

# General Biological Assessment

Date & Time: Sat, May 23, 2020, 10:09:43 PDT  
Position: 11 N 463950 3774028 ( $\pm 32.8$ ft)  
Altitude: 1279ft ( $\pm 62.3$ ft)  
Datum: WGS-84  
Azimuth/Bearing: 113° S67E 2009mils True ( $\pm 12^\circ$ )  
Elevation Angle:  $-04.9^\circ$   
Horizon Angle:  $-00.3^\circ$   
Zoom: 0.5X



MASTER CASE NO. 2020-0008 (PRECISE PLAN OF DESIGN NO. 2020-0007)

# **GENERAL BIOLOGICAL ASSESSMENT**

**RESIDENTIAL DEVELOPMENT PROPOSED ON AN APPROXIMATE  
4.54-ACRE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF  
WEST FOOTHILL BOULEVARD AND NORTH LARCH AVENUE IN  
THE CITY OF RIALTO, CALIFORNIA**

**ASSESSOR'S PARCEL NUMBERS: 0128-071-02, -03, AND -09  
MASTER CASE NO. 2020-0008 (PRECISE PLAN OF DESIGN NO. 2020-0007)**

**City of Rialto (Lead Agency)**

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**June 29, 2020**

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## 1.0 INTRODUCTION

### 1.1 Purpose

This General Biological Assessment (GBA) provides the results of a field reconnaissance survey conducted on May 23, 2020, and identifies the biological resources present and/or potentially present on the 4.54-acre<sup>1</sup> subject property (Property and/or Site) (APNs 0128-071-02, -03, and -09) to determine if the proposed residential development (Project) will have a potential impact on biological resources.

The purpose of this GBA was to summarize the biological data for the Property and its vicinity, and to determine if the Project would have a potential impact on biological resources. Searl Biological Services (SBS) conducted a field survey of the Property and surrounding area on May 23, 2020. This report provides a description of the biological setting, vegetation communities, wildlife, regulatory-status species, and potential for jurisdictional waters and wetlands. This GBA report also includes an analysis of potential Project impacts and recommended mitigation measures proposed for the avoidance, minimization, or compensation for permanent impacts to regulatory-status habitats and species.

### 1.2 Property Location

The Property was located on the southeast corner of West Foothill Boulevard and North Larch Avenue in the City of Rialto, California (City). *Figure 1 – Regional Map* (Page 2) and *Figure 2 - Vicinity Map* (Page 3) depict the location of the Property.

The Property was geographically located in Township 1 South, Range 5 West in Section 10 of the Fontana 7.5 Minute United States Geological Survey (USGS) California Quadrangle. *Figure 3 - USGS Topographic Map* (Page 4) depicts the Site's geographic location. The Universal Transverse Mercator (UTM) coordinates of the approximate center of the Property was Zone 11S, 463,988-meters East, 3,774,001-meters North (North American Datum 1983 [NAD83]).

### 1.3 Project Description

The Project proposes a multi-family residential development. The Project will consist of a total of 70 units; 56 two-story and 14 three-story. The Project will also include an outdoor barbecue area, pool, spa, and play grounds. The primary ingress/egress is provided to the Project on N. Larch Avenue with an additional emergency access to a proposed 20-foot wide alley located in the southeastern portion of the Project. A site plan has been included as Appendix A.

## 2.0 REGULATORY SETTING

### 2.1 Federal

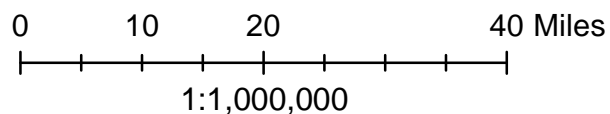
#### 2.1.1 Endangered Species Act

The Federal Endangered Species Act (FESA) of 1973, as amended, provides the regulatory framework to protect and recover imperiled species and the ecosystems upon which they depend. It is administered by the U.S. Fish and Wildlife Service (Service) and the Commerce Department's National Marine Fisheries Service (NMFS). The Service has primary responsibility for terrestrial and freshwater organisms, while the responsibilities of NMFS are mainly marine wildlife. Under the FESA, species may be listed as either endangered or threatened. "Endangered" means a species is in danger of extinction throughout all or a

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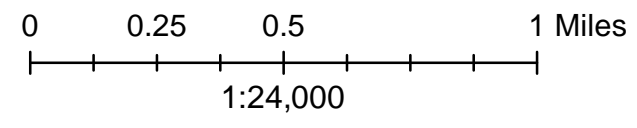
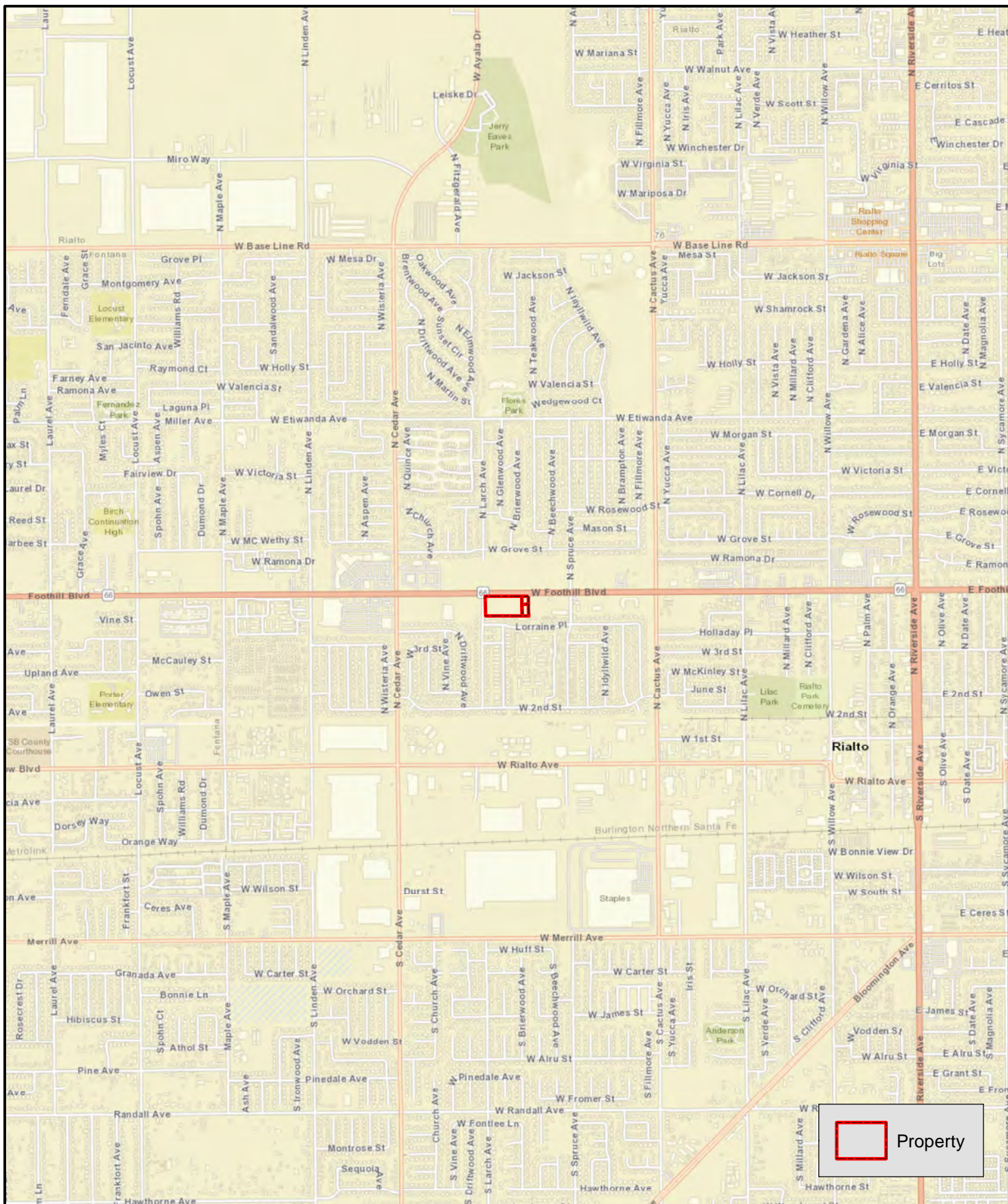
<sup>1</sup> The acreage was generated utilizing the San Bernardino County "Parcel Polygons" public GIS shapefile (County of San Bernardino, 2020) and may not be accurate to legal survey standards.





