
Biological Technical Report

Santee Community Center Project

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Prepared for:

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
City	City of Santee
CRPR	California Rare Plant Rank
CWA	Clean Water Act
dBA	A-weighted decibel(s)
FESA	federal Endangered Species Act
MHPA	Multi-Habitat Planning Area
MM	Mitigation Measure
MND	mitigated negative declaration
MSCP	Multiple Species Conservation Program
Porter–Cologne Act	Porter–Cologne Water Quality Control Act
Project	Santee Community Center Project
RWQCB	Regional Water Quality Control Board
SWPPP	stormwater pollution prevention plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service

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1 Introduction

This Biological Technical Report describes the existing biological conditions of the site proposed for the Santee Community Center Project (Project) within the City of Santee, California. Included in this report are a discussion of the biological survey methods and results, and the impacts to vegetation communities and potential special-status species evaluated under the California Environmental Quality Act (CEQA), the San Diego Multiple Species Conservation Program (MSCP) Plan (City of San Diego 1998), the Draft Santee MSCP Subarea Plan (City of Santee 2023), and the state and federal Endangered Species Acts. Additionally, measures are recommended to avoid, minimize, or mitigate potential impacts, where feasible, to less-than-significant levels.

1.1 Project Location, Background, and Description

The 5.20-acre Project site is in the southcentral portion of the City of Santee (City), which is within the East County region of San Diego County, as shown in Figure 1, Project Location. The Project site is located at 10123 Riverwalk Drive and is bound by Woodglen Vista Creek (i.e., a tributary to the San Diego River) to the east and south, the existing Cameron Family YMCA to the southwest, and the Sportsplex USA to the west. The Project site is in Section 22 of Township 15 South, Range 1 West, as depicted on the U.S. Geological Survey El Cajon, California, 7.5-minute topographic quadrangle map. The Assessor's Parcel Number of the Project site is 760-239-4200.

The Project site is currently a developed parking lot and associated park, adjacent to the Cameron Family YMCA. Woodglen Vista Creek, a tributary to the San Diego River, occurs along the eastern and southern boundaries of the Project site and contains the only native biological resources within the Project site vicinity (Figure 2, Biological Resources). Based on historical aerials (Google Earth 2023), the northwestern portion of the Project site was graded in 2001 as part of the development of the City's Town Center Community Park and the remaining portion of the Project site was graded in 2006 and established as a parking lot in 2009. Historically, Woodglen Vista Creek ran through the middle of the Project site but was redirected around the site during the previous grading efforts in 2006. The original path of Woodglen Vista Creek through the Project site is shown as a U.S. Geological Survey National Hydrography Dataset line in Figure 3, Hydrology. Since the development of the parking lot, coastal sage scrub and southern cottonwood-willow riparian forest has been restored within the Woodglen Vista Creek and designated as protected open space associated with the previous project.

The proposed Project would involve demolition of existing concrete and asphalt areas and construction of a new 12,500-square-foot two-story building that includes event space, office space, and support spaces. Exterior lighting would include parking lot and building security lighting. The exterior lighting would be shielded and directed away from adjacent properties. The site grading design would control runoff by directing stormwater through a piped storm drainage system and directing sheet flow over pedestrian pavement into stormwater retention basins located south and east of the Community Center building to prevent runoff from entering Woodglen Vista Creek. The Project site is separated from Woodglen Vista Creek by an existing wooden fence line and all proposed impacts would occur within the existing developed areas of the parking lot.

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2 Regulatory Setting

2.1 Federal

2.1.1 Federal Endangered Species Act

The federal Endangered Species Act (FESA) of 1973 (16 USC 1531 et seq.), as amended, is administered by the U.S. Fish and Wildlife Service (USFWS) for most plant and animal species, and by the National Oceanic and Atmospheric Administration National Marine Fisheries Service for certain marine species. This legislation is intended to provide a means to conserve the ecosystems upon which endangered and threatened species depend, and provide programs for the conservation of those species, thus preventing the extinction of plants and wildlife. FESA defines an endangered species as “any species that is in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as “any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Under FESA, it is unlawful to “take” any listed species; “take” is defined as, “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.”

