2017a). This appendix also analyzes each of these special-status species' occurrence or potential to occur based on known range, habitat associations, and elevation. The only native vegetation community present, southern coastal bluff scrub, has been invaded by exotic plant species, is subject to indirect effects from the public and domestic pet use at the beach, and is a relatively small and isolated patch of scrub (only 0.66 acres). The majority of the study area is very disturbed with existing structures and several acres of ornamental plantings. Thus, no special-status wildlife are expected to use the study area.

4.6 Wildlife Corridors and Habitat Linkages

Wildlife corridors are linear features that connect large patches of natural open space and provide avenues for the migration of animals. Wildlife corridors contribute to population viability by assuring continual exchange of genes between populations, providing access to adjacent habitat areas for foraging and mating, and providing routes for recolonization of habitat after local extirpation or ecological catastrophes (e.g., fires).

Habitat linkages are small patches that join larger blocks of habitat and help reduce the adverse effects of habitat fragmentation. Habitat linkages provide a potential route for gene flow and long-term dispersal of plants and animals and may also serve as primary habitat for smaller animals, such as reptiles and amphibians. Habitat linkages may be continuous habitat or discrete habitat islands that function as stepping stones for dispersal.

The study area is located directly adjacent to San Dieguito River outlet, which functions as a wildlife corridor/habitat linkage from the San Dieguito River and associated lagoon to the ocean. The San Dieguito River and associated lagoon area is mapped as a Biological Core Area in the Final MSCP, which are defined as areas generally supporting a high concentration of sensitive biological resources which, if lost or fragmented, could not be replaced or mitigated elsewhere (County of San Diego 1998). The site itself, however, is very disturbed with existing structures and several acres of ornamental plantings. The disturbed nature of the site, existing development, and highly urbanized surroundings would likely deter any wildlife from using the site for movement between areas of habitat, and therefore it does not function as a wildlife corridor/habitat linkage.

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5 PROJECT IMPACTS AND SIGNIFICANCE DETERMINATIONS

The purpose of Section 5 is to describe the direct and indirect impacts of the proposed project on special-status biological resources and whether the proposed impacts are a significant impact under CEQA.

According to Appendix G of the CEQA Guidelines, impacts to biological resources may be significant if a proposed project would:

1. 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 CDFW or USFWS (**Threshold Bio-1**).
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS (**Threshold Bio-2**).
3. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means (**Threshold Bio-3**).
4. 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 (**Threshold Bio-4**).
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (**Threshold Bio-5**).
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan (**Threshold Bio-6**).

With respect to Threshold Bio-5, the City addresses the preservation of trees in its Municipal Code, Chapter 23.50 (Trees). The Public Tree Policy Manual (City of Del Mar 2004) establishes technical regulations, standards, and specifications needed to implement the tree ordinance. Trees addressed in the municipal code would be impacted by the proposed project. However, some healthy trees would be preserved in place or relocated. A Tree Removal Permit, as recommended by the Design Review Board and the City Council, would be required to cut down, remove, destroy, or move a protected tree. Therefore, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

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5.1 Definition of Impacts

Impacts are categorized as either temporary or construction-related impacts or permanent or long-term impacts and as either direct or indirect impacts. The definitions are described below.

Temporary or Construction-Related Impacts

For this project, the temporary or construction-related impacts are primarily indirect and include temporary effects that are immediately related to construction, such as the generation of construction-related dust. Temporary direct impacts were not quantified, and all ground disturbance was assumed to be permanent.

Permanent or Long-Term Impacts

Direct

Permanent direct impacts are impacts that result in the direct loss of biological resources due to grading and horizontal construction activities, such as the permanent loss of wildlife habitat or the permanent loss of or harm to individual special-status species. Permanent direct impacts were quantified by overlaying the limits of disturbance provided by the project engineer on GIS-mapped biological resources. The impact footprint was provided by Project Design Consultants and shown on Figure 4.

Indirect

Long-term, or permanent, indirect impacts result from the proximity of development to biological resources after the project has been built. Long-term indirect impacts to biological resources as a result of development adjacent to open space include various impacts, such as increased lighting and glare, that may affect wildlife species if directed into the adjacent preserve.

5.2 Impacts to Vegetation Communities and Land Covers

5.2.1 Permanent Direct Impacts

Implementation of the project would result in permanent direct impacts to 14.79 acres, including 14.52 acres of beach, ornamental, disturbed habitat, and urban/developed land covers, none of which are considered special status under CEQA (CDFW 2018b). Approximately 0.27 acre of southern coastal bluff scrub, a special-status vegetation community, would be permanently impacted (Figure 4). Therefore, the proposed project would result in significant direct impacts to special-status vegetation communities.

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Construction of off-site improvements is not expected to result in direct impacts to special-status vegetation communities due to the developed nature of the proposed water line alternative locations, as described in Section 1.2, Project Description.

EPF BIO-1 (restoration of bluff scrub) requires preparation of a southern coastal bluff scrub restoration plan that includes at least 0.27 acres to be successfully restored to southern coastal bluff scrub to meet the success criteria.

Therefore, this potential permanent direct impact to southern coastal bluff scrub would be less than significant with implementation EPF BIO-1. This EPF is described in Section 6.2.

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SOURCE: SANGIS 2017

FIGURE 4
Limits of Disturbance
Del Mar Resort Project

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5.2.2 Indirect Impacts

5.2.2.1 Construction-Related Indirect Impacts

Southern coastal bluff scrub may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to southern coastal bluff scrub resulting from construction activities include impacts such as the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and accidental clearing, trampling, or grading outside designated construction zones during construction activities. These potential short-term or temporary indirect impacts to southern coastal bluff scrub would be less than significant through compliance with existing regulations (ERs), including the City's Municipal Code, and with implementation of environmental protection features (EPFs).

Specifically, ER BIO-1 (water quality controls during construction) requires an erosion and sedimentation control plan be prepared and that no grading occur during the rainy season. Also, ER BIO-1 requires that graded slopes be stabilized before the start of the rainy season (i.e., November 15). ER BIO-9 (dust control) requires compliance with the San Diego Air Pollution Control District Rule 55 (Fugitive Dust), which would avoid and minimize impacts to special-status vegetation communities from fugitive dust by requiring dust control measures to be implemented during construction. ER BIO-10 (preparation and implementation of a Storm Water Pollution Prevention Plan [SWPPP]) would require the applicant to prepare a SWPPP that would prevent construction pollutants from contacting storm water, with the intent of keeping sedimentation or any other pollutants from moving off site. EPF BIO-2 (demarcation of southern coastal bluff scrub) would require demarcation of the construction area using clearly visible materials, so as to minimize unintentional impacts to adjacent southern coastal bluff scrub. No construction access, parking, or storage of equipment or materials will be permitted within 20 feet of such marked areas. EPF BIO-5 (contractor education program) requires that construction personnel are made aware of the sensitive biological resources; environmental training would aid in enforcing the requirements that construction must be restricted to designated areas. EPF BIO-6 (restrictions on equipment) would avoid and minimize the effects of chemical pollutants by requiring that staging and storage areas are located within the designated impact area; stationary equipment located adjacent to southern coastal bluff scrub is positioned over drip-pans or other containment devices; and equipment is moved away from the southern coastal bluff scrub before refueling or lubrication.

These potential short-term or temporary indirect impacts to southern coastal bluff scrub would be less than significant with implementation of ER BIO-1, ER BIO-9, ER BIO-10, EPF BIO-2, EPF BIO-5, and EPF BIO-6 (Threshold Bio-2). These existing regulations and EPFs are described in full in Section 6.