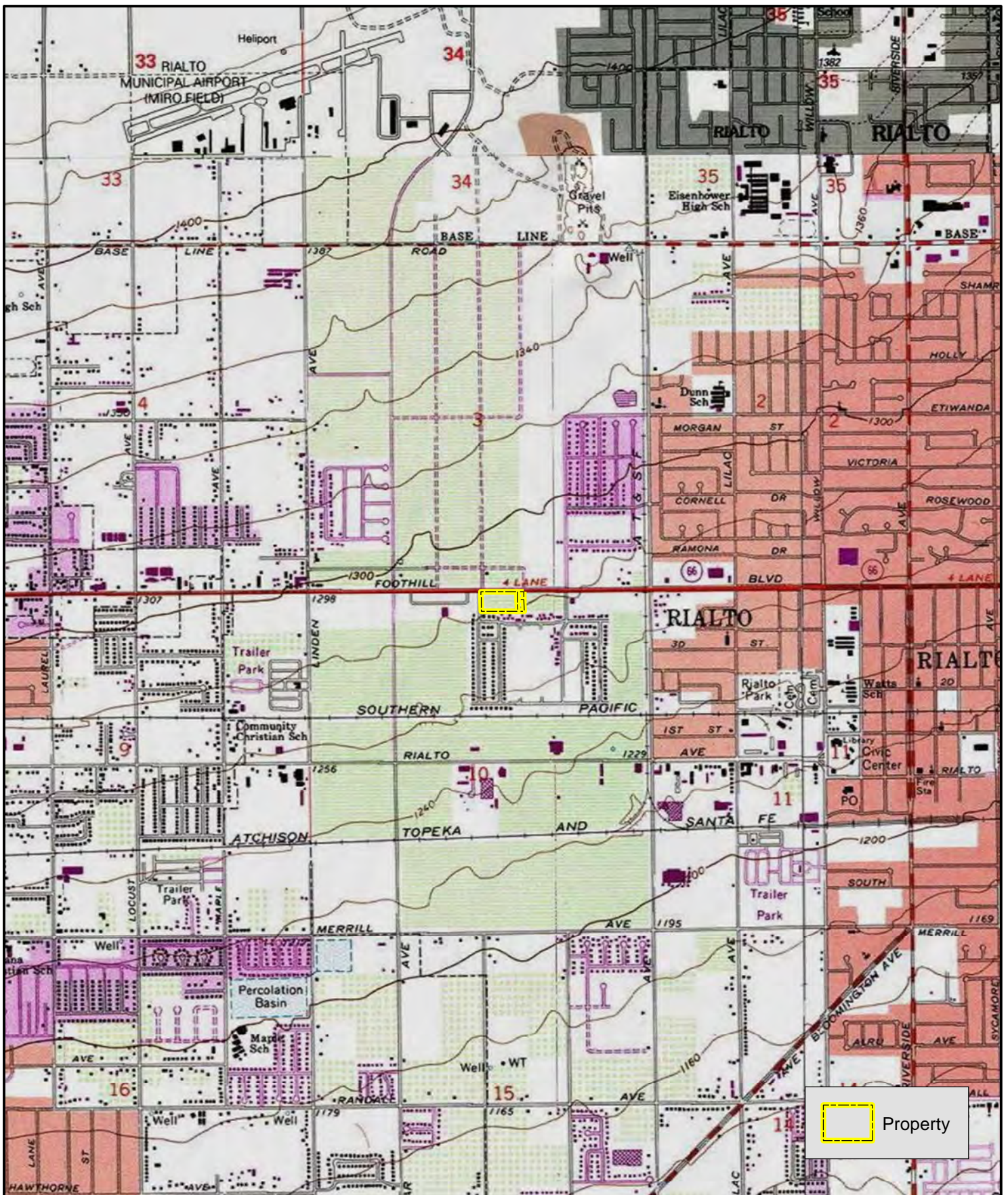
**FIGURE 1**  
**Regional Map**





**FIGURE 2**  
**Vicinity Map**





Property



0 0.25 0.5 1 Miles  
1:24,000

**FIGURE 3**  
**USGS Topographic**  
**Map**



significant portion of its range. "Threatened" means a species is likely to become endangered within the foreseeable future. All species of plants and animals, except pest insects, are eligible for listing as endangered or threatened. For the purposes of the ESA, Congress defined species to include subspecies, varieties, and, for vertebrates, distinct population segments.

### 2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act of (MBTA) 1918, as amended, makes it illegal to take<sup>2</sup>, possess, import, export, transport, sell, purchase, barter, or offer for sale, purchase, or barter, any migratory bird, or the parts, nests, or eggs of such a bird except under the terms of a valid Federal permit. Disturbances, including construction activities, that cause an active nest to fail would be considered "take" and a violation of the MBTA.

### 2.1.3 Clean Water Act

Section 404 of the Clean Water Act (CWA) establishes a program to regulate the discharge of dredged or fill material into waters of the United States, including wetlands. Activities in waters of the United States regulated under this program include fill for development, water resource projects (such as dams and levees), infrastructure development (such as highways and airports) and mining projects.

## 2.2 State

### 2.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) 1984 states that all native species of fishes, amphibians, reptiles, birds, mammals, invertebrates, and plants, and their habitats, threatened with extinction and those experiencing a significant decline which, if not halted, would lead to a threatened or endangered designation, will be protected or preserved. CESA prohibits the take of any species of wildlife designated by the California Fish and Game Commission (CFGF) as endangered, threatened, or candidate species. The CESA is administered by the California Department of Fish and Wildlife (CDFW) which may authorize the take of any such species if certain conditions are met.

### 2.2.2 Native Plant Protection Act

The Native Plant Protection Act (NPPA) 1977 (California Fish and Game Code Sections 1900 through 1913) allows the CFGF to designate plants as rare or endangered. The NPPA prohibits take of endangered or rare native plants, but includes some exceptions for agricultural and nursery operations; emergencies; and after properly notifying CDFW for vegetation removal from canals, roads, and other sites, changes in land use, and in certain other situations.

### 2.2.3 Fully Protected Species

The classification of Fully Protected (FP) (California Fish and Game Code §3511, §4700, §5050 and §5515) was the State's initial effort in the 1960's to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, mammals, amphibians and reptiles, birds and mammals. Most fully protected species have also been listed as threatened or endangered species under the more recent endangered species laws and regulations.

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<sup>2</sup> is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires."

#### 2.2.4 Species of Special Concern

CDFW defines a Species of Special Concern (SSC) as a species, subspecies, or distinct population of an animal native to California that currently satisfies one or more of the following (not necessarily mutually exclusive) criteria:

- is extirpated from the State or, in the case of birds, is extirpated in its primary season or breeding role;
- is listed as Federally-, but not State-, threatened or endangered; meets the State definition of threatened or endangered but has not formally been listed;
- is experiencing, or formerly experienced, serious (nonscyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status;
- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

CDFW further states that “SSCs should be considered during the environmental review process” through the CEQA process.

#### 2.2.5 California Fish and Game Codes §3503 and §3513

California Fish and Game Code §3503 and §3513 are additional protections for nesting native bird species by making it illegal to:

- It is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto (California Fish and Game Code §3503).
- It is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto (California Fish and Game Code §3503.5).
- It is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Treaty Act (California Fish and Game Code §3513).

#### 2.2.6 California Environmental Quality Act

CEQA was enacted in 1970 and requires public agencies to analyze and publicly disclose the environmental impacts from projects they approve, and adopt feasible alternatives and mitigation measures to mitigate for the significant impacts they identify. CEQA applies to all discretionary projects proposed to be conducted or approved by a California public agency, including private projects requiring discretionary government approval.

The purpose of CEQA is to:

- Disclose to the public the significant environmental effects of a proposed discretionary project, through the preparation of an Initial Study (IS), Negative Declaration (ND), or Environmental Impact Report (EIR).
- Prevent or minimize damage to the environment through development of project alternatives, mitigation measures, and mitigation monitoring.



- Disclose to the public the agency decision-making process utilized to approve discretionary projects through findings and statements of overriding consideration.
- Enhance public participation in the environmental review process through scoping meetings, public notice, public review, hearings, and the judicial process.
- Improve interagency coordination through early consultations, scoping meetings, notices of preparation, and State Clearinghouse review.

This GBA assessed the potential for impacts on Section IV. Biological Resources from Appendix G of CEQA.

### 2.2.7 Lake and Streambed Alteration Agreements

CDFW is charged with the authority through provisions of the California Fish and Game Code Sections §1600 et seq. to issue agreements for any alteration of rivers, streams, or lakes where fish and wildlife resources may be adversely affected through modification or removal of support resources (vegetation, diversion of water, modification of riparian communities, etc.). The California Fish and Game Code states:

- An entity shall not substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake, or deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake (California Fish and Game Code §1602) prior to notifying the CDFW.

Streams are generally defined by the presence of bed and banks, channels, shorelines, and similar features. CDFW has discretion to assert jurisdiction over riparian communities associated with streams and waterbodies, as well as isolated waterbodies.

### 2.2.8 California Native Plant Society

The California Native Plant Society (CNPS) is a statewide non-profit organization whose mission is to "...conserve California native plants and their natural habitats, and increase understanding, appreciation, and horticultural use of native plants" (California Native Plant Society, 2020). The CNPS Inventory of Rare and Endangered Plants (CNPS Inventory) is a widely-recognized resource utilized to assist in the CEQA process. The CNPS has created a "California Rare Plant Ranking System" (CRPR) to categorize degrees of endangerment and/or concern (California Native Plant Society, 2020). Additionally, the CNPS has created a "Threat Rank" which "...is an extension added onto the CRPR and designates the level of endangerment by a 1 to 3 ranking, with 1 being the most endangered and 3 being the least endangered (California Native Plant Society, 2020). The "California Rare Plant Ranking System" and "Threat Ranks" are presented in *Table 1 - CRPR Classifications* (below).

Table 1 – CRPR Classifications

<b>CRPR</b>
1A - Plants Presumed Extirpated in California and Either Rare or Extinct Elsewhere
1B - Plants Rare, Threatened, or Endangered in California and Elsewhere
2A - Plants Presumed Extirpated in California, But More Common Elsewhere
2B - Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere
3 - Plants About Which More Information is Needed - A Review List
4 - Plants of Limited Distribution - A Watch List
<b>THREAT RANK</b>
0.1-Seriously threatened in California (high degree/immediacy of threat)
0.2-Fairly threatened in California (moderate degree/immediacy of threat)
0.3-Not very threatened in California (low degree/immediacy of threats or no current threats known)

All the CRPR 1A, 1B, 2A, and 2B plants meet the definitions of the CESA of the California Fish and Game Code, and are eligible for state listing. Impacts to these species or their habitat must be analyzed during preparation of environmental documents relating to CEQA. CRPR 3 and 4 plants are considered “watch list” plants and warrant more information through population monitoring. These plants may meet the definitions of the CESA of the California Fish and Game Code, and might be eligible for state listing. The CNPS recommends that these species be evaluated for consideration during the preparation of CEQA documents.

## 2.3 Local

### 2.3.1 City of Rialto General Plan

The City’s General Plan was updated and finalized in December 2010. The General Plan contains a Conservation section in which Biological Resources are specifically described. The Biological Resources section focuses on Lytle Creek Wash but also states that:

- *“The City of Rialto will continue to protect local biological resources through careful land designation of resource areas, and by requiring development projects in proximity to wildlife corridors to incorporate mitigation measures to minimize impacts to such biological resources.”*

### 2.3.2 Renaissance Specific Plan

The Property was located within the Foothill Boulevard Specific Plan which was completed in May 2010. The Site was located in an area designated as “Residential-High Density (R-HD)” which is described as:

- *“...intended to increase the number of residential units along Foothill Boulevard and therefore increase the amount of pedestrian traffic utilizing the nearby commercial uses.”*

## 3.0 METHODS

### 3.1 Literature Review

Prior to conducting the field assessment, SBS conducted a review and analysis of available literature to compile a list of regulatory-status plants, animals, and habitats reported to occur within five miles of the Property since the year 2000. The primary sources included a query of the California Natural Diversity Database (CNDDDB) (California Department of Fish and Wildlife, 2020), the U. S. Fish and Wildlife Service (USFWS) Carlsbad Fish and Wildlife Office (CFWO) “Species Occurrence Data” (U. S. Fish & Wildlife Service Carlsbad Fish & Wildlife Office, 2019), and the USFWS Environmental Conservation Online System (ECOS) (U. S. Fish & Wildlife Service, 2020).