FESA allows for the issuance of incidental take permits for listed species under Section 7, which is generally available for projects that also require other federal agency permits or other approvals, and under Section 10, which provides for the approval of habitat conservation plans on private property without any other federal agency involvement.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act prohibits the intentional and unintentional take of any migratory bird or any part, nest, or eggs of any such bird. Under the Migratory Bird Treaty Act, “take” is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 USC 703 et seq.). Currently, the Migratory Birds Office considers nests that support eggs, nestlings, or juveniles to be active. 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). Executive Order 13186 requires federal agencies to work with USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

2.1.3 Clean Water Act

The Clean Water Act (CWA) provides guidance for the restoration and maintenance of the chemical, physical, and biological integrity of the nation’s waters. Section 401 requires a project operator for a federal license or permit that allows activities resulting in a discharge to waters of the United States to obtain state certification, thereby ensuring that the discharge will comply with provisions of the CWA. The Regional Water Quality Control Boards (RWQCBs) administer the certification program in California. Section 402 establishes a permitting system for the discharge of any pollutant (except dredged or fill material) into waters of the United States. Section 404 establishes a permit program administered by the U.S. Army Corps of Engineers (USACE) that regulates the discharge of dredged or fill material into waters of the United States, including wetlands. USACE implementing regulations are found in the Code of Federal Regulations (CFR) at 33 CFR Parts 320 to 332. Guidelines for implementation are referred to as the Section 404(b)(1) Guidelines, which were developed by the U.S. Environmental Protection Agency in

conjunction with USACE (40 CFR 230). The guidelines allow the discharge of dredged or fill material into the aquatic system only if there is no practicable alternative that would have less adverse impacts.

Wetlands and Other Waters of the United States

Based on a recent court case ordering vacation of the Navigable Waters Protection Rule, USACE and the U.S. Environmental Protection Agency have halted implementation of the rule and are interpreting waters of the United States consistent with the pre-2015 regulatory regime until further notice. Per 33 CFR 328.3(a), waters of the United States are defined as follows:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
 - a. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or
 - b. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or
 - c. Which are used or could be used for industrial purposes by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States under this definition;
5. Tributaries of waters identified in paragraphs (a)(1) through (4) of this section;
6. The territorial seas;
7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (a)(1) through (6) of this section; and
8. Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA [the Clean Water Act] (other than cooling ponds as defined in 40 CFR 423.11(m) which also meet the criteria of this definition) are not waters of the United States.

The USACE/U.S. Environmental Protection Agency Rapanos Guidance states that USACE will regulate traditional navigable waters and adjacent wetlands, and relatively permanent waters tributary to traditional navigable waters and adjacent wetlands. Non-relatively permanent waters (those exhibiting less than 3 months of continuous surface flows) and their adjacent wetlands would be regulated if there is a significant nexus from the site to traditional navigable waters.

The State Water Resources Control Board has authority over wetlands through Section 401 of the CWA, as well as the Porter–Cologne Water Quality Control Act (Porter–Cologne Act), California Code of Regulations Section 3831(k), and California Wetlands Conservation Policy. The CWA requires that an applicant for a Section 404 permit (to discharge dredge or fill material into waters of the United States) first obtain certification from the appropriate state agency stating that the fill is consistent with the state’s water quality standards and criteria. In California, the authority to either grant certification or waive the requirement for permits is delegated by the State Water Resources Control Board to the nine RWQCBs. A request for certification is submitted to the RWQCB at the same time that an application is filed with USACE.

2.2 State

2.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Sections 2050–2068) provides protection for and prohibits the take of plant, fish, and wildlife species listed by the State of California. Unlike FESA, under CESA, state-listed plants have the same degree of protection as wildlife, but insects and other invertebrates may not be listed. Take is defined similarly to FESA and is prohibited for both listed and candidate species. Take authorization may be obtained by a project applicant from the California Department of Fish and Wildlife (CDFW) under CESA Section 2081, which allows take of a listed species for educational, scientific, or management purposes. In this case, developers consult with CDFW to develop a set of measures and standards for managing the listed species, including full mitigation for impacts, funding of implementation, and monitoring of mitigation measures.