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5.2.2.2 Long-Term Indirect Impacts

Potential long-term indirect impacts that could result from development near sensitive vegetation communities (i.e., southern coastal bluff scrub) include impacts such as hydromodification (erosion and sedimentation); the release of pollutants; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans or pets, which could affect soil moisture, water penetration, surface flows, and erosion. These indirect impacts could degrade southern coastal bluff scrub over the long term. Potential long-term or permanent indirect impacts to southern coastal bluff scrub would be less than significant through compliance with existing regulations, including the City's Municipal Code, and with implementation of environmental protection features.

Specifically, ER BIO-2 (coastal bluff setback) requires that all new structures are set back a minimum of 40 feet from the top edge of the coastal bluff and no grading shall be allowed within 40 feet of the top edge of a coastal bluff. Setbacks would be the greater of 40 feet; or in accordance with the factor of safety as recommended by the geotechnical engineers. These setbacks would provide a buffer between the development and the North Bluff Preserve area, avoiding and minimizing indirect impacts to the adjacent southern coastal bluff scrub. ER BIO-3 (landscape and drainage plans) would avoid and minimize the effects of hydromodification by restricting the over watering of bluffs through use of drought-tolerant plant species and not allowing irrigation systems within 40 feet of the edge of the site's coastal bluff top, consistent with the setback parameters described in ER BIO-2. ER BIO-4 (drainage plans) would also avoid and minimize the effects of hydromodification by requiring the preparation of drainage plans that either convey drainage away from the coastal bluff and into an existing storm drain system or convey the drainage into a natural drainage course that has capacity to handle the flows and not impact the coastal bluffs. ER BIO-5 (polluted runoff control plan) requires preparation of a polluted runoff control plan that incorporates post-construction BMPs to minimize the discharge of pollutants and to maintain post-development peak runoff rate and average volume at levels similar to pre-development levels. Also, the polluted runoff control plan shall include a monitoring component to ensure long-term maintenance and evaluation of the effectiveness of the plan. Thus, ER BIO-5 would avoid and minimize the effects of pollutants on southern coastal bluff scrub. ER BIO-6 (storm water management and discharge controls) would avoid and minimize the effects of pollutants and erosion by requiring storm water to be managed as required in the City's Municipal Code. ER BIO-11 (pest control regulations) avoids and minimizes potential misuse of pesticides by requiring pesticide application comply with restrictions mandated by the U.S. Environmental Protection Agency and California Department of Pesticide Regulation. EPF BIO-7 (restrictions on use of invasive species) would help prevent adverse effects of invasive plant species that may alter the composition of the habitat if introduced through landscaping by restricting the use of invasive species in landscaping. EPF BIO-8 (signage and fencing) would avoid and minimize the

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effects of trampling of vegetation by fencing and providing access via existing trails only and signage that informs users that habitat is sensitive and users must stay on existing trails. EPF-BIO-10 would ensure that native plant species consistent with species in surrounding native habitats would be used for any restoration planting.

These potential long-term indirect impacts to southern coastal bluff scrub would be less than significant with implementation of ER BIO-2, ER BIO-3, ER BIO-4, ER BIO-5, ER BIO-6, ER BIO-11, EPF BIO-7, EPF BIO-8, and EPF BIO-10 (Threshold Bio-2). These existing regulations and EPFs are described in full in Section 6.

5.3 Impacts to Jurisdictional Waters

There are no ACOE-, CDFW-, or RWQCB-jurisdictional waters of the United States and/or state in the study area. Prior to the start of construction, the impact area would be assessed for jurisdictional resources, and jurisdictional waters within 50 feet of construction activities would be flagged for avoidance. If it is determined that impacts cannot be avoided, then permits would be obtained from the appropriate regulatory agencies (ER BIO-12).

Therefore, through implementation of ER BIO-12, the proposed project would adhere to agency regulations and not result in significant permanent direct impacts to jurisdictional resources (Threshold Bio-1).

Potential indirect impacts to jurisdictional waters off site would be similar to those described for vegetation communities in Section 5.2 (Threshold Bio-3).

5.4 Impacts to Special-Status Plant Species

5.4.1 Permanent Direct Impacts

According to the MSCP, the only naturally occurring population of Torrey pines occurs at Torrey Pines State Preserve. Thus, the Torrey pines on site are considered planted and are not naturally occurring. Similarly, the site is outside of the known range of Monterrey cypress and the trees on site are considered planted and not naturally occurring. Therefore, permanent direct impacts to Torrey pine and Monterrey cypress are considered less than significant.

While the direct impacts are considered less than significant, the proposed project could result in the removal of approximately 42 protected trees that require a tree removal permit (ER BIO-8) and potentially mitigation. However, some healthy trees will be preserved in place or relocated. A Tree Removal Permit, as recommended by the Design Review Board and the City Council, would be required to cut down, remove, destroy, or move a protected tree, which includes Torrey

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pine and Monterrey cypress. When recommending removal of a tree and determining whether or not mitigation measures are necessary, the Design Review Board and City Council should consider factors associated with the species of removed tree, the removal site, the surrounding area and its existing vegetation, and other factors. Upon decision of the City Council, the project applicant would either be required to replant the Torrey pines on site or pay a fee to the City's Tree Mitigation Fund in accordance with the City's Municipal Code Sections 23.50.080(C-10), 23.50.030(D)(2) and 23.50.090(A)(2).

Therefore, through implementation of ER BIO-8, the proposed project would adhere to City regulations and not result in significant permanent direct impacts to special-status plants (Threshold Bio-1).

5.4.2 Indirect Impacts

5.4.2.1 Construction-Related Indirect Impacts

There are no special-status plants in the habitat directly adjacent to the proposed project. Therefore, indirect impacts to special-status plants during construction are not anticipated and would be less than significant (Threshold Bio-1). Additionally, indirect impacts to special-status plants during construction of off-site improvements are not anticipated due to the developed nature of the proposed utility locations. Although construction-related indirect impacts to special-status plants would be less than significant, there are several regulations and EPFs, described in Section 6, that would further reduce any construction-related indirect impacts to special-status plants. Specifically, implementation of ER BIO-1, ER BIO-9, ER BIO-10, EPF BIO-2, EPF BIO-5, and EPF BIO-6 would further reduce construction-related indirect impacts to special-status plants.

5.4.2.2 Long-Term Indirect Impacts

There are no special-status plants in the habitat directly adjacent to the proposed project and special-status plants are not anticipated to occur adjacent to the off-site improvements area. Therefore, long-term indirect impacts to special-status plants are not anticipated and would be less than significant (Threshold Bio-1). Although long-term indirect impacts to special-status plants would be less than significant, there are several regulations and EPFs, described in Section 6, that would further reduce long-term indirect impacts to special-status plants. Specifically, implementation of ER BIO-2, ER BIO-3, ER BIO-4, ER BIO-5, ER BIO-6, ER BIO-11, EPF BIO-7, and EPF BIO-8 would further reduce long-term indirect impacts to special-status plants.

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5.5 Impacts to Special-Status Wildlife Species

5.5.1 Permanent Direct Impacts

No special-status wildlife species were observed during any of the surveys conducted during 2017, and no special-status wildlife species are expected to use the study area or areas within and adjacent to the off-site improvements area due to the developed nature of the proposed project site.

The MBTA prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, “take” is defined as pursuing, hunting, shooting, capturing, collecting, killing, or attempting to commit any of these acts (16 U.S.C. 703 et seq.). Note that impacts to habitat do not constitute take under this definition unless such impacts result in death of a migratory bird. Additionally, Executive Order 13186, “Responsibilities of Federal Agencies to Protect Migratory Birds,” requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The executive order requires federal agencies to work with the USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

If any active nests or the young of nesting bird species are impacted through direct grading, these impacts would be considered significant, absent EPFs, based on the MBTA.

However, EPF BIO-3 requires pre-construction surveys for nesting birds, and if found, this EPF requires the nest to be flagged and mapped on the construction plans along with an appropriate buffer, which will be determined by the biologist based on the biology of the species. This restriction would avoid direct impacts to active bird nests (Threshold Bio-1).