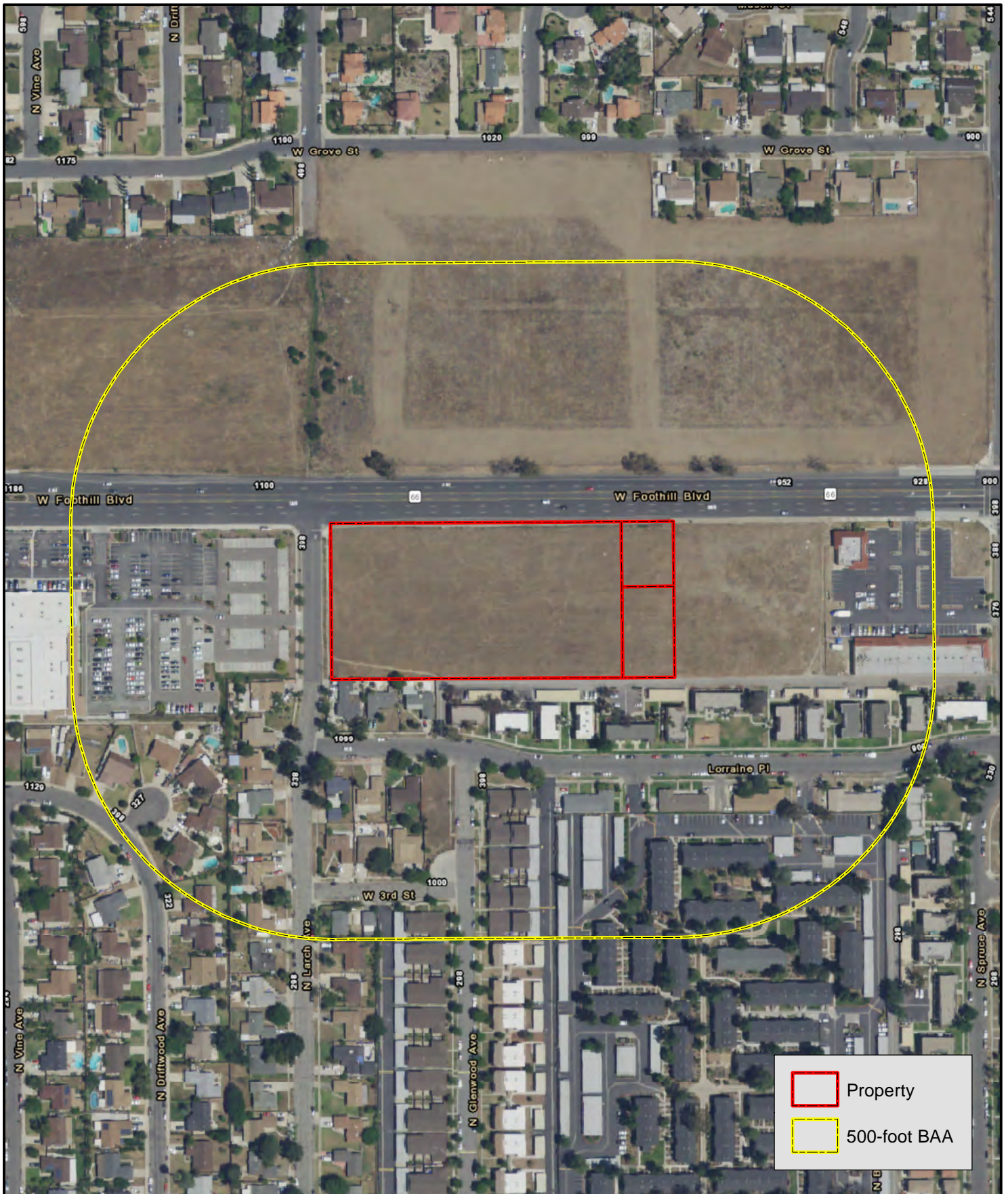
Background research also included the review of the Fontana 7.5 Minute USGS California Quadrangle, historic aerial photography from Historic Aerials online (Historic Aerials by Netronline, 2020) and Google Earth, the USFWS National Wetland Inventory (NWI), and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

### 3.2 Field Assessment

Subsequent to conducting the literature review, SBS personnel conducted a reconnaissance-level survey on May 23, 2020 on the Property and areas within 500-feet; herein referred to as the Biological Assessment Area<sup>3</sup> (BAA) and depicted on *Figure 4 – Biological Assessment Area* (Page 9). A pedestrian survey was conducted on the Property with transects spaced at approximately 20-feet to achieve 100% visual coverage.

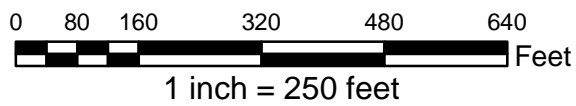
<sup>3</sup> The BAA was 44.57-acres.





Property

500-foot BAA



**FIGURE 4**  
**Biological Assessment Area**



Lawful access was not pursued or granted for the areas within 500-feet of the Property; therefore, those areas were scanned using binoculars. Assessments performed included a general plant and animal survey, habitat assessment, vegetation/land covers mapping, and jurisdictional assessment.

### 3.2.1 Vegetation/Land Covers Mapping

Vegetation community classifications are typically conducted in accordance with the California Department of Fish and Wildlife's (CDFW) Vegetation Classification and Mapping Program (VegCAMP) *List of Vegetation Alliances and Associations* (Natural Communities List) (California Department of Fish and Wildlife, 2019) and *A Manual of California Vegetation*. Vegetation communities and land covers are mapped in the field utilizing both paper maps (i.e., aerial photographs and USGS topographic maps) and Collector for ArcGIS installed on an iPhone 11 connected to a SXBlue II + GNSS submeter unit and antenna (Collector). Some land cover types are not classified in the above-referenced sources (i.e., developed, disturbed, agriculture, etc.); therefore, each land cover is designated with a common name for the purpose of this report.

### 3.3 Potential Occurrence Analysis

The primary purpose of the GBA was to determine the potential for regulatory-status species to inhabit or seasonally utilize the BAA, specifically focusing on those regulatory-status<sup>4</sup> plants and animals that have been documented to occur within five miles of the Property since the year 2000. The predictive analysis is based on each species known distribution/range including elevation and habitat requirements. Other factors analyzed included site disturbance levels and history of anthropogenic disturbance. One of the five occurrence probability designations listed below has been designated for each regulatory-status species based on the above described factors. Species occurrence has been determined to be one of the following:

- **Present**: The regulatory-status species was observed within the BAA during the field investigation or has been documented to occur within the BAA by the CFWO or CNDDDB since the year 2000.
- **High**: The BAA supports preferred habitat for the species. The organism has recently been detected in the vicinity, or ecological conditions of the BAA are such that presence can be reasonably predicted. Focused surveys are warranted and recommended.
- **Moderate**: The species has a reasonable possibility of occurring within the BAA. Habitats are generally suitable and the species is known to occur in the area. Focused surveys may be warranted for listed<sup>5</sup> species.
- **Low**: The BAA is within the known range or distribution of the species. Suitable habitat onsite is marginal to non-existent. Factors, such as disturbance, site location, site size, or other human factors, likely preclude species occurrence. Focused surveys for the species are not warranted.
- **Not Present**: The BAA lacks suitable habitats to support the species. It is highly unlikely for the species to occur within the BAA.

### 3.4 Impact Analysis

The potential for the Project to have a Potentially Significant Impact on a particular regulatory-status species or habitat was dependent upon the scale of the Project, the Property's location in a regional context (i.e., isolated from blocks of connected habitats, wildlife corridors, located in an urban area, etc.), the listing status of the species (i.e., Endangered vs. CDFW SSC), and the species occurrence potential.

<sup>4</sup> For this GBA, regulatory-status species included ESA and CESA endangered, threatened, proposed, or candidate species; CDFW SSC, and CNPS CRPR 1A, 1B, 2A, 2B, 3, and 4 plants.

<sup>5</sup> ESA and/or CESA listed as endangered, threatened, proposed, or candidate species.

## 4.0 RESULTS

### 4.1 Soils

According to the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey (United States Department of Agriculture Natural Resources Conservation Service, 2020), the BAA consisted of two soil series as depicted by *Figure 5 – NRCS Soils* (Page 13). A brief description, as described by the NRCS, is presented in *Table 2 – BAA Soils* (below). No hydric, clay, or saline-alkali soils were present within the BAA.

Table 2 – BAA Soils

ACRONYM/SOIL NAME	SOIL DESCRIPTION	ACRES
TuB - Tujunga loamy sand, 0 to 5 percent slopes	A somewhat excessively drained alluvium soil derived from granite. The depth to restrictive feature is more than 80 inches.	41.52
TvC - Tujunga gravelly loamy sand, 0 to 9 percent slopes	TvC was also a somewhat excessively drained alluvium soil derived from granite. The depth to restrictive feature is more than 80 inches. The NRCS lists TvC as a non-hydric soil.	3.05

### 4.2 Designated Critical Habitat

The BAA does not occur within designated critical habitats. San Bernardino kangaroo rat (*Dipodomys merriami parvus*) (SBKR) was the nearest designated critical habitat located approximately 2.9-miles east of the Property within the Lytle Creek Wash.

### 4.3 Survey Results

The weather conditions during the field-reconnaissance survey on May 23, 2020 were conducive for conducting a biological survey with a temperature range of 63.0 to 80.0 degrees Fahrenheit, average wind speed of 2.3 to 6.0 miles per hour (mph), and mostly clear skies. Representative photographs taken during the field survey are included in Appendix B.

#### 4.3.1 Vegetation

A description of the land cover types on the BAA is presented in *Table 3 - BAA Vegetation/Land Covers* (below). The distribution of vegetation communities and land covers on the BAA are depicted on *Figure 6 – Vegetation/Land Covers* (Page 14). No regulatory-status vegetation communities were present within the BAA.

Table 3 – BAA Vegetation/Land Covers

COMMON NAME/ VEGCAMP COMMUNITY	DESCRIPTION	TOTAL ACRES
Developed	Developed areas consisted of buildings, paved roadways, and ornamental landscaped areas.	25.24
No Corresponding VegCAMP Classification		
Developed/Active Construction	A development project was being constructed north of the Property. Much of the area had been graded and heavy equipment was present.	9.97
No Corresponding VegCAMP Classification		

COMMON NAME/ VEGCAMP COMMUNITY	DESCRIPTION	TOTAL ACRES
Ruderal  Wild oats and annual brome grasslands Semi-Natural Alliance 42.027.00  <i>Avena barbata</i> 44.150.01	Ruderal was the primary land cover on the Property, and was the disturbed land cover present on the maintained <sup>6</sup> vacant lots northwest and east of the Property within the BAA. The dominant plants observed in these areas were naturalized non-natives which included slender wild oat ( <i>Avena barbata</i> ), cheatgrass ( <i>Bromus tectorum</i> ) and long-beaked filaree ( <i>Erodium botrys</i> ). Common native annuals, such as American bird's-foot-trefoil ( <i>Acmispon americanus</i> var. <i>americanus</i> ) and miniature lupine ( <i>Lupinus bicolor</i> ), were also present throughout the Property.	9.36

#### 4.3.2 Regulatory-Status Species

No regulatory-status plants or animals were detected during the field survey. The BAA consisted of developed and ruderal habitats as detailed above. Wildlife detected included only common, urban-adapted species such as House Finch (*Haemorhous mexicanus*), Northern Mockingbird (*Mimus polyglottos*), House Sparrow (*Passer domesticus*), and Botta's pocket gopher (*Thomomys bottae*).