2.2.2 California Fish and Game Code

Fully Protected Species

Sections 3511, 4700, 5050, and 5515 of the California Fish and Game Code outline protection for fully protected species of mammals, birds, reptiles, amphibians, and fish. Species that are fully protected by these sections may not be taken or possessed at any time. CDFW cannot issue permits or licenses that authorize the “take” of any fully protected species, except under certain circumstances, such as scientific research and live capture and relocation of such species pursuant to a permit for the protection of livestock. On July 10, 2023, Senate Bill 147 was signed into law and amends the California Fish and Game Code to allow a 10-year permitting mechanism for a defined set of projects within the renewable energy, transportation, and water infrastructure sectors. Furthermore, it is the responsibility of the CDFW to maintain viable populations of all native species. Toward that end, CDFW has designated certain vertebrate species as Species of Special Concern, because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction.

Sections 1600–1616

CDFW jurisdiction includes ephemeral, intermittent, and perennial watercourses (including dry washes) and lakes characterized by the presence of (1) definable bed and banks and (2) existing fish or wildlife resources. CDFW takes jurisdiction to the top of bank of the stream, or the limit of the adjacent riparian vegetation, which may include oak woodlands in canyon bottoms. Historical court cases have further extended CDFW jurisdiction to include watercourses that seemingly disappear but reemerge elsewhere. Under the CDFW definition, a watercourse need not exhibit evidence of an ordinary high water mark to be claimed as jurisdictional. CDFW does not have jurisdiction over ocean or shoreline resources.

Under California Fish and Game Code Sections 1600–1616, CDFW has the authority to regulate work that will 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. CDFW also has the authority to regulate work that will 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. This regulation takes the form of a requirement for a Lake or Streambed Alteration Agreement and is applicable to all projects. Applications to CDFW must include a complete certified CEQA document.

California Native Plant Protection Act

The Native Plant Protection Act of 1977 (see Section 1900 et seq. of the California Fish and Game Code) directed CDFW to carry out the Legislature's intent to "preserve, protect and enhance rare and endangered plants in this State." The Native Plant Protection Act gave the California Fish and Game Commission the power to designate native plants as "endangered" or "rare" and protect endangered and rare plants from take. CESA expanded on the original Native Plant Protection Act and enhanced legal protection for plants, but the Native Plant Protection Act remains part of the California Fish and Game Code. To align with federal regulations, CESA created the categories of "threatened" and "endangered" species. It converted all "rare" animals into the act as threatened species but did not do so for rare plants. Thus, there are three listing categories for plants in California: rare, threatened, and endangered. Because rare plants are not included in CESA, mitigation measures for impacts to rare plants are specified in a formal agreement between CDFW and the project proponent.

Nesting Birds

Section 3503 of the California Fish and Game Code states that it is unlawful to take, possess, or needlessly destroy the nests or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto. Section 3503.5 protects all birds of prey (raptors) and their eggs and nests. Section 3511 states that fully protected birds or parts thereof may not be taken or possessed at any time. Section 3513 states that it is unlawful to take or possess any migratory non-game bird as designated in the Migratory Bird Treaty Act.

2.2.3 California Environmental Quality Act

CEQA requires identification of a project's potentially significant impacts on biological resources and ways that such impacts can be avoided, minimized, or mitigated. CEQA also provides guidelines and thresholds for use by lead agencies for evaluating the significance of proposed impacts.

The State of California CEQA Guidelines (CEQA Guidelines) Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose "survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors." A rare animal or plant is defined in Section 15380(b)(2) as a species that, although not presently threatened with extinction, exists "in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or ... [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered 'threatened' as that term is used in the federal Endangered Species Act." Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c).

CDFW has developed a list of "Special Species" as "a general term that refers to all of the taxa the California Natural Diversity Database (CNDDB) is interested in tracking, regardless of their legal or protection status." This is a broader list than those species that are protected under FESA, CESA, and other California Fish and Game Code provisions, and includes lists developed by other organizations, including, for example, the Audubon Watch List Species. Guidance documents prepared by other agencies, including the U.S. Bureau of Land Management's Sensitive Species and USFWS Birds of Special Concern, are also included on this CDFW Special Species list. Additionally, CDFW has concluded that plant species listed as California Rare Plant Rank (CRPR) 1 and 2 by the California Native Plant Society, and potentially some CRPR 3 plants, are covered by CEQA Guidelines Section 15380.