5.5.2 Indirect Impacts

5.5.2.1 Short-Term Indirect Impacts

Although there is low potential, special-status wildlife species may be indirectly impacted during construction of the project and/or off-site utilities by impacts such as the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and accidental clearing, trampling, or grading outside designated construction zones during construction activities. Special-status wildlife may also be indirectly affected in the short term by construction-related noise and lighting, which can disrupt normal activities and subject wildlife to higher predation risks. The majority of the study area is disturbed with existing structures and several acres of ornamental plantings and the off-site improvements would occur within an existing roadway surrounded by development. Thus, no

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special-status wildlife are expected to occur in the study area or areas within and adjacent to the off-site improvements area. However, the study area is located adjacent to the San Dieguito Lagoon, which has the potential, albeit low, to support special-status wildlife. These potential short-term or temporary indirect impacts to special-status wildlife would be less than significant through compliance with existing regulations, including the City's Municipal Code, and with implementation of EPFs.

More specifically, ER BIO-1 (water quality controls during construction) requires the preparation of an erosion and sedimentation control plan, restricts grading during the rainy season, and requires that graded slopes be stabilized before the rainy season. ER BIO-7 (construction noise restrictions) requires the construction activity cause no more than an hourly average sound level of 75 decibels. ER BIO-9 (dust control) would avoid and minimize impacts to special-status plants from fugitive dust by requiring dust control measures to be implemented during construction. ER BIO-10 (preparation and implementation of a SWPPP) would require the applicant to prepare a SWPPP that would prevent construction pollutants from contacting storm water. EPF BIO-2 (demarcation of southern coastal bluff scrub) would require demarcation of the construction area using clearly visible materials, so as to minimize unintentional impacts the adjacent preserve. No construction access, parking, or storage of equipment or materials will be permitted within 20 feet of such marked areas. EPF BIO-3 (nesting bird surveys) would avoid and minimize indirect effects to nesting birds by adding a biologically appropriate buffer around nests during construction. EPF BIO-4 (construction nighttime lighting) prohibits construction lighting within 50 feet of the adjacent North Bluff Preserve area between sunset and sunrise to avoid and minimize the effects of lighting. EPF BIO-5 (contractor education program) requires contractor education that would aid in enforcing the requirements that construction must be restricted to designated areas. EPF BIO-6 (restrictions on equipment) would avoid and minimize the effects of chemical pollutants.

These potential short-term or temporary indirect impacts to special-status wildlife would be less than significant with implementation of ER BIO-1, ER BIO-7, ER BIO-9, ER BIO-10, EPF BIO-2, EPF BIO-3, EPF BIO-4, EPF BIO-5, and EPF BIO-6 (Threshold Bio-1). These existing regulations and EPFs are described in full in Section 6.

5.5.2.2 Long-Term Indirect Impacts

Special-status wildlife may be indirectly impacted after project build-out by impacts such as hydromodification (erosion and sedimentation); the release of pollutants; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans or pets, which could affect soil moisture, water penetration, surface flows, and erosion. Special-status wildlife may also be indirectly affected in the long term by development-related lighting, which can disrupt

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normal activities and subject wildlife to higher predation risks. Potential long-term indirect impacts to special-status wildlife varies by species. No special-status wildlife are expected to occur in the study area. However, the study area is located adjacent to the San Dieguito Lagoon, which has the potential to support special-status wildlife. These potential long-term indirect impacts to special-status wildlife would be less than significant through compliance with existing regulations, including the City's Municipal Code, and with implementation of EPFs. Long-term indirect impacts to special-status wildlife are not expected as a result of construction of the off-site improvements due to the placement of the utility lines within an existing roadway.

ER BIO-4 (drainage plans) would also avoid and minimize the effects of hydromodification by requiring the preparation of drainage plans. ER BIO-5 (polluted runoff control plan) requires preparation of a polluted runoff control plan that would avoid and minimize the effects of pollutants on suitable habitat for special-status wildlife. ER BIO-6 (storm water management and discharge) would avoid and minimize the effects of pollutants and erosion by requiring storm water to be managed as required in the City's Municipal Code. EPF BIO-7 (restrictions on use of invasive species) would help prevent adverse effects of invasive plant species that may alter the composition of the habitat by restricting the use of invasive species in landscaping. EPF BIO-9 (operations nighttime lighting) requires the use of shielded low-sodium, low-wattage lighting on all proposed building and accent lighting and to direct light away from sensitive biological resources.

These potential long-term indirect impacts to suitable habitat for special-status wildlife would be less than significant with implementation of ER BIO-4, ER BIO-5, ER BIO-6, EPF BIO-7, and EPF BIO-9 (Threshold Bio-1). These existing regulations and EPFs are described in full in Section 6.

5.6 Impacts to Wildlife Corridors and Habitat Connectivity

5.6.1 Permanent Direct Impacts

The study area is located directly adjacent to San Dieguito River outlet, which functions as a wildlife corridor/habitat linkage from the San Dieguito River and associated lagoon to the ocean. The site itself, however, is very disturbed with existing structures and several acres of ornamental plantings. The disturbed nature of the site, existing development, and highly urbanized surroundings would likely deter any wildlife from using the site for movement between areas of habitat, and therefore it does not function as a wildlife corridor/habitat linkage. Further, the off-site improvements area is within developed areas that do not function as wildlife corridor/habitat linkage. Thus, the project would not result in a permanent direct impacts to a wildlife corridor/habitat linkage (Threshold Bio-4).

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5.6.2 Indirect Impacts

Long-term indirect impacts to wildlife movement would primarily be from development-related lighting. There would be no long-term indirect impacts to wildlife movement from the off-site improvements area. EPF BIO-9 (operations nighttime lighting) requires the use of shielded low-sodium, low-wattage lighting on all proposed building and accent lighting and to direct light away from sensitive biological resources. Thus, this potential long-term indirect impact to wildlife movement would be less than significant with implementation of EPF BIO-9 (Threshold Bio-4).

5.7 Impacts to Regional Resource Planning

Assessing impacts to regional resource planning takes into consideration whether the project is in conflict with the requirements of an adopted plan, an associated subarea plan, or other regional resource planning effort. As described in Section 2.4, the study area and off-site improvements area are within the City of Del Mar and the City is listed as a jurisdictional entity within the boundaries of the MSCP for the County of San Diego (1998). The City is in the process of developing an MSCP Subarea Plan, but no draft has been circulated to the public.

While no draft is available, it can be assumed that the project would not conflict with a potential subarea plan because no native habitat or others special-status biological resources would be directly impacted by the project. Additionally, the existing regulations and EPFs would minimize any potential indirect impacts to species that are covered in the MSCP or that would be addressed in the City's subarea plan. Therefore, the project does not conflict with the MSCP.

Additionally, because the project is located in the coastal zone, as defined by the CCC, it is anticipated that compliance with the California Coastal Act would be through the City's approved LCP (City of Del Mar 1993). The Del Mar Beach Resort Specific Plan, which is being prepared concurrent with this document, provides a comprehensive analysis of the project with the City's LCP. As documented in the specific plan, the proposed project is consistent with the City's approved LCP.

Therefore, the proposed project does not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan (Threshold Bio-6).

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6 EXISTING REGULATIONS AND ENVIRONMENTAL PROTECTION FEATURES

This section describes the existing regulations and EPFs that would be required to avoid and minimize impacts to special-status biological resources to a level that is less than significant pursuant to CEQA.

6.1 Compliance with Existing Regulations

There are many existing regulations that avoid and minimize potentially significant impacts to special-status biological resources. Compliance with these existing regulations avoids, minimizes, and reduces certain potential impacts to less-than-significant levels. Direct and indirect impacts to special-status biological resources will be avoided and minimized through compliance with the following existing regulations (ERs).