A complete list of the plants and wildlife detected within the BAA is included in Appendix C.

#### 4.3.3 Potential Jurisdictional Waters, Wetlands, and Streambeds

No potentially jurisdictional features were present on the Property, nor were potentially jurisdictional features detected within the BAA.

### 4.4 Occurrence Potential Results

The analysis and query of the CFWO and CNDDDB resulted in a total of three regulatory-status plants and 14 regulatory-status animal species/subspecies.

#### 4.4.1 Regulatory-Status Plants

The three regulatory-status plants, Parry's spineflower (*Chorizanthe parryi* var. *parryi*), Plummer's mariposa-lily (*Calochortus plummerae*), and Santa Ana River woollystar (*Eriastrum densifolium* subsp. *sanctorum*), were analyzed for their potential to occur based on the pre-field survey office analysis and data collected during the field survey and were determined to be Not Present. A detailed description for each species is presented in Table D-1 in the attached Appendix D. *Figure 7 - Query Results Regulatory-Status Plants* (Page 15) depicts the locations of the reported detections.

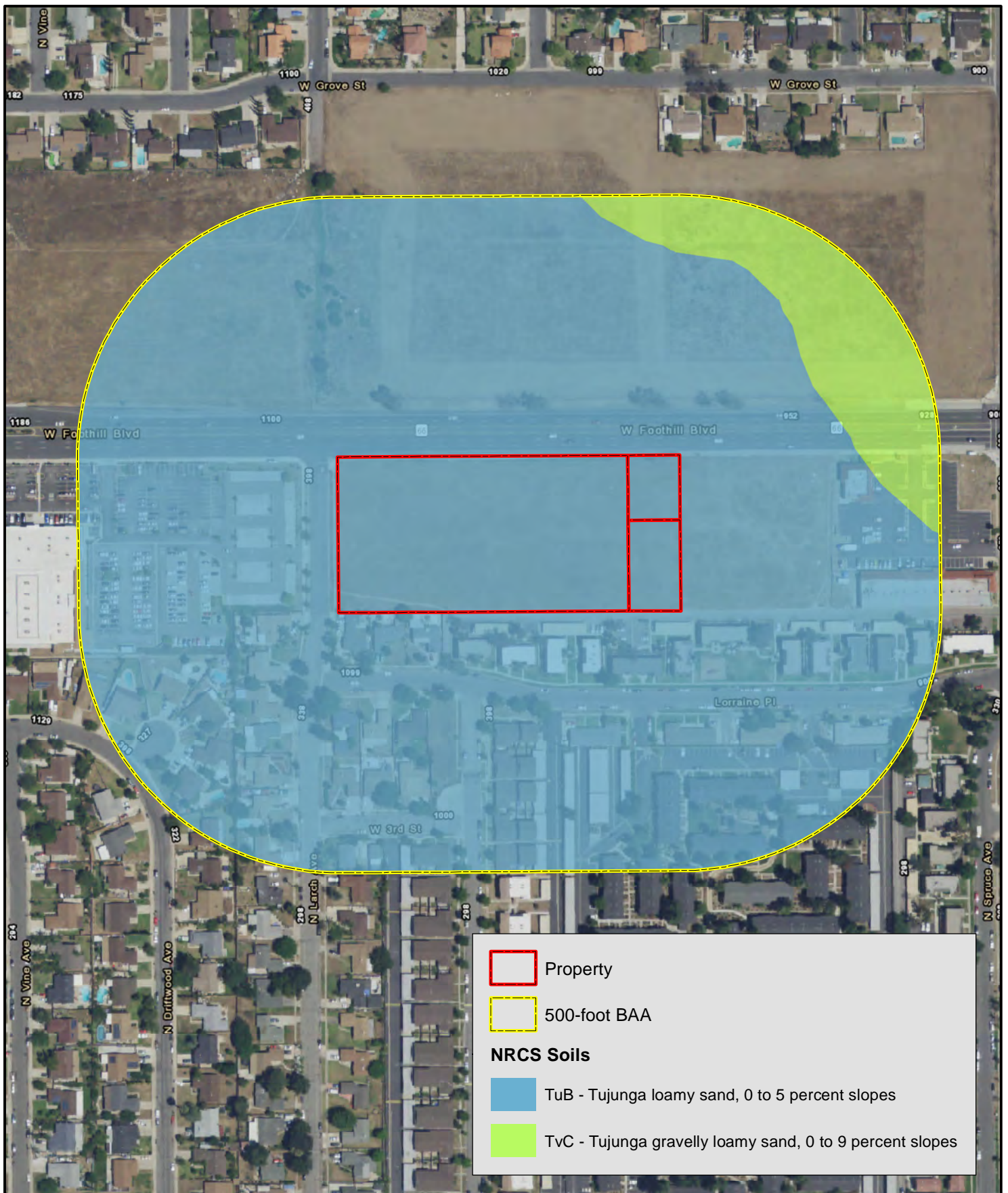
#### 4.4.2 Regulatory-Status Animals

The 14 regulatory-status animals were analyzed for their potential to occur based on the pre-field survey office analysis and data collected during the field survey. The occurrence potential results for each species is presented in Table D-2 in the attached Appendix D. *Figure 8 - Query Results Regulatory-Status Animals* (Page 16) depicts the locations of the reported detections. Only those species with a Low, Moderate, High, or Present determination are discussed in this section. Those species determined to be Not Present are not discussed.

The predictive analysis concluded that of the 14 regulatory-status animals, six have a Low potential to occur within the BAA. The remaining eight were Not Present. Each of the six species are briefly described below.

<sup>6</sup> Vacant lots were maintained for weed abatement purposes either by disking or mowing.