Section IV, Appendix G (Environmental Checklist Form), of the CEQA Guidelines requires an evaluation of impacts to “any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service.”

2.2.4 Porter-Cologne Water Quality Control Act

Pursuant to provisions of the Porter-Cologne Act, the RWQCBs regulate discharging waste, or proposing to discharge waste, within any region that could affect a water of the state (California Water Code, Section 13260[a]). The State Water Resources Control Board defines a waters of the state as “any surface water or groundwater, including saline waters, within the boundaries of the state” (California Water Code, Section 13050[e]). All waters of the United States are waters of the state. Waters of the state include wetlands, and the State Water Resources Control Board definition of wetlands includes the following:

1. Natural wetlands.
2. Wetlands created by modification of a surface water of the state.
3. Artificial wetlands that meet any of the following criteria:
 - a. Approved by an agency as compensatory mitigation for impacts to other waters of the state, except where the approving agency explicitly identifies the mitigation as being of limited duration.
 - b. Specifically identified in a water quality control plan as a wetland or other water of the state.
 - c. Resulted from historic human activity, is not subject to ongoing operation and maintenance, and has become a relatively permanent part of the natural landscape.
 - d. Greater than or equal to 1 acre in size unless the artificial wetland was constructed and is currently used and maintained, primarily for one or more of the following purposes: industrial or municipal wastewater treatment or disposal; settling of sediment; detention, retention, infiltration, or treatment of stormwater runoff and other pollutants or runoff subject to regulation under a municipal, construction, or industrial permitting program; treatment of surface waters; agricultural crop irrigation or stock watering; fire suppression; industrial processing or cooling water; active surface mining – even if the site is managed for interim wetlands functions and values; log storage; treatment, storage, or distribution of recycled water; maximizing groundwater recharge (this does not include wetlands that have incidental groundwater recharge benefits); or fields flooded for rice growing.

Wetlands that may not meet all of USACE’s wetland delineation criteria are considered wetland waters of the state if, “under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration of such saturation is sufficient to cause anaerobic conditions in the upper substrate; and (3) the area’s vegetation is dominated by hydrophytes or the area lacks vegetation” (SWRCB 2021). Additionally, aquatic resources that USACE determines to not be waters of the United States because they lack a significant nexus to a traditional navigable water or are above the ordinary high water mark limit of federal jurisdiction may also be considered waters of the state. If a CWA Section 404 permit is not required for a project, the RWQCB may still require a permit (waste discharge requirements) for impacts to waters of the state under the Porter-Cologne Act.

2.3 Regional Resource Planning Context

2.3.1 Multiple Species Conservation Program Plan

The Project site is within the boundaries of the MSCP Plan (City of San Diego 1998). The MSCP Plan is a multijurisdictional habitat conservation planning program that involves USFWS, CDFW, the County of San Diego, the Cities of San Diego and Chula Vista, and other local jurisdictions and special districts. Local jurisdictions and special districts implement the MSCP Plan for their respective portions through subarea plans. The combination of the MSCP Plan and subarea plans serve as a habitat conservation plan pursuant to FESA Section 10(a)(1)(B), and as a Natural Community Conservation Plan pursuant to the California Natural Community Conservation Planning Act of 1991 (City of San Diego 1998).

The MSCP Plan study area encompasses 582,243 acres within the southwestern portion of San Diego County. As stated in the MSCP Plan, an objective of the MSCP is to conserve a connected system of biologically viable habitat lands in a manner that maximizes the protection of sensitive species and precludes the need for future listings of species as threatened or endangered. The MSCP Plan identifies a Multi-Habitat Planning Area (MHPA), which is the area within which the permanent MSCP Preserve is assembled and managed for its biological resources. The MHPA is defined in many areas by mapped boundaries in figures in the MSCP Plan and is also defined by quantitative targets for conservation of vegetation communities and goals and criteria for preserve design. The MSCP Plan targets 171,917 acres within the MHPA for conservation (City of San Diego 1998).