6.1.1 City of Del Mar Municipal Code

The proposed project is located in the City's Coastal Bluff Overlay Zone, and the City's Municipal Code has several requirements that would avoid and minimize potential significant impacts to special-status biological resources.

ER BIO-1 Water Quality Controls During Construction: All projects involving grading are required to prepare an erosion and sedimentation control plan. Additionally, no grading shall occur during the rainy season (November 15 to March 31) and all graded slopes shall be stabilized prior to November 15, through vegetation erosion control.

ER BIO-2 Coastal Bluff Setback: All new structures, including new supporting foundations or supports for existing structures, shall be set back a minimum of 40 feet from the top edge of the coastal bluff and no grading shall be allowed within 40 feet of the top edge of a coastal bluff. Setbacks would be the greater of 40 feet; or in accordance with the factor of safety as recommended by the geotechnical engineers.

ER BIO-3 Landscape Plans: The project is required to submit a detailed landscape plan that ensures that native and other drought-tolerant plant species will be utilized in a manner that will minimize irrigation requirements and reduce the potential of slide hazards due to over watering of the bluffs. The landscape plan will ensure that no new irrigation systems will be installed within 40 feet of the edge of the site's coastal bluff top and that any existing irrigation systems located within these bluff top setback will be removed as part of project implementation. Setbacks shall be the greater of 40 feet; or in accordance with the factor of safety as recommended by the geotechnical engineers.

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- ER BIO-4 Drainage Plans:** All designs and plans for drainage improvements shall be prepared by a licensed civil engineer and shall be subject to the review and approval of the City Engineer. The plans shall include the provision of drainage facilities to convey all drainage away from any coastal bluff face and, where available, into existing developed storm drain systems capable of handling all anticipated drainage flows associated with the proposed project. Where an existing storm drain system is not available, the plan shall provide that drainage will be conveyed to a clearly defined, legal natural drainage course which can be shown to have adequate capacity to handle all required drainage flows without adverse impact to coastal bluffs.
- ER BIO-5 Polluted Runoff Control Plan:** The proposed project would be required to submit a polluted runoff control plan. The required plan shall incorporate the use of structural and non-structural Best Management Practices (BMPs), to minimize the discharge of pollutants carried by runoff from urban development into surface water drainage, and to maintain post-development peak runoff rate and average volume at levels similar to pre-development levels. Post-construction structural BMPs (or suites of BMPs) should be designed to treat, infiltrate or filter storm water runoff from each storm. The plan shall include a monitoring component to ensure long-term maintenance of BMPs as relevant, and to allow for continued evaluation of the effectiveness of the polluted runoff control plan to protect and enhance sensitive resources.
- ER BIO-6 Stormwater Management and Discharge Controls:** Stormwater will be controlled and managed in accordance with the City's Municipal Code. For example, the City's Municipal Code: (1) establishes minimum requirements for storm water management, including source control requirements, to prevent and reduce pollution; (2) establishes requirements for low impact development site design, source controls, and pollution controls, to reduce storm water pollution and erosion; (3) establishes requirements for the management of storm water flows from development projects, both to prevent erosion and to protect and enhance existing water-dependent habitats; (4) establishes standards for the use of off-site facilities for storm water management to supplement on-site practices at new development sites; and (5) establishes notice procedures and standards for adjusting storm water and non-storm water management requirements where necessary.
- ER BIO-7 Construction Noise Restrictions:** All construction activities must comply with the City's Municipal Code which does not allow construction on Sundays or City

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holidays, restricts construction on Saturdays between the hours of 9:00 a.m. and 7:00 p.m., restricts construction work Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m., and requires that construction activity shall not cause an hourly average sound level greater than 75 decibels on property zoned or used for residential purposes.

ER BIO-8 Tree Removal Permit: The project proponent shall comply with the requirements of Del Mar Municipal Code (DMMC) Section 23.50, Trees. Prior to the issuance of construction permits, the project proponent shall submit a Tree Removal Permit application to the City of Del Mar with the appropriate processing fee according to the DMMC Section 23.50.080. A Tree Removal Permit, as recommended by the Design Review Board and approved by the Del Mar City Council, would be required to cut down, remove, destroy, or move a protected tree. The project applicant shall be required to comply with the requirements of the Tree Removal Permit, which would include replanting of the protected trees on site or payment of a fee to the City of Del Mar's Tree Mitigation Fund in accordance with DMMC Sections 23.50.080(C-10), 23.50.030(D)(2), and 23.50.090(A)(2).

6.1.2 Other Regulations

ER BIO-9 Dust Control: The construction contractor(s) shall comply with the San Diego Air Pollution Control District Rule 55 (Fugitive Dust), which would avoid and minimize impacts to special-status biological resources from fugitive dust by requiring dust control measures to be implemented during construction.

ER BIO-10 SWPPP: Additionally, the applicant is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) to prevent all construction pollutants from contacting stormwater, with the intent of keeping sedimentation or any other pollutants from moving off site and into receiving waters.

ER BIO-11 Pest Control Regulations: All uses of such compounds will comply with the application restrictions mandated by the U.S. Environmental Protection Agency (EPA) and the California Department of Pesticide Regulation.

ER BIO-12 Preconstruction Assessment and Regulatory Permits: Prior to the start of construction, the impact area would be assessed for jurisdictional resources, and jurisdictional waters within 50 feet of construction activities would be flagged for avoidance. If it is determined that impacts cannot be avoided, the project

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proponent shall provide evidence that all required regulatory permits, such as those required under Sections 404 and 401 of the federal Clean Water Act, Section 1600 of the California Fish and Game Code, and the Porter–Cologne Water Quality Control Act, have been obtained.

6.2 Environmental Protection Features

The following EPFs would avoid and minimize potential significant indirect impacts to special-status biological resources.

EPF BIO-1 Restoration of Bluff Scrub: Before starting initial grading/earth-moving activities, a detailed southern coastal bluff scrub restoration plan shall be submitted to and subject to the approval of the City of Del Mar. For this EPF, restoration can include enhancement of existing southern coastal bluff scrub or creation of southern coastal bluff scrub in areas where the community is not present. The detailed southern coastal bluff scrub restoration plan shall specify, at a minimum, the following: (1) the location of the restoration site; (2) site preparation, including soils preparation and irrigation installation; (3) the quantity (seed or nursery stock) and species of plants to be planted (species are to be native to the region and consist of southern coastal bluff scrub species); (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the restoration area; (6) a list of criteria to measure the success of the restoration site (e.g., percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the restoration areas; and (8) contingency measures in the event that restoration efforts are not successful. At least 0.27 acres of southern coastal bluff scrub restoration must be successful to mitigate for the proposed impacts to southern coastal bluff scrub and to meet the success criteria of the restoration plan.

EPF BIO-2 Demarcation of Bluff Scrub: Before starting initial grading/earth-movement activities, the southern coastal bluff scrub to be avoided immediately adjacent to the work limits shall be marked with temporary fencing or other appropriate markers clearly visible to construction personnel. No construction access, parking, or storage of equipment or materials will be permitted within 20 feet of such marked areas.

EPF BIO-3 Nesting Bird Surveys: To avoid direct effects to nesting raptors and songbirds, construction related to the proposed project shall be phased to avoid the migratory bird nesting season (typically February 15 through September 1). If construction must occur during the migratory bird nesting season, a focused avian nesting

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survey shall be performed in the Plan Area, within 300 feet of the proposed construction, and by a qualified biologist no more than 72 hours prior to the start of construction. If an active bird nest is found, the nest will be flagged and mapped on the construction plans along with an appropriate buffer, which will be determined by the biologist based on the biology of the species. The nest and buffer area shall be avoided until the nest is vacated and the juveniles have fledged or the nest is otherwise no longer active. The nest and buffer area shall be demarcated in the field with flagging and stakes or construction fencing. Construction shall be permitted in areas outside of the nest and buffer area. If nesting birds are present on site, a biological monitor shall be present daily during construction activities while the nest(s) is active to ensure that no effects to nesting birds occur.