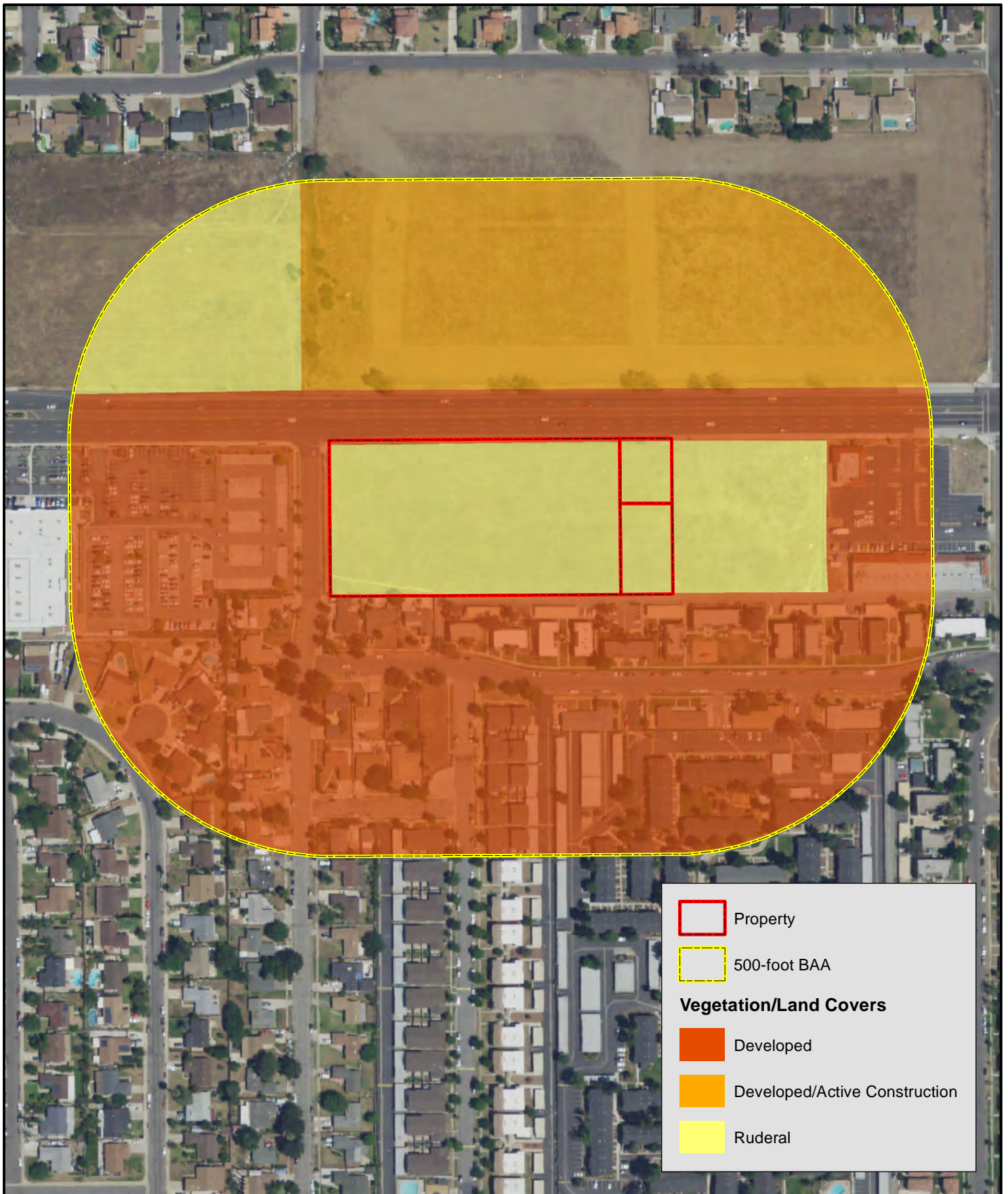


**FIGURE 5**  
**NRCS Soils**



0 80 160 320 480 640  
Feet  
1 inch = 250 feet



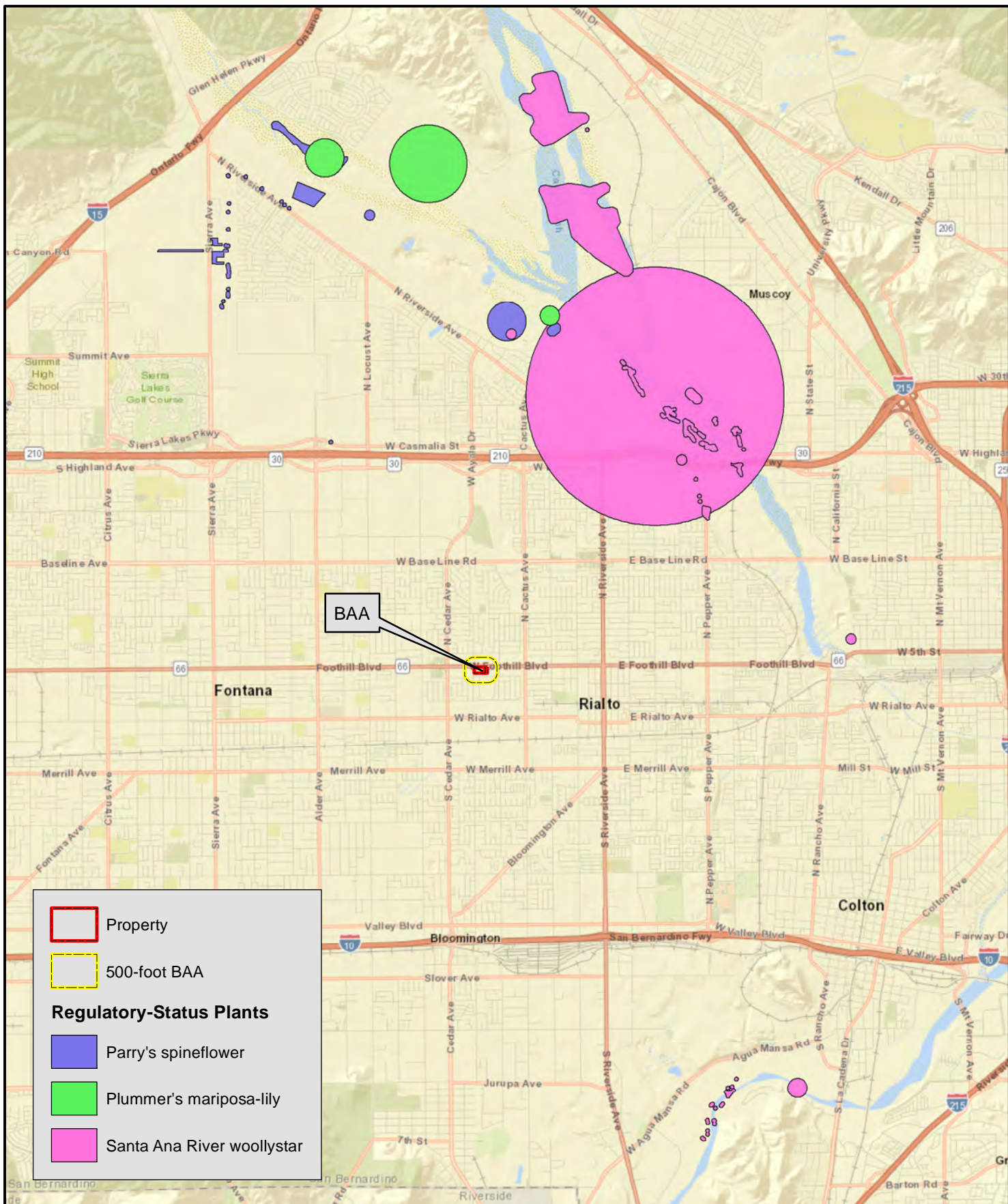


**FIGURE 6**  
**Vegetation/Land Covers**

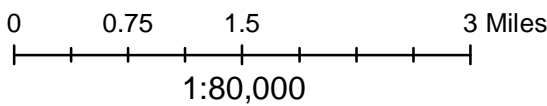


0 80 160 320 480 640  
Feet  
1 inch = 250 feet

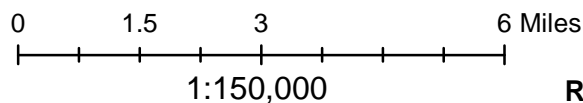
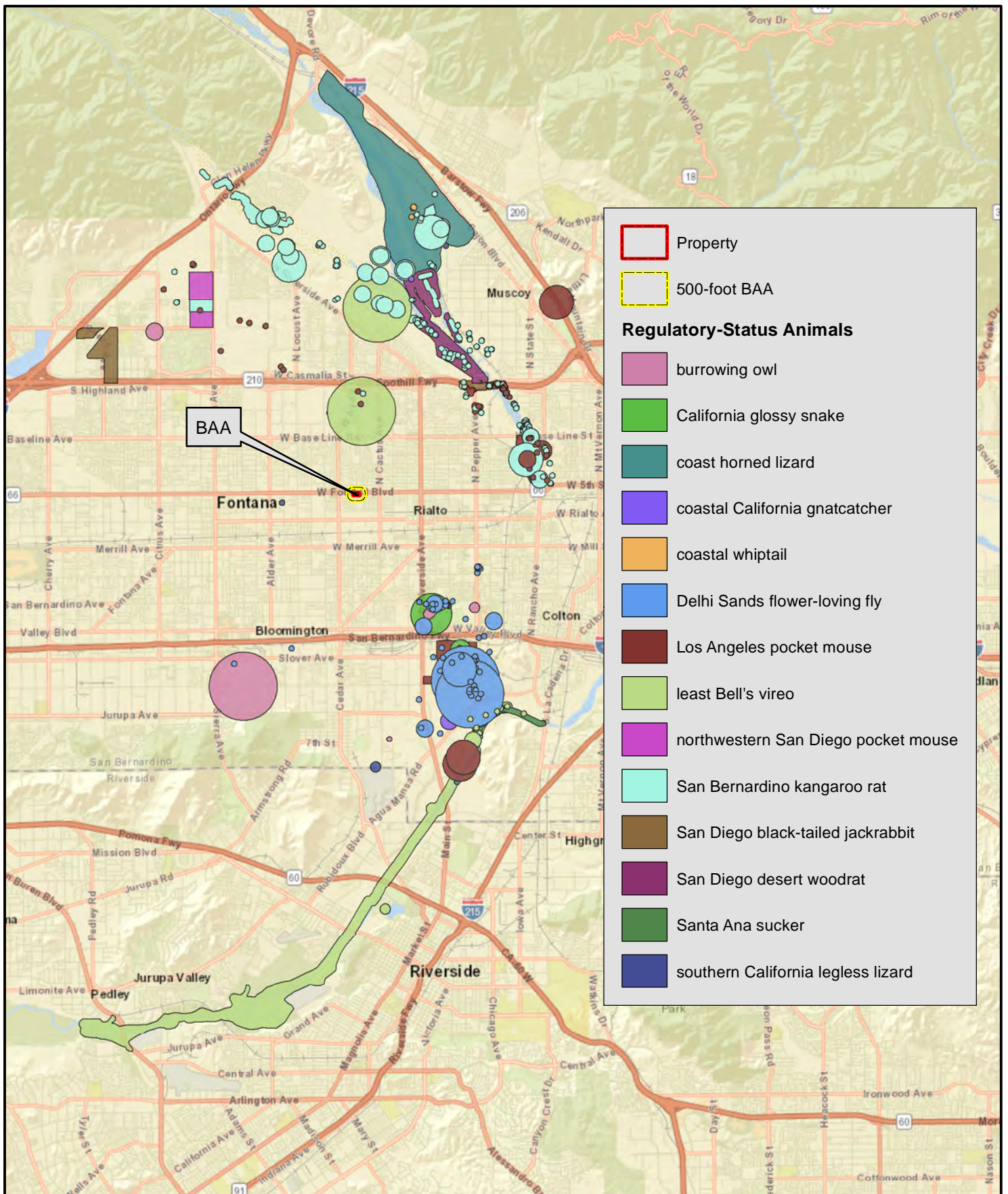




**FIGURE 7**  
**Query Results**  
**Regulatory-Status Plants**







**FIGURE 8**  
**Query Results**  
**Regulatory-Status Animals**

#### 4.4.2.1 Low Potential

- California Glossy Snake (*Arizona elegans occidentalis*) (CDFW SSC):** The California glossy snake (CGLS) typically inhabits coastal sage scrub, rocky washes, grasslands, and chaparral. CGLS prefers open areas and areas with sandy or loamy soil loose enough for easy burrowing. Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils), the BAA supported only disturbed, routinely maintained lots. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where CGLS likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 2.5-miles southeast of the Property in 2000. The majority of this area has since been developed. CGLS was not detected during the field survey conducted on May 23, 2020.
- Blainville's [Coast] Horned Lizard (*Phrynosoma blainvillii*) (CDFW SSC):** Blainville's Horned Lizard (BHL) occurs in open areas, especially sandy areas, washes, floodplains and wind-blown deposits in a wide variety of habitats including coastal sage scrub, grasslands, chaparral, oak woodland, riparian woodland and coniferous forest. Critical habitat requirements include loose soils for burrowing, and an abundance of native harvester ants (*Pogonomyrmex* spp.), its primary food source, or other insects such as beetles. Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils) and harvester ants were observed, the BAA supported only disturbed, routinely maintained lots. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where BHL likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 4.1-miles north/northeast of the Property in 2008 within the Cajon Wash. BHL was not detected during the field survey conducted on May 23, 2020.
- San Diegan Tiger [Coastal] Whiptail (*Aspidoscelis tigris stejnegeri*) (CDFW SSC):** The San Diegan Tiger Whiptail (SDTW) is found in a variety of habitats, including coastal sage scrub, alluvial fans, desert scrub, chaparral and forested/woodland areas. Whiptails prefer areas in and around dense vegetation. They are often found associated with sandy areas along gravelly arroyos or washes. Preferred habitats were not present within the BAA with only maintained ruderal habitats remaining. The lack of a habitat connection to the BAA also likely precludes SDTW from occurring. According to the CNDDDB, the nearest detection occurred approximately 5.1-miles north/northeast of the Property in 2014 within Cajon Wash. SDTW was not detected during the field survey conducted on May 23, 2020.
- Southern California Legless Lizard (*Anniella stebbinsi*) (CDFW SSC):** The Southern California Legless Lizard (SCLL) is relatively common in a variety of habitats but especially in coastal dune, valley-foothill grasslands, chaparral, coastal sage scrub, sandy washes, and alluvial fans. SCLL lives mostly underground by burrowing in loose sandy soils. Forages on insect larvae, small adult insects, and spiders. Low-quality suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils); however, these areas were disturbed, routinely maintained lots with the Property being deeply disked occasionally. According to the CNDDDB, the nearest detection occurred approximately 1.25-miles west of the Property in 2018. Apparently, the detection occurred in a residential yard, though it is unknown if the individual SCLL occurred naturally, or was brought to the site by people. SCLL was not detected during the field survey conducted on May 23, 2020.
- Los Angeles pocket mouse (*Perognathus longimembris brevinasus*) (CDFW SSC):** The Los Angeles pocket mouse (LAPM) occurs in open grasslands, coastal sage scrub, and alluvial scrub habitats. LAPM hibernates in the winter, and also becomes torpid when deprived of food for 24 to 36-hours or during low temperatures. Burrows are small in diameter (i.e., 0.6 to 0.8-inch) and are typically plugged during the day. Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils), the BAA supported only disturbed, routinely maintained lots.



Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where LAPM likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 1.6-miles north of the Property in 2012.

- **northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*) (CDFW SSC):** A common resident of sandy herbaceous areas, usually in association with rocks or coarse gravel. The northwestern San Diego pocket mouse (NSDPM) is commonly found in disturbed grassland and open sage scrub vegetation with sandy-loam to loam soils. Forages on seeds of forbs, grasses, and shrubs with a high preference for grass seeds. Low-quality suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils); however, these areas were disturbed, routinely maintained lots with the Property being deeply disked occasionally. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where NSDPM likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 3.9-miles northwest of the Property in 2002.