A total of 85 plant and animal species are “covered” by the MSCP Plan. The MSCP Plan Final Environmental Impact Report/Environmental Impact Statement identifies “Vegetation Community Conservation Target Areas” for conservation by subarea (Appendix B of the MSCP Plan [City of San Diego 1998]). A total of 2,067 acres is expected to be conserved within the Santee Subarea MHPA. With approval of each subarea plan and corresponding implementing agreement, each participating local jurisdiction receives permits and/or authorization to directly impact or take MSCP covered species. The covered species include species listed as endangered or threatened by FESA and/or CESA, as well as unlisted species. Table 3-5 in the MSCP Plan provides a list of the MSCP covered species, and includes specific conditions required for take authorizations (City of San Diego 1998).

2.3.2 Draft Santee MSCP Subarea Plan

The City has been preparing its subarea plan since the original approval of the San Diego MSCP Plan and is currently in the process of completing the Santee MSCP Subarea Plan. Although the Draft Santee MSCP Subarea Plan has not yet been approved or permitted, it is used as the guidance document for projects occurring within the City. The current Draft Santee MSCP Subarea Plan seeks coverage for up to 23 species, and relies on a combination of hardline conservation areas, criteria-based upland standards areas, San Diego River conservation opportunities areas, and City-owned preserve lands to protect species and habitat (City of Santee 2023). Coverage for species is dependent on a number of factors, including multijurisdictional participation, adequate building of the preserve system, adequate protection of certain populations, permanent management funding, and other factors.

The Draft Santee MSCP Subarea Plan Preserve boundaries are a result of the City’s efforts to refine and expand the MHPA boundaries, to better define conservation priorities within the City, and to formulate a habitat conservation plan under the MSCP Plan. Because the Draft Santee MSCP Subarea Plan is still in development, portions of the subarea plan may still change, including hardline preserve areas and covered species. As shown on Figure 1, the Project site and Woodglen Vista Creek are entirely outside of the preserve areas identified in the Draft Santee MSCP Subarea Plan (City of Santee 2023). Woodglen Vista Creek is managed by the City as existing protected open space but is not considered part of the Subarea Preserve areas.

3 Methods

Data regarding biological resources present within the Project site were obtained through a review of pertinent literature and field surveys conducted in 2023 and 2024; both are described in detail below. Survey conditions are provided in Table 1.

Table 1. Survey Conditions

Date	Hours	Personnel	Survey Focus	Survey Conditions
05/03/2023	09:01 a.m. – 11:00 a.m.	Brock Ortega	Least Bell’s Vireo Survey	55°F–57°F, 90% cc, 1–3 mph
05/13/2023	06:05 a.m. – 08:30 a.m.	Brock Ortega	Least Bell’s Vireo Survey	60°F–62°F, 100%–80% cc, 0–3 mph
05/23/2023	08:50 a.m. – 10:55 a.m.	Brock Ortega	Least Bell’s Vireo Survey	64°F–67°F, 70%–60% cc, 1–3 mph
06/03/2023	06:05 a.m. – 07:55 a.m.	Brock Ortega	Least Bell’s Vireo Survey	55°F–63°F, 100%–90% cc, 0–3 mph
06/18/2023	08:25 a.m. – 10:55 a.m.	Brock Ortega	Least Bell’s Vireo Survey	70°F–80°F, 20%–0% cc, 1–3 mph
06/27/2023	06:05 a.m. – 08:20 a.m.	Brock Ortega	Least Bell’s Vireo Survey	72°F–77°F, 50%–10% cc, 0–3 mph
07/07/2023	08:25 a.m. – 11:00 a.m.	Brock Ortega	Least Bell’s Vireo Survey	65°F–78°F, 50%–0% cc, 0–3 mph
01/25/2024	09:29 a.m. – 11:36 a.m.	Callie Amoaku	Vegetation Mapping, Jurisdictional Aquatic Resource Assessment	57°F–59°F, 100% cc, 0 mph
04/10/2024	11:59 a.m. – 2:48 p.m.	Katie Dayton	Vegetation Mapping, Rare Plant Survey – Pass 1	81°F–85°F; 0% cc; 0–3 mph wind
08/09/2024	8:00 a.m. – 9:45 a.m.	Katie Dayton	Rare Plant Survey – Pass 2	69°F–76°F; 0% cc; 0–3 mph wind

Notes: cc = cloud cover; mph = miles per hour (wind).