EPF BIO-4 Construction Nighttime Lighting: Construction within 50 feet of the adjacent North Bluff Preserve area will be prohibited between sunset and sunrise, and all construction-related lighting will be turned off during that period. The location of the North Bluff Preserve area will be shown on construction documents.

EPF BIO-5 Contractor Education Program: A contractor education program shall be prepared and implemented to apprise all construction personnel and subcontractors of environmental restrictions. The applicant and contractor shall establish a protocol for communicating problems or potential construction changes that may affect biological resources. Workers shall be made aware of protected habitat adjacent to the Plan Area. The sensitivity of the habitat to human activities and the roles and authority of monitoring biologists shall be discussed.

EPF BIO-6 Equipment Restrictions: Staging and storage areas for spoils, equipment, materials, fuels, lubricants, and solvents will be located within the designated impact area. Stationary equipment, such as motors, pumps, generators, compressors, and welders located adjacent to southern coastal bluff scrub shall be positioned over drip-pans or other containment. Before refueling and lubrication, vehicles and other equipment shall be moved away from the southern coastal bluff scrub.

EPF BIO-7 Restrictions on Use of Invasive Species: Landscape plants will not include invasive plant species, as identified by the most recent version of the California Invasive Plant Inventory for the region, as published by the California Invasive Plant Council. Landscape plans will include a plant palette composed of native or non-native, non-invasive species that do not require high irrigation rates.

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EPF BIO-8 Signage and Fencing: Trail fencing shall be installed to prevent unmanaged access to the adjacent North Bluff Preserve area. Access to the beach will be accommodated on existing trails in the preserve. Signage shall be included near access points that identify sensitive habitats and the importance of staying on designated trails/paths.

EPF BIO-9 Operations Nighttime Lighting: To reduce long-term nighttime lighting effects, shielded low-sodium, low-wattage lighting on all proposed building and accent lighting will be used to cut glare and light scatter, and to direct light away from sensitive biological resources.

EPF BIO-10 Restoration Plan: Should restoration be conducted as described in the Specific Plan Initiative, a Restoration Plan shall be prepared and approved by the City of Del Mar prior to implementation. The Restoration Plan will include plant palettes with native plant species consistent with surrounding habitat.

6.3 Level of Significance after Mitigation

Compliance with existing regulations and implementation of EPFs included in Sections 6.1 and 6.2 of this report would reduce potentially significant biological resource impacts resulting from implementation of the proposed project to less than significant.

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7 REFERENCES

- 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
- 16 U.S.C. 703–712. Migratory Bird Treaty Act, as amended.
- 66 FR 3853–3856. Executive Order 13186: “Responsibilities of Federal Agencies to Protect Migratory Birds.” January 17, 2001.
- American Ornithologists’ Union. 2017. “Check-List of North and Middle American Birds.” Accessed July 20, 2017. <http://checklist.aou.org/>.
- California Public Resources Code, Section 30500. Article 1, Local Coastal Program.
- CDFG (California Department of Fish and Game). 2009. *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. November 24, 2009.
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APPENDIX A

Plant Compendium

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Plant Compendium

VASCULAR SPECIES

GYMNOSPERMS AND GNETOPHYTES

CUPRESSACEAE—CYPRESS FAMILY

Hesperocyparis macrocarpa—Monterey cypress

PINACEAE—PINE FAMILY

Pinus torreyana ssp. *torreyana*—Torrey pine

MONOCOTS

ALOACEAE—ALOE FAMILY

* *Aloe variegata*—tiger aloe

AGAVACEAE—AGAVE FAMILY

Yucca schidigera—Mojave yucca

* *Agave attenuata*—Salm-Dyck agave

ARECACEAE—PALM FAMILY

* *Phoenix canariensis*—Canary Island date palm

* *Washingtonia robusta*—Washington fan palm

ASPARAGACEAE—ASPARAGUS FAMILY

* *Asparagus asparagoides*—African asparagus fern

POACEAE—GRASS FAMILY

* *Avena barbata*—slender oat

* *Arundo donax*—giant reed

* *Bromus diandrus*—ripgut brome

* *Bromus madritensis* ssp. *rubens*—red brome

* *Cynodon dactylon*—Bermudagrass

* *Festuca myuros*—rat-tail fescue

* *Polypogon monspeliensis*—annual rabbitsfoot grass

* *Schismus barbatus*—common Mediterranean grass

Distichlis spicata—salt grass

EUDICOTS

AIZOACEAE—FIG-MARIGOLD FAMILY

* *Aptenia cordifolia*—heartleaf iceplant

APPENDIX A (Continued)

- * *Carpobrotus chilensis*—sea fig
- * *Delosperma litorale*—seaside delosperma
- * *Drosanthemum floribundum*—showy dewflower
- * *Malephora crocea*—coppery mesemb
- * *Mesembryanthemum crystallinum*—common iceplant
- * *Mesembryanthemum nodiflorum*—slenderleaf iceplant
- * *Tetragonia tetragonoides*—New Zealand spinach
- * *Carpobrotus edulis*—ice plant

ANACARDIACEAE—SUMAC OR CASHEW FAMILY

- * *Schinus terebinthifolius*—Brazilian peppertree
- Rhus integrifolia*—lemonade berry

ARALIACEAE—GINSENG FAMILY

- * *Hedera canariensis*—Algerian ivy

ASTERACEAE—SUNFLOWER FAMILY

- Chaenactis glabriuscula* var. *glabriuscula*—yellow pincushion
- Erigeron canadensis*—Canadian horseweed
- Isocoma menziesii* var. *menziesii*—Menzies' goldenbush
- Pseudognaphalium biolettii*—two-color rabbit-tobacco
- Stephanomeria virgata*—rod wirelettuce
- * *Centaurea melitensis*—Maltese star-thistle
- * *Glebionis coronaria*—crown daisy
- * *Hedypnois rhagadioloides*—crete weed
- Encelia californica*—California brittle bush
- Artemisia californica*—California sagebrush
- Ambrosia psilostachya*—western ragweed

BRASSICACEAE—MUSTARD FAMILY

- * *Brassica tournefortii*—Asian mustard
- * *Cakile maritima*—European searocket
- * *Lobularia maritima*—sweet alyssum

CACTACEAE—CACTUS FAMILY

- Cylindropuntia prolifera*—coastal cholla
- Mammillaria dioica*—strawberry cactus
- Opuntia oricola*—chaparral pricklypear
- Opuntia ×occidentalis*—pricklypear
- Opuntia littoralis*—coast prickly pear

APPENDIX A (Continued)

CAPRIFOLIACEAE—HONEYSUCKLE FAMILY

- * *Lonicera japonica*—Japanese honeysuckle

CHENOPODIACEAE—GOOSEFOOT FAMILY

- Atriplex canescens*—fourwing saltbush
- * *Atriplex semibaccata*—Australian saltbush
- * *Chenopodium murale*—nettleleaf goosefoot
- * *Dysphania ambrosioides*—Mexican tea
- * *Salsola australis*—Russian thistle
- Atriplex lentiformis*—quailbush

CLEOMACEAE—CLEOME FAMILY

- Peritoma arborea* var. *arborea*—bladderpod spiderflower

CONVOLVULACEAE—MORNING-GLORY FAMILY

- * *Ipomoea purpurea*—tall morning-glory

CRASSULACEAE—STONECROP FAMILY

- Dudleya edulis*—fingertips
- * *Crassula ovata*—jade plant

CUCURBITACEAE—GOURD FAMILY

- Marah macrocarpa*—Cucamonga manroot

EUPHORBIACEAE—SPURGE FAMILY

- Euphorbia polycarpa*—smallseed sandmat
- * *Euphorbia peplus*—petty spurge

FABACEAE—LEGUME FAMILY

- Acemisson glaber* var. *glaber*—common deerweed
- Astragalus trichopodus*—Santa Barbara milkvetch