## 5.0 CEQA Significance Thresholds

The Project will not have a significant impact on biological resources. The Property was located in an urban area isolated from intact, high-quality biological habitats. The isolation coupled with the small-size of the Property would not provide sustainable live-in habitat in perpetuity. This notwithstanding, SBS recommends the following mitigation measures.

- **BIO-1:** Although BUOW and California ground squirrel were absent, due to the presence of structurally suitable habitat for BUOW, a pre-construction survey for BUOW should be conducted by a qualified biologist within 30-days of Project-related construction activities (i.e., grubbing, grading, etc.) following accepted protocols. If BUOW have colonized the Property prior to the initiation of Project-related construction activities, the Applicant should immediately inform the City and CDFW, and would need to coordinate further with the CDFW including the possibility of preparing a BUOW Protection and Relocation Plan, prior to initiating ground disturbance. BIO-1 shall be conducted to ensure that a BUOW will not be directly impacted (i.e., killed, burrow site removal, etc.) or indirectly impacted (i.e., disturbance altering regular behavior such as excessive noise, increased and regular human presence, etc.) by Project-related construction activities.
- **BIO-2:** If BUOW and/or active nests are detected in areas within the BAA where Project-related construction activities could have an indirect impact, it is recommended that a qualified biological monitor be onsite during construction activities to monitor bird behavior to ensure no negative effects occur from Project-related construction activities, and to ensure that construction activities do not enter the no disturbance buffer(s). The biological monitor will have the authority to cease Project-related construction activities if indirect impacts are observed.
- **BIO-3:** If Project-related construction activities occur during the avian nesting season (typically February 1 to August 31), a pre-construction survey for nesting birds should be conducted within 3-days of Project-related construction activities by a qualified biologist. If active nests are detected during the pre-construction survey, then a no disturbance buffered distance from the nest, depending on the species/type of bird, shall be established by a qualified biologist. BIO-3 shall be conducted to ensure that an active nest will not be directly impacted (i.e., eggs destroyed, nestlings/fledglings killed or removed, etc.) or indirectly impacted (i.e., disturbance altering regular behavior potentially causing nest abandonment, nest failure, etc.) by Project-related construction activities.



The results of the potential for impacts on Section IV. Biological Resources from Appendix G of CEQA are presented in *Table 4 - CEQA Significance Threshold* (below).

Table 4 - CEQA Significance Threshold

<b>BIOLOGICAL RESOURCES WOULD THE PROJECT:</b>	<b>POTENTIALLY SIGNIFICANT IMPACT</b>	<b>LESS THAN SIGNIFICANT WITH MITIGATION</b>	<b>LESS THAN SIGNIFICANT IMPACT</b>	<b>NO IMPACT</b>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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## 7.0 CERTIFICATION

I hereby certify that the statements furnished above, the associated figures, and the attached appendices present data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Signed: Tim Searl Date: June 29, 2020  
Tim Searl, Owner/Biologist, Searl Biological Services  
Permit Number: TE02351A-1

### FIGURE DISCLAIMER

Figures and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. Tim Searl, SBS makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on any of the Figures associated with this report.

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# APPENDIX A

Site Plan

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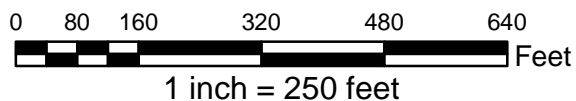
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# APPENDIX B

Assessment Photographs

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### Assessment Photographs Key Map



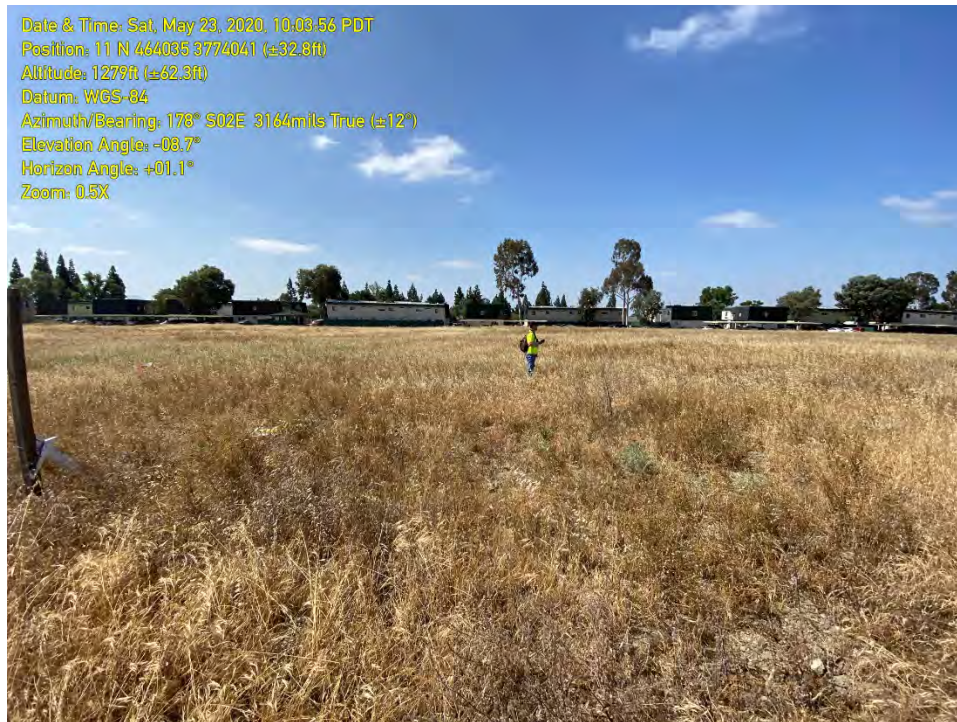


**PHOTOGRAPH 1:** A westerly view of the Site. Slender wild oat was the dominant plant.



**PHOTOGRAPH 2:** A southwesterly view of the Property.





**PHOTOGRAPH 3:** SBS field personnel conducted a pedestrian survey of the entire Site.



**PHOTOGRAPH 4:** The vacant lot northwest of the Property supported similar ruderal habitat to that of the Site. A pedestrian survey of the entire lot was not conducted.



**PHOTOGRAPH 5:** The lot north of the Property, depicted as vacant on 2016 aerial imagery, was under active construction (Tract # 20217).



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# APPENDIX C

Plants and Wildlife Detected

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## Plants

The plants listed below were detected on the Property during a field survey conducted on May 23, 2020. Nomenclature follows *The Jepson Online Interchange*. Introduced/Naturalized species are indicated with an (I).

COMMON NAME	SCIENTIFIC NAME
<b>Amaranth Family</b>	<b>Amaranthaceae</b>
tumbling pigweed (I)	<i>Amaranthus albus</i>
<b>Borage Family</b>	<b>Boraginaceae</b>
common fiddleneck	<i>Amsinckia intermedia</i>
<b>Caltrop Family</b>	<b>Zygophyllaceae</b>
puncture vine (I)	<i>Tribulus terrestris</i>
<b>Evening-Primrose Family</b>	<b>Onagraceae</b>
California sun cup	<i>Camissoniopsis bistorta</i>
<b>Geranium Family</b>	<b>Geraniaceae</b>
long-beaked filaree (I)	<i>Erodium botrys</i>
<b>Goosefoot Family</b>	<b>Chenopodiaceae</b>
tumbleweed (I)	<i>Salsola tragus</i>
<b>Grass Family</b>	<b>Poaceae</b>
cheatgrass (I)	<i>Bromus tectorum</i>
common Mediterranean grass (I)	<i>Schismus barbatus</i>
slender wild oat (I)	<i>Avena barbata</i>
<b>Legume Family</b>	<b>Fabaceae</b>
American bird's-foot-trefoil	<i>Acemispson americanus</i> var. <i>americanus</i>
miniature lupine	<i>Lupinus bicolor</i>
<b>Mallow Family</b>	<b>Malvaceae</b>
cheeseweed (I)	<i>Malva parviflora</i>
<b>Mustard Family</b>	<b>Brassicaceae</b>
Sahara mustard (I)	<i>Brassica tournefortii</i>
shortpod mustard (I)	<i>Hirschfeldia incana</i>
<b>Sunflower Family</b>	<b>Asteraceae</b>
annual bur-sage	<i>Ambrosia acanthicarpa</i>
blessed thistle (I)	<i>Centaurea benedicta</i>
Canada horseweed	<i>Erigeron canadensis</i>
smooth cat's ear (I)	<i>Hypochaeris glabra</i>
western ragweed	<i>Ambrosia psilostachya</i>

## Birds

The bird species listed below were detected visually or aurally either on, above, or near the Site during a field survey conducted on May 23, 2020. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Icteridae), Common Name, and Scientific Name follow the American Ornithologists' Union (AOU) *Checklist of North and Middle American Birds*. Introduced species are indicated with an (I).

COMMON NAME	SCIENTIFIC NAME
<b>Crows and Jays</b>	<b>Corvidae</b>
Common Raven	<i>Corvus corax</i>
<b>Finches and Allies</b>	<b>Fringillidae</b>
House Finch	<i>Haemorhous mexicanus</i>
<b>Mockingbirds and Thrashers</b>	<b>Mimidae</b>
Northern Mockingbird	<i>Mimus polyglottos</i>
<b>Old World Sparrows</b>	<b>Passeridae</b>
House Sparrow (I)	<i>Passer domesticus</i>
<b>Pigeons and Doves</b>	<b>Columbidae</b>
Rock Pigeon (I)	<i>Columba livia</i>
<b>Starlings</b>	<b>Sturnidae</b>
European Starling (I)	<i>Sturnus vulgaris</i>
<b>Tyrant Flycatchers</b>	<b>Tyrannidae</b>
Black Phoebe	<i>Sayornis nigricans</i>
Western Kingbird	<i>Tyrannus verticalis</i>



## Mammals

The mammals listed below were observed on or near the Site through sign and/or physical sightings during a field survey conducted on May 23, 2020. The list below is presented in alphabetic order. Nomenclature for the Family (i.e., Geomyidae), Common Name, and Scientific Name follow *Wilson & Reeder's Mammal Species of the World*.