3.1 Literature Review

Prior to conducting field surveys, Dudek biologists reviewed the latest CDFW California Natural Diversity Database (CDFW 2023a), California Native Plant Society’s Inventory of Rare and Endangered Plants of California (CNPS 2023), and USFWS Critical Habitat and species occurrence databases (USFWS 2023b) to identify special-status species that are known to occur or may potentially occur within the Project site based on the physical characteristics of the site (including biogeography, elevation, soils, and vegetation communities).

The following databases were reviewed prior to the jurisdictional aquatic resource assessment: historical aerial photographs (Google Earth 2023; NETR 2023); the U.S. Geological Survey’s National Hydrography Dataset (USGS 2023); the U.S. Department of Agriculture Natural Resources Conservation Service’s Web Soil Survey (USDA 2023a); and the USFWS’s National Wetlands Inventory (USFWS 2023a).

3.2 Survey Methods

Vegetation mapping within the Project site was conducted on January 25, 2024, by Dudek biologist Callie Amoaku. Vegetation community classifications follow Holland (1986), as revised by Oberbauer et al. (2008). Vegetation communities and land covers were mapped in the field using a mobile data collection application. Vegetation surveys were conducted throughout the site on foot. Following the completion of fieldwork, vegetation polygons were digitized using ArcGIS, and GIS coverage was created. Acreage calculations of vegetation communities and land covers were determined using ArcGIS. An assessment for jurisdictional aquatic resources was conducted concurrently with the vegetation mapping.

Rare plant surveys for special-status plant species within the Project site were conducted on April 10, 2024, and August 9, 2024, by Dudek biologist Katie Dayton. The survey methods conformed to the California Native Plant Society Botanical Survey Guidelines (CNPS 2001), CDFW Protocols for Surveying and Evaluating Impacts to Special-Status Native Plant Populations and Sensitive Natural Communities (CDFW 2018), and the USFWS General Rare Plant Survey Guidelines (Cypher 2002). All plant species encountered during the field surveys were identified to subspecies or variety, if applicable, to determine sensitivity status. If special-status plant or wildlife species were encountered, field personnel recorded data points demarcating the edge of the polygon and assessed population numbers using the Esri ArcGIS mobile application. Latin names for plant species observed during the survey follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2023), and common names follow the CDFW California Natural Community List (CDFW 2023b) or the U.S. Department of Agriculture Natural Resources Conservation Service Plants Database (USDA 2023b).

All wildlife species detected during the field surveys by sight, vocalizations, burrows, tracks, scat, or other sign were recorded. The site was visually scanned with and without binoculars to identify wildlife. Latin and common names of animals follow Crother (2017) for reptiles and amphibians, the American Ornithological Society for birds (AOS 2023), and Wilson and Reeder (2005) for mammals.

4 Results

4.1 Vegetation Mapping and Land Covers

Based on species composition and general physiognomy, three vegetation communities or land cover types occur within the Project site and the surrounding buffer that overlaps Woodglen Vista Creek. Acreages for each vegetation community or land cover type are provided in Table 2, and their spatial distribution is shown in Figure 2. Descriptions for each vegetation community or land cover type are provided below.

Table 2. Vegetation Communities and Land Covers within the Project Site and Buffer

Vegetation Community/Land Cover Type	Holland/Oberbauer Code	Project Site (acres)	Project Site Buffer (acres)
Riparian/Bottomland Vegetation Communities			
Southern Cottonwood–Willow Riparian Forest	61330	0	3.64
Upland Vegetation Communities			
Diegan Coastal Sage Scrub	32500	0	0.14
Non-Native Communities and Land Cover Types			
Urban/Developed	12000	5.20	0.23
Total		5.20	4.01

Note: Totals may not sum due to rounding.

Southern Cottonwood–Willow Riparian Forest (61330)

Southern cottonwood–willow riparian forest is described by Oberbauer et al. (2008) as a tall, open, broadleaved winter-deciduous riparian forest dominated by Fremont cottonwood (*Populus fremontii*) or black