FRANKENIACEAE—FRANKENIA FAMILY

- Frankenia salina*—alkali heath

GERANIACEAE—GERANIUM FAMILY

- * *Erodium cicutarium*—redstem stork's bill
- * *Pelargonium peltatum*—ivy leaf geranium

LAMIACEAE—MINT FAMILY

- Salvia clevelandii*—fragrant sage

APPENDIX A (Continued)

MYRSINACEAE—MYRSINE FAMILY

- * *Lysimachia arvensis*—scarlet pimpernel

NYCTAGINACEAE—FOUR O'CLOCK FAMILY

- Abronia umbellata* var. *umbellata*—pink sand verbena
- Mirabilis laevis* var. *crassifolia*—California four o'clock

ONAGRACEAE—EVENING PRIMROSE FAMILY

- Camissoniopsis bistorta*—southern suncup
- Camissoniopsis cheiranthifolia* ssp. *suffruticosa*—beach suncup

PITTOSPORACEAE—PITTOSPORUM FAMILY

- * *Pittosporum tobira*—Japanese cheesewood

PLUMBAGINACEAE—LEADWORT FAMILY

- * *Limonium perezii*—Perez's sea lavender
- * *Limonium sinuatum*—wavyleaf sea lavender

POLYGONACEAE—BUCKWHEAT FAMILY

- Eriogonum parvifolium*—seacliff buckwheat
- Eriogonum fasciculatum* var. *fasciculatum*—California buckwheat

SCROPHULARIACEAE—FIGWORT FAMILY

- * *Myoporum laetum*—myoporum

SOLANACEAE—NIGHTSHADE FAMILY

- Datura wrightii*—sacred thorn-apple
- Nicotiana clevelandii*—Cleveland's tobacco
- Solanum douglasii*—greenspot nightshade
- * *Nicotiana glauca*—tree tobacco
- Lycium californicum*—California box-thorn

VERBENACEAE—VERVAIN FAMILY

- * *Lantana camara*—lantana

* signifies introduced (non-native) species

APPENDIX B

Wildlife Compendium

APPENDIX B

Wildlife Compendium

BIRD

BLACKBIRDS, ORIOLES AND ALLIES

ICTERIDAE—BLACKBIRDS

Icterus cucullatus—hooded oriole

BUSHTITS

AEGITHALIDAE—LONG-TAILED TITS AND BUSHTITS

Psaltiriparus minimus—bushtit

FINCHES

FRINGILLIDAE—FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus—house finch

Spinus psaltria—lesser goldfinch

FLYCATCHERS

TYRANNIDAE—TYRANT FLYCATCHERS

Empidonax difficilis—Pacific-slope flycatcher

Myiarchus cinerascens—ash-throated flycatcher

Sayornis nigricans—black phoebe

Tyrannus vociferans—Cassin's kingbird

HAWKS

ACCIPITRIDAE—HAWKS, KITES, EAGLES, AND ALLIES

Buteo lineatus—red-shouldered hawk

HUMMINGBIRDS

TROCHILIDAE—HUMMINGBIRDS

Calypte anna—Anna's hummingbird

Selasphorus sasin—Allen's hummingbird

JAYS, MAGPIES AND CROWS

CORVIDAE—CROWS AND JAYS

Corvus brachyrhynchos—American crow

APPENDIX B (Continued)

MOCKINGBIRDS AND THRASHERS

MIMIDAE—MOCKINGBIRDS AND THRASHERS

Mimus polyglottos—northern mockingbird

OLD WORLD SPARROWS

PASSERIDAE—OLD WORLD SPARROWS

* *Passer domesticus*—house sparrow

PIGEONS AND DOVES

COLUMBIDAE—PIGEONS AND DOVES

* *Streptopelia decaocto*—Eurasian collared-dove

Zenaida macroura—mourning dove

SWALLOWS

HIRUNDINIDAE—SWALLOWS

Stelgidopteryx serripennis—northern rough-winged swallow

TERNS AND GULLS

LARIDAE—GULLS, TERNS, AND SKIMMERS

Larus occidentalis—western gull

WOOD WARBLERS AND ALLIES

PARULIDAE—WOOD-WARBLERS

Oreothlypis celata—orange-crowned warbler

WRENS

TROGLODYTIDAE—WRENS

Thryomanes bewickii—Bewick's wren

WRENTITS

TIMALIIDAE—BABBLERS

Chamaea fasciata—wrentit

NEW WORLD SPARROWS

APPENDIX B (Continued)

PASSERELLIDAE—NEW WORLD SPARROWS

Melospiza crissalis—California towhee

MAMMAL

SQUIRRELS

SCIURIDAE—SQUIRRELS

Spermophilus (Otospermophilus) beecheyi—California ground squirrel

REPTILE

LIZARDS

PHRYNOSOMATIDAE—IGUANID LIZARDS

Sceloporus occidentalis—western fence lizard

Uta stansburiana—common side-blotched lizard

* signifies introduced (non-native) species

APPENDIX B (Continued)

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APPENDIX C

Special-Status Plants Not Expected to Occur

APPENDIX C

Special-Status Plants Not Expected To Occur

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Ambrosia monogyra</i>	singlewhorl burrobrush	None/None/2B.2	Chaparral, Sonoran desert scrub; sandy/perennial shrub/Aug–Nov/33–1640	Not expected to occur. No suitable vegetation present.
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>	Del Mar manzanita	FE/None/1B.1	Chaparral (maritime, sandy)/perennial evergreen shrub/Dec–June/0–1198	Not expected to occur. No suitable vegetation present.
<i>Atriplex parishii</i>	Parish's brittle scale	None/None/1B.1	Chenopod scrub, playas, vernal pools; alkaline/annual herb/June–Oct/82–6234	Not expected to occur. No suitable vegetation present.
<i>Baccharis vanessae</i>	Encinitas baccharis	FT/CE/1B.1	Chaparral (maritime), cismontane woodland; sandstone/perennial deciduous shrub/Aug–Nov/197–2362	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Bloomeria clevelandii</i>	San Diego goldenstar	None/None/1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay/perennial bulbiferous herb/Apr–May/164–1526	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	None/None/1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay, sometimes serpentinite/perennial bulbiferous herb/May–July/98–5551	Not expected to occur. No suitable vegetation present.
<i>Calochortus dunnii</i>	Dunn's mariposa lily	None/CR/1B.2	Closed-cone coniferous forest, chaparral, valley and foothill grassland; gabbroic or metavolcanic, rocky/perennial bulbiferous herb/(Feb) Apr–June/607–6004	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	None/None/1B.2	Closed-cone coniferous forest, chaparral/perennial evergreen shrub/Apr–June/771–2477	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Ceanothus otayensis</i>	Otay Mountain ceanothus	None/None/1B.2	Chaparral (metavolcanic or gabbroic)/perennial evergreen shrub/Jan–Apr/1969–3609	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	None/None/2B.2	Chaparral/perennial evergreen shrub/Dec–May/3–1247	Not expected to occur. No suitable vegetation present.