COMMON NAME	SCIENTIFIC NAME
<b>Pocket Gophers</b>	<b>Geomyidae</b>
Botta's pocket gopher	<i>Thomomys bottae</i>

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# APPENDIX D

Regulatory-Status Species Potential Occurrence Analysis Results

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Table D-1 – Regulatory-Status Plants Reported within Five-Miles of the BAA Since the Year 2000

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	BLOOMING PERIOD	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
Parry's spineflower ( <i>Chorizanthe parryi</i> var. <i>parryi</i> )	CRPR 1B.1	An annual herb that occurs on sandy or rocky openings in coastal sage scrub, chaparral, cismontane woodland, and valley and foothill grasslands.	April - June	2012	<b>Not Present.</b> Although marginally suitable habitat was present in ruderal areas (i.e., sandy loam soils), this plant typically occurs on alluvial fans and 7 of the 8 records in the CNDDDB occurred within the floodplain/historic floodplain of Lytle Creek Wash. One detection was reported 2.6-miles northwest of the Property on W. Casmalia Street in an area that has since been developed according to aerial imagery. This plant was not observed during the field survey conducted on May 23, 2020.
Plummer's mariposa-lily ( <i>Calochortus plummerae</i> )	CRPR 4.2	A perennial bulbiferous herb that typically occurs on granitic and rocky substrates in chaparral, cismontane woodland, coastal sage scrub, coniferous forests, and valley and foothill grassland habitats.	May – July	2009	<b>Not Present.</b> Suitable habitat was not present within the BAA for this species. The nearest location reported in the CNDDDB was approximately 3.3-miles north of the Property within Lytle Creek Wash in Riversidian alluvial fan sage scrub habitats. This plant was not detected during the field survey conducted on May 23, 2020.



SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	BLOOMING PERIOD	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
Santa Ana River woollystar ( <i>Eriastrum densifolium</i> subsp. <i>sanctorum</i> )	ESA Endangered CESA Endangered CRPR 1B.1	A perennial herb that typically occurs on sandy or gravelly alluvial fans (i.e., washes, floodplains, dry riverbeds) in coastal sage scrub and chaparral habitats.	April – September	2017	<b>Not Present.</b> Suitable habitat was not present within the BAA for this species. This plant typically occurs on hydrologically active alluvial fans which are absent within the BAA. All of the locations reported in the CFWO and CNDDDB were within Lytle Creek Wash and the Santa Ana River. The nearest location reported in the CNDDDB, with detailed location data provided, was approximately 2.5-miles northeast of the Property within Lytle Creek Wash in Riversidian alluvial fan sage scrub habitats. This plant was not observed during the field survey conducted on May 23, 2020.

Table D-2 - Regulatory-Status Animals Reported within Five-Miles of the BAA Since the Year 2000

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
<b>Invertebrates</b>				
Delhi Sands flower-loving fly ( <i>Rhaphiomidas terminatus abdominalis</i> )	ESA Endangered	The Delhi Sands flower-loving fly (DSFLF) is restricted to fine, sandy soils dune type habitats classified as the Delhi Sands series. The DSFLF is typically found in open, sparse, native habitats, such as coastal sage scrub, with less than 50 percent vegetative cover	2017	<b>Not Present.</b> Suitable habitat was not present within the BAA. No Delhi Sands were present. This species was not detected during the field survey conducted on May 23, 2020.
<b>Fish</b>				
Santa Ana Sucker ( <i>Catostomus santaanae</i> )	ESA Threatened	The Santa Ana Sucker (SAS) has a restricted range and typically occurs in small to medium sized perennial streams that vary in depth from a few inches to three to four-feet.	2005	<b>Not Present.</b> No perennial streams were present within the BAA.
<b>Reptiles</b>				
California Glossy Snake ( <i>Arizona elegans occidentalis</i> )	CDFW SSC	The California Glossy Snake (CGLS) typically occurs in coastal sage scrub, rocky washes, grasslands, and chaparral. CGLS prefers open areas and areas with sandy or loamy soil loose enough for easy burrowing.	2002	<b>Low.</b> Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils), the BAA supported only disturbed, routinely maintained lots. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where CGLS likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 2.5-miles southeast of the Property in 2000. The majority of this area has since been developed. CGLS was not detected during the field survey conducted on May 23, 2020.

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
Blainville's Horned Lizard ( <i>Phrynosoma blainvillii</i> )	CDFW SSC	Blainville's Horned Lizard (BHL) occurs in open areas, especially sandy areas, washes, floodplains and wind-blown deposits in a wide variety of habitats including coastal sage scrub, grasslands, chaparral, oak woodland, riparian woodland and coniferous forest. Critical habitat requirements include loose soils for burrowing, and an abundance of native harvester ants ( <i>Pogonomyrmex</i> spp.), its primary food source, or other insects such as beetles.	2008	<b>Low.</b> Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils) and harvester ants were observed, the BAA supported only disturbed, routinely maintained lots. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where BHL likely still occurs. According to the CNDDDB, the nearest detection occurred approximately 4.1-miles north/northeast of the Property in 2008 within the Cajon Wash. BHL was not detected during the field survey conducted on May 23, 2020.
San Diegan Tiger Whiptail ( <i>Aspidoscelis tigris stejnegeri</i> )	CDFW SSC	The San Diegan Tiger Whiptail (SDTW) is found in a variety of habitats, coastal sage scrub, alluvial fans, desert scrub, chaparral and forested/woodland areas. Whiptails prefer areas in and around dense vegetation. They are often found associated with sand areas along gravelly arroyos or washes.	2014	<b>Low.</b> Preferred habitats were not present within the BAA with only maintained ruderal habitats remaining. The lack of a habitat connection to the BAA also likely precludes SDTW from occurring. According to the CNDDDB, the nearest detection occurred approximately 5.1-miles north/northeast of the Property in 2014 within Cajon Wash. SDTW was not detected during the field survey conducted on May 23, 2020.



SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
Southern California Legless Lizard ( <i>Anniella stebbinsi</i> )	CDFW SSC	The Southern California Legless Lizard (SCLL) is common in several habitats but especially in coastal dune, valley-foothill grasslands, chaparral, coastal sage scrub, sandy washes, and alluvial fans. SCLL lives mostly underground by burrowing in loose sandy soils. Forages on insect larvae, small adult insects, and spiders.	2018	<b>Low.</b> Low-quality suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils); however, these areas were disturbed, routinely maintained lots with the Property being deeply disked occasionally. According to the CNDDDB, the nearest detection occurred approximately 1.25-miles west of the Property in 2018. Apparently, the detection occurred in a residential yard, though it is unknown if the individual SCLL occurred naturally, or was brought to the site by people. SCLL was not detected during the field survey conducted on May 23, 2020.
<b>Birds</b>				
Burrowing Owl ( <i>Athene cunicularia</i> )	CDFW SSC	Habitat for the Burrowing Owl (BUOW) primarily consists of open grasslands, lowland scrub, deserts, agricultural areas, and other human-modified areas such as airports and irrigation ditches. BUOW require burrows for roosting and nesting, and in California generally prefer those constructed by California ground squirrel ( <i>Spermophilus beecheyi</i> ) (CGS). BUOW will also use burrow surrogates (i.e., culverts and pipes) where natural burrows are scarce.	2014	<b>Not Present.</b> Structurally suitable habitat was present in ruderal areas within the BAA, but the Property did not support California ground squirrel, nor were any CGS burrows or burrow surrogates present on the Property. BUOW was not observed within the BAA during the field survey conducted on May 23, 2020. According to the CNDDDB, the nearest detection occurred approximately 1.4-miles north of the Property in 2006.
Coastal California Gnatcatcher ( <i>Poliophtila californica californica</i> )	ESA Threatened CDFW SSC	The Coastal California Gnatcatcher (CAGN) is a small, non-migratory, permanent resident of coastal sage scrub habitat. CAGN will also utilize other habitats, such as chaparral, grassland and riparian habitats when next to coastal sage scrub.	2008	<b>Not Present.</b> Suitable habitat was not present within the BAA. According to the CFWO, the nearest detection occurred approximately 3.6-miles north/northeast of the Property in 2008. CAGN was not detected during the field survey conducted on May 23, 2020.

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDB	OCCURRENCE POTENTIAL
Least Bell's Vireo ( <i>Vireo bellii pusillus</i> )	ESA Endangered CESA Endangered	The Least Bell's Vireo (LBVI) is a migratory songbird restricted to willow ( <i>Salix</i> spp.) riparian scrub/woodlands. LBVI habitats typically consist of dense riparian cover within 3-6 feet of the ground and a stratified canopy.	2015	<b>Not Present.</b> Suitable habitat was not present within the BAA. According to the CFWO, the nearest detection occurred approximately 1.4-miles north of the Property in 2012. LBVI was not detected during the field survey conducted on May 23, 2020.
<b>Mammals</b>				
Los Angeles pocket mouse ( <i>Perognathus longimembris brevinasus</i> )	CDFW SSC	The Los Angeles pocket mouse (LAPM) occurs in open grasslands, coastal sage scrub, and alluvial scrub habitats. LAPM hibernates in the winter, and also becomes torpid <sup>1</sup> when deprived of food for 24 to 36 hours or during low temperatures. Burrows are small (i.e., 0.6 to 0.8-inch) and are typically plugged during the day.	2017	<b>Low.</b> Although marginally suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils), the BAA supported only disturbed, routinely maintained lots. Additionally, the BAA's ruderal habitats are not connected to more intact natural habitats such as Lytle Creek Wash where LAPM likely still occurs. According to the CNDDB, the nearest detection occurred approximately 1.6-miles north of the Property in 2012.
northwestern San Diego pocket mouse ( <i>Chaetodipus fallax fallax</i> )	CDFW SSC	A common resident of sandy herbaceous areas, usually in association with rocks or coarse gravel. The northwestern San Diego pocket mouse (NSDPM) is commonly found in disturbed grassland and open sage scrub vegetation with sandy-loam to loam soils. Forages on seeds of forbs, grasses, and shrubs with a high preference for grass seeds.	2002	<b>Low.</b> Suitable habitat was present in ruderal areas (i.e., grassland/sandy loam soils). The NSDPM, though designated by CDFW as an SSC, is commonly encountered in the habitats described. According to the CNDDB, the nearest detection occurred approximately 1.5-miles northwest of the Property in 2002.

<sup>1</sup>A state of lowered physiological activity typically characterized by reduced metabolism, heart rate, respiration, and body temperature that occurs in varying degrees especially in hibernating and estivating animals.