APPENDIX C (Continued)

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	None/None/1B.1	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools/annual herb/May–Nov/0–1575	Not expected to occur. No suitable vegetation present.
<i>Centromadia pungens</i> ssp. <i>laevis</i>	smooth tarplant	None/None/1B.1	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland; alkaline/annual herb/Apr–Sep/0–2100	Not expected to occur. No suitable vegetation present.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE/CE/1B.2	Coastal dunes, marshes and swamps (coastal salt)/annual herb (hemiparasitic)/May–Oct/0–98	Not expected to occur. No suitable vegetation present.
<i>Clarkia delicata</i>	delicate clarkia	None/None/1B.2	Chaparral, cismontane woodland; often gabbroic/annual herb/Apr–June/771–3281	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	summer holly	None/None/1B.2	Chaparral, cismontane woodland/perennial evergreen shrub/Apr–June/98–2592	Not expected to occur. No suitable vegetation present.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	FE/CE/1B.1	Coastal scrub, valley and foothill grassland, vernal pools; mesic/annual / perennial herb/Apr–June/66–2034	Not expected to occur due to lack of suitable habitat.
<i>Frankenia palmeri</i>	Palmer's frankenia	None/None/2B.1	Coastal dunes, marshes and swamps (coastal salt), playas/perennial herb/May–July/0–33	Not expected to occur. No suitable vegetation present.
<i>Grindelia hallii</i>	San Diego gumplant	None/None/1B.2	Chaparral, lower montane coniferous forest, meadows and seeps, valley and foothill grassland/perennial herb/May–Oct/607–5725	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Hazardia orcuttii</i>	Orcutt's hazardia	None/CT/1B.1	Chaparral (maritime), coastal scrub; often clay/perennial evergreen shrub/Aug–Oct/262–279	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Horkelia truncata</i>	Ramona horkelia	None/None/1B.3	Chaparral, cismontane woodland; clay, gabbroic/perennial herb/May–June/1312–4265	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Iva hayesiana</i>	San Diego marsh-elder	None/None/2B.2	Marshes and swamps, playas/perennial herb/Apr–Oct/33–1640	Not expected to occur. No suitable vegetation present.

APPENDIX C (Continued)

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	None/None/1B.1	Marshes and swamps (coastal salt), playas, vernal pools/annual herb/Feb–June/3–4003	Not expected to occur. No suitable vegetation present.
<i>Lepechinia cardiophylla</i>	heart-leaved pitcher sage	None/None/1B.2	Closed-cone coniferous forest, chaparral, cismontane woodland/perennial shrub/Apr–July/1706–4495	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Monardella hypoleuca</i> ssp. <i>lanata</i>	felt-leaved monardella	None/None/1B.2	Chaparral, cismontane woodland/perennial rhizomatous herb/June–Aug/984–5167	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Monardella viminea</i>	willowy monardella	FE/CE/1B.1	Chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland; alluvial ephemeral washes/perennial herb/June–Aug/164–738	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Navarretia fossalis</i>	spreading navarretia	FT/None/1B.1	Chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, vernal pools/annual herb/Apr–June/98–2149	Not expected to occur. No suitable vegetation present.
<i>Nemacaulis denudata</i> var. <i>denudata</i>	coast woolly-heads	None/None/1B.2	Coastal dunes/annual herb/Apr–Sep/0–328	Not expected to occur. No suitable vegetation present.
<i>Orcuttia californica</i>	California Orcutt grass	FE/CE/1B.1	Vernal pools/annual herb/Apr–Aug/49–2165	Not expected to occur. No suitable vegetation present.
<i>Pinus torreyana</i> ssp. <i>torreyana</i>	Torrey pine	None/None/1B.2	Closed-cone coniferous forest, chaparral; sandstone/perennial evergreen tree/N.A./98–525	Not expected to occur naturally. The species has been observed on study area, but the trees were planted on the study area. No suitable vegetation present.
<i>Pogogyne abramsii</i>	San Diego mesa mint	FE/CE/1B.1	Vernal pools/annual herb/Mar–July/295–656	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Pogogyne nudiuscula</i>	Otay Mesa mint	FE/CE/1B.1	Vernal pools/annual herb/May–July/295–820	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.

APPENDIX C (Continued)

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Salvia munzii</i>	Munz's sage	None/None/2B.2	Chaparral, coastal scrub/perennial evergreen shrub/Feb–Apr/377–3494	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Sphaerocarpos drewei</i>	bottle liverwort	None/None/1B.1	Chaparral, coastal scrub; openings, soil/ephemeral liverwort/N.A./295–1969	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Stemodia durantifolia</i>	purple stemodia	None/None/2B.1	Sonoran desert scrub (often mesic, sandy)/perennial herb/Jan–Dec/591–984	Not expected to occur. The study area is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Stylocline citroleum</i>	oil neststraw	None/None/1B.1	Chenopod scrub, coastal scrub, valley and foothill grassland; clay/annual herb/Mar–Apr/164–1312	Not expected to occur. The study area is outside of the species' known elevation range.
<i>Suaeda esteroa</i>	estuary seablite	None/None/1B.2	Marshes and swamps (coastal salt)/perennial herb/May–Oct (Jan)/0–16	Not expected to occur. No suitable vegetation present.

Status Legend

FE: Federally listed as endangered

FT: Federally listed as threatened

CE: State listed as endangered

CR: State listed as rare

CT: State listed as threatened

CRPR

1B: Plants rare, threatened, or endangered in California and elsewhere

2B: Plants rare, threatened, or endangered in California, but more common elsewhere

3: Plants about which more information is needed – a review list

Threat Rank

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

.2 – Fairly threatened in California (20%–80% occurrences threatened/moderate degree and immediacy of threat)

.3 – Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)

APPENDIX D

Special-Status Wildlife Species Analysis of Potential to Occur in the Study Area

APPENDIX D

Special-Status Wildlife Species Analysis of Potential to Occur in the Study Area

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Amphibians</i>					
<i>Spea hammondi</i>	western spadefoot	None/SSC	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture	N	Not expected to occur. No vernal pools or ephemeral basins were observed within the study area. The site is highly disturbed (mowing and development) and the areas of native vegetation are on steep slopes which would not support ponding.
<i>Reptiles</i>					
<i>Actinemys marmorata</i>	western pond turtle	None/SSC	Slow- moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	N	Not expected to occur. There are no areas of suitable habitat for this species within the study area.
<i>Arizona elegans occidentalis</i>	California glossy snake	None/SSC	Commonly occurs in desert regions throughout southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	N	Not expected to occur. No suitable habitat present within the study area.
<i>Aspidoscelis tigris stejnegeri</i>	San Diegan tiger whiptail	None/SSC	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	N	Low potential to occur. While there is some suitable habitat within the vegetated bluffs in the study area, the area is completely surrounded by development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable population of this species.
<i>Crotalus ruber</i>	red diamondback rattlesnake	None/SSC	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	N	Low potential to occur. While there is some suitable habitat within the vegetated bluffs in the study area, the area is completely surrounded by

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
					development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable population of this species.
<i>Phrynosoma blainvillii</i>	Blainville's horned lizard	None/SSC	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley-foothill hardwood, conifer, riparian, pine-cypress, juniper, and annual grassland habitats	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	None/SSC	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	N	Low potential to occur. While there is some suitable habitat within the vegetated bluffs in the study area, the area is completely surrounded by development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable population of this species.
<i>Thamnophis hammondi</i>	two-striped gartersnake	None/SSC	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Birds</i>					
<i>Agelaius tricolor</i> (nesting colony)	tricolored blackbird	BCC/PSE, SSC	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture	N	Not expected to occur. The study area does not support suitable habitat for this species.

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Artemisiospiza belli belli</i>	Bell's sage sparrow	BCC/WL	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in more dense patches but uses more open habitat in winter	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Athene cunicularia</i> (burrow sites and some wintering sites)	burrowing owl	BCC/SSC	Nests and forages in grassland, open scrub, and agriculture, particularly with ground squirrel burrows	N	Not expected to occur. The study area does not support suitable habitat for this species. While there are open areas with ground squirrel burrows, it is a small isolated patch and is not likely to support a sustainable population of this species. In addition, this species was not observed during study area visits.
<i>Buteo swainsoni</i> (nesting)	Swainson's hawk	BCC/ST	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Campylorhynchus brunneicapillus sandiegensis</i> (San Diego and Orange Counties only)	coastal cactus wren	BCC/SSC	Southern cactus scrub patches	N	Not expected to occur. The study area does not support suitable habitat for this species. There are a few very small cactus patches (1-2 plants) along the bluffs; however they are isolated and not likely to support a sustainable population of this species
<i>Charadrius alexandrinus nivosus</i> (nesting)	western snowy plover	FT, BCC/SSC	On coasts nests on sandy marine and estuarine shores; in the interior nests on sandy, barren or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds	N	Not expected to occur. The study area supports a small amount of suitable beach habitat for this species. However, the North Bluff Preserve is a highly utilized beach that allows for off-leash dog use. Due to the high level of human disturbance and the small amount of suitable

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
					habitat in the study area, this species is not expected to occur.
<i>Coccyzus americanus occidentalis</i> (nesting)	western yellow-billed cuckoo	FT, BCC/SE	Nests in dense, wide riparian woodlands and forest with well-developed understories	N	Not expected to occur. The study area is outside of the species' known geographic range.
<i>Elanus leucurus</i> (nesting)	white-tailed kite	None/FP	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Empidonax traillii eximius</i> (nesting)	southwestern willow flycatcher	FE/SE	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Falco mexicanus</i> (nesting)	prairie falcon	BCC/WL	Forages in grassland, savanna, rangeland, agriculture, desert scrub, alpine meadows; nest on cliffs or bluffs	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Icteria virens</i> (nesting)	yellow-breasted chat	None/SSC	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Ixobrychus exilis</i> (nesting)	least bittern	BCC/SSC	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	BCC/ST, FP	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None/SE	Nests and forages in coastal saltmarsh dominated by pickleweed (<i>Salicornia</i> spp.)	N	Not expected to occur. The study area does not support suitable habitat for this species.

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Poliioptila californica californica</i>	coastal California gnatcatcher	FT/SSC	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level	N	Low potential to occur. While there is some suitable habitat within the vegetated bluffs in the study area, the area is completely surrounded by development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable population of this species. The focused, protocol-level survey for gnatcatcher was negative.
<i>Rallus obsoletus levipes</i>	Ridgway's rail	FE/SE, FP	Coastal wetlands, brackish areas, coastal saline emergent wetlands	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Setophaga petechia</i> (nesting)	yellow warbler	BCC/SSC	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats	N	Not expected to occur. The study area does not support suitable habitat for this species.
<i>Sternula antillarum browni</i> (nesting colony)	California least tern	FE/SE, FP	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats	N	Not expected to occur. The study area supports a small amount of suitable beach habitat for this species. However, the North Bluff Preserve is a highly utilized beach that allows for off-leash dog use. Due to the high level of human disturbance and the small amount of suitable habitat in the study area, this species is not expected to occur.
<i>Vireo bellii pusillus</i> (nesting)	least Bell's vireo	FE/SE	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season	N	Not expected to occur. The study area does not support suitable habitat for this species.

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Mammals</i>					
<i>Antrozous pallidus</i>	pallid bat	None/SSC	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees	N	Low potential to occur. While there are tree suitable for roosting, the study area and surrounding urbanized areas don't provide suitable foraging habitat for this species. The closest known occurrence of this species is approximately 15 miles northeast of the study area (CDFW 2017a).
<i>Chaetodipus californicus femoralis</i>	Dulzura pocket mouse	None/SSC	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level	N	Low potential to occur. While this species is known to occur in disturbed areas, study area is surrounded by development and water. There site lacks a connection to other areas of suitable habitat which would be required for the viability of the species. The closest known location of the species is 6 miles northeast of the study area (CDFW 2017a).
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None/SSC	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon-juniper, and annual grassland	N	Low potential to occur. While there is a small area of suitable scrub habitat for this species, study area is surrounded by development and water. There site lacks a connection to other areas of suitable habitat which would be required for the viability of the species. The closest known location of the species is approximately 2 miles southeast of the study area (CDFW 2017a).
<i>Choeronycteris mexicana</i>	Mexican long-tongued bat	None/SSC	Desert and montane riparian, desert succulent scrub, desert scrub, and pinyon-juniper woodland; roosts in caves, mines, and buildings	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	None/SSC	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Euderma maculatum</i>	spotted bat	None/SSC	Foothills, mountains, desert regions of southern California, including arid deserts, grasslands, and mixed-conifer forests; roosts in rock crevices and cliffs; feeds over water and along washes	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Eumops perotis californicus</i>	western mastiff bat	None/SSC	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels	N	Low potential to occur. While there are trees suitable for foraging habitat for the species, the study area and surrounding urbanized areas don't provide suitable roosting habitat for this species. The closest known occurrence of this species is approximately 4 miles northeast of the study area within the San Dieguito River (CDFW 2017a).
<i>Lasiurus blossevillei</i>	western red bat	None/SSC	Forest, woodland, riparian, mesquite bosque, and orchards, including fig, apricot, peach, pear, almond, walnut, and orange; roosts in tree canopy	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Lasiurus xanthinus</i>	western yellow bat	None/SSC	Valley–foothill riparian, desert riparian, desert wash, and palm oasis habitats; below 2,000 feet above mean sea level; roosts in riparian and palms	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None/SSC	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands	N	Not expected to occur. While there is some suitable habitat within the study area, the area is completely surrounded by development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
					population of this species.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None/SSC	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	N	Low potential to occur. Although there is suitable habitat present, no woodrat middens were observed during the wildlife assessment.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None/SSC	Pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Nyctinomops macrotis</i>	big free-tailed bat	None/SSC	Rocky areas; roosts in caves, holes in trees, buildings, and crevices on cliffs and rocky outcrops; forages over water	N	Not expected to occur. The study area does not support suitable roosting or foraging habitat for this species.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	FE/SSC	fine-grained sandy substrates in open coastal strand, coastal dunes, and river alluvium	N	Low potential to occur. While there is suitable beach habitat adjacent to the study area, this area is heavily used by people and within a largely urban setting. The closest known occurrence is 1.5 miles southeast of the study area just outside of the San Dieguito Lagoon (CDFW 2017a).
<i>Taxidea taxus</i>	American badger	None/SSC	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	N	Not expected to occur. While there is some suitable habitat within the study area, the area is completely surrounded by development, the ocean or the beach. The available habitat is very isolated and would likely not support a sustainable population of this species.

APPENDIX D (CONTINUED)

Scientific Name	Common Name	Status (Federal/ State)	Primary Habitat Associations	Verified within the Study Area (Direct/ Indirect Evidence)	Status Within the Study Area or Potential to Occur
<i>Invertebrates</i>					
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	N	Not expected to occur. No vernal pools or ephemeral basins were observed within the study area. The site is highly disturbed (mowing and development) and the areas of native vegetation are on steep slopes which would not support ponding.
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	FE/None	Annual forblands, grassland, open coastal scrub and chaparral; often soils with cryptogamic crusts and fine-textured clay; host plants include <i>Plantago erecta</i> , <i>Antirrhinum coulterianum</i> , and <i>Plantago patagonica</i> (Silverado Occurrence Complex)	N	Not expected to occur. There are no areas of suitable habitat for this species within the study area.
<i>Lycaena hermes</i>	Hermes copper	FC/None	Mixed woodlands, chaparral, and coastal scrub	N	Not expected to occur. There are no areas of suitable habitat for this species within the study area.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	N	Not expected to occur. No vernal pools or ephemeral basins were observed within the study area. The site is highly disturbed (mowing and development) and the areas of native vegetation are on steep slopes which would not support ponding.

Status Abbreviations

BCC: U.S. Fish and Wildlife Service Bird of Conservation Concern
 FC: Federal Candidate
 FE: Federally Endangered
 FP: California Fully Protected Species
 FT: Federally Threatened

PSE: Proposed State Endangered
 SE: State Endangered
 SSC: California Species of Special Concern
 ST: State Threatened
 WL: California Watch List Species

APPENDIX D (Continued)

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