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
San Bernardino kangaroo rat ( <i>Dipodomys merriami parvus</i> )	ESA Endangered CESA Candidate Endangered <sup>2</sup>	The San Bernardino kangaroo rat (SBKR) occurs in alluvial scrub/coastal sage scrub habitats on gravelly and sandy soils adjoining river and stream terraces and on alluvial fans. SBKR prefer sparse scrub habitats, and rarely occur in dense vegetation or rocky washes.	2016	<b>Not Present.</b> Suitable habitat was not present within the BAA. Only ruderal habitats were present. According to the CFWO and CNDDDB, the nearest detection occurred approximately 1.1-miles north of the Property in 2006. Burrows consistent with kangaroo rat (i.e., diameter and depth angle) were not detected during the field survey conducted on May 23, 2020.
San Diego black-tailed jackrabbit ( <i>Lepus californicus bennettii</i> )	CDFW SSC	The San Diego black-tailed jackrabbit (BTJ) occurs in a variety of habitats including coastal sage scrub, open chaparral, and grasslands adjacent to preferred scrub habitats. BTJ is listed by CDFW as a “Small Game Mammal” with no daily bag limit and no possession limit, despite its status as SSC.	2005	<b>Not Present.</b> Preferred habitats were not present within the BAA. Only ruderal habitats were present. According to the CNDDDB, the nearest detection occurred approximately 2.7-miles northeast of the Property in 2005. BTJ was not detected during the field survey conducted on May 23, 2020.
San Diego desert woodrat ( <i>Neotoma lepida intermedia</i> )	CDFW SSC	The San Diego desert woodrat (SDDW) occurs in a variety of shrub and desert habitats primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. SDDW houses (i.e., nests or dens) are constructed with twigs, sticks, cactus parts, rocks, depending on availability of building materials. The house usually is built against a rock crevice, at the base of creosote or cactus, or in the lower branches of trees.	2017	<b>Not Present.</b> Suitable habitat was not present within the BAA. According to the CNDDDB, the nearest detection occurred approximately 2.7-miles northeast of the Property in 2017. No woodrat nests were detected during the field survey conducted on May 23, 2020.

<sup>2</sup> The California Fish and Game Commission voted unanimously during hearings on August 7 and 8, 2019 to advance SBKR to candidate status.



**Table D-3 - Regulatory-Status Plants Reported within Five-Miles of the BAA Prior to the Year 2000<sup>3</sup>**

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	BLOOMING PERIOD	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
bristly sedge ( <i>Carex comosa</i> )	CRPR 2B.1	A perennial rhizomatous herb that occurs in wetland habitats.	July – September	1882	<b>Not Present</b>
Gambel's water cress ( <i>Nasturtium gambelii</i> )	ESA Endangered CESA Threatened CRPR 1B.1	A perennial rhizomatous herb that occurs in both freshwater and brackish marshes/wetlands. Nearly extinct in U.S.; known in CA from only four occurrences.	April – October	1935	<b>Not Present</b>
Horn's milk-vetch ( <i>Astragalus hornii</i> var. <i>hornii</i> )	CRPR 1B.1	An annual herb that typically occurs on salty flats and lake shores. Horn's milk-vetch was Subject to eradication efforts in early 1900's because it was poisonous to sheep.	May – October	1900	<b>Not Present</b>
Los Angeles sunflower ( <i>Helianthus nuttallii</i> subsp. <i>parishii</i> )	CRPR 1A	A perennial rhizomatous herb that occurred in coastal salt and freshwater marshes. It was last observed in 1937 and is presumed extinct by urbanization.	August – October	1937	<b>Not Present</b>
marsh sandwort ( <i>Carex comosa</i> )	ESA Endangered CESA Endangered CRPR 1B.1	A perennial stoloniferous <sup>4</sup> herb that typically occurs in sandy openings in wetland habitats.	May – August	1899	<b>Not Present</b>
mesa horkelia ( <i>Horkelia cuneata</i> var. <i>puberula</i> )	CRPR 1B.1	A perennial herb that typically occurs on sandy or gravelly alluvial fans in coastal sage scrub and coastal chaparral habitats.	February – July	1908	<b>Not Present</b>
Parish's bush-mallow ( <i>Malacothamnus parishii</i> )	CRPR 1A	A perennial deciduous shrub that occurred in coastal sage scrub and chaparral.	June – July	1895	<b>Not Present</b>
Parish's desert-thorn ( <i>Lycium parishii</i> )	CRPR 2B.3	A perennial shrub that generally occurs in coastal sage scrub and desert scrub.	March – April	1885	<b>Not Present</b>
Pringle's monardella ( <i>Monardella pringlei</i> )	CRPR 1A	An annual herb that occurred on interior sand dunes and sandy soils in coastal sage scrub habitats.	April – June	1941	<b>Not Present</b>

<sup>3</sup> Excludes those described in D-1.<sup>4</sup> A horizontal branch from the base of a plant that produces new plants from buds at its tip or nodes (i.e., runner).

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	BLOOMING PERIOD	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
Robinson's pepper-grass ( <i>Lepidium virginicum</i> var. <i>robinsonii</i> )	CRPR 4.3	An annual herb that occurs in chaparral and coastal sage scrub habitats.	March – June	1889	<b>Not Present</b>
salt marsh bird's-beak ( <i>Chloropyron maritimum</i> subsp. <i>maritimum</i> )	ESA Endangered CESA Endangered CRPR 1B.2	A hemiparasitic <sup>5</sup> annual herb that generally occurs on coastal dunes and coastal salt marshes.	March – May	1888	<b>Not Present</b>
salt spring checkerbloom ( <i>Sidalcea neomexicana</i> )	CRPR 2B.2	An annual herb that occurs in alkaline springs and marshes.	March – June	1906	<b>Not Present</b>
San Bernardino aster ( <i>Symphyotrichum defoliatum</i> )	CRPR 1B.2	A perennial rhizomatous herb that occurs in moist places near ditches, streams, and springs.	July – November	1917	<b>Not Present</b>
singlewhorl burrobrush ( <i>Ambrosia monogyra</i> )	CRPR 2B.2	A perennial shrub that generally occurs on sandy soils in chaparral and desert scrub.	August – November	1961	<b>Not Present</b>
slender-horned spineflower ( <i>Dodecahema leptoceras</i> )	ESA Endangered CESA Endangered CRPR 1B.1	An annual herb that typically occurs on sandy soils in chaparral, cismontane woodland, and coastal sage scrub habitats, particularly on alluvial fans.	April – June	1884	<b>Not Present</b>
smooth tarplant ( <i>Centromadia pungens</i> subsp. <i>laevis</i> )	CRPR 1B.1	An annual herb that occurs on alkaline soils in a variety of habitats, including disturbed sites.	April – September	1992	<b>Not Present</b>

<sup>5</sup>A plant that possesses chlorophyll and typically carries out photosynthesis but is partially parasitic on the roots or shoots of a plant host (e. g., mistletoe).

**Table D-4 - Regulatory-Status Animals Reported within Five-Miles of the BAA Prior to the Year 2000<sup>6</sup>**

SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
<b>Invertebrates</b>				
Crotch bumble bee ( <i>Bombus crotchii</i> )	CESA Candidate Endangered	Once common in grasslands and scrub habitats throughout California, this species has experienced drastic declines over the past 10 years, particularly in the Central Valley. Bumble bees are typically floral generalists; however, the Crotch bumble bee is believed to prefer <i>Antirrhinum</i> spp., <i>Phacelia</i> spp., <i>Clarkia</i> spp., <i>Dendromecon</i> spp., <i>Eschscholzia</i> spp., and <i>Eriogonum</i> spp.	1953	<b>Not Present</b>
Quino checkerspot butterfly ( <i>Euphydryas editha quino</i> )	ESA Endangered	The Quino checkerspot butterfly (QCB) is currently restricted to Riverside and San Diego Counties with a much broader range historically. Habitat for the QCB is coastal sage scrub characterized by patchy shrub or small tree landscapes with openings of several feet between woody plants, or a landscape of open swales alternating with dense patches of shrubs. Adult QCB will only deposit eggs on specific host plants, which typically includes dwarf plantain ( <i>Plantago erecta</i> ), Patagonian plantain ( <i>Plantago patagonica</i> ), and white snapdragon ( <i>Antirrhinum coulterianum</i> ).	1914	<b>Not Present</b>
<b>Fish</b>				
Arroyo Chub ( <i>Gila orcuttii</i> )	CDFW SSC	The Arroyo Chub (AC) has been extirpated from much of its native range, but has also been introduced to some streams such as the Mojave River system. AC occurs in cool to warm (50 – 75 °F) streams that fluctuate between large winter storm flows, and low summer flows, and the low dissolved oxygen and wide temperature fluctuations associated with this flow regime.	1998	<b>Not Present</b>
Steelhead - Southern California DPS ( <i>Oncorhynchus mykiss</i> pop. 10)	ESA Endangered	The Southern California Steelhead (SCS) is an anadromous <sup>7</sup> fish that has substantially declined due to dams, loss of freshwater and estuarine habitat, periodic poor ocean conditions, and a variety of land-use, flood control, and water management practices.	1950	<b>Not Present</b>

<sup>6</sup> Excludes those described in D-2.<sup>7</sup> A life history in which fish hatch in freshwater, migrate or move to an estuarine or marine environment, and then return to freshwater to spawn.



SPECIES	REGULATORY STATUS	HABITAT/LIFE HISTORY	MOST RECENT YEAR REPORTED BY CFWO/CNDDDB	OCCURRENCE POTENTIAL
<b>Reptiles</b>				
Southern Rubber Boa ( <i>Charina umbratica</i> )	CESA Threatened	The Southern Rubber Boa (SRB) occurs in a variety of montane habitats including coniferous forests, woodlands, chaparral, and wet meadows. SRB generally occurs where rocks and logs or other debris provide shelter.	1981	<b>Not Present</b>
<b>Birds</b>				
California Black Rail ( <i>Laterallus jamaicensis coturniculus</i> )	CESA Threatened CDFW FP	The California Black Rail (BLRA) occurs in marshes and is one of the most elusive birds to detect.	1919	<b>Not Present</b>
western DPS Yellow-billed Cuckoo ( <i>Coccyzus americanus</i> )	ESA Threatened CESA Endangered	The Yellow-billed Cuckoo (YBCU) is a neotropical migrant that breeds in North America. Breeding YBCU are riparian habitat obligates. YBCU prefers broadleaf riparian woodlands and generally requires a large block of habitat of at least 50-acres. YBCU can also be found in long, linear connected streams with suitable riparian habitat.	1930	<b>Not Present</b>
<b>Mammals</b>				
pocketed free-tailed bat ( <i>Nyctinomops femorosaccus</i> )	CDFW SSC	The pocketed free-tailed bat (PFTB) is rare in California, but more common in Mexico. Preferred prey is large moths, but a wide variety of insects taken. Prefers rock crevices in cliffs as roosting sites.	1985	<b>Not Present</b>
western mastiff bat ( <i>Eumops perotis californicus</i> )	CDFW SSC	The western mastiff bat (WMB) is an uncommon resident in southeastern San Joaquin Valley and Coastal Ranges from Monterey Co. southward through southern California. Catches and feeds on insects in flight and may primarily consume hymenopterous insects (i.e., wasps, bees, ants). Suitable habitat consists of extensive open areas with abundant roost locations provided by crevices in rock outcrops and buildings.	1933	<b>Not Present</b>
western yellow bat ( <i>Lasiurus xanthinus</i> )	CCFW SSC	The western yellow bat (WYB) is uncommon year-round resident in California. Feeds on flying insects over water and among trees. Roosts in trees and palm trees. Roosts and feeds in, and near, palm oases and riparian habitats.	1996	<b>Not Present</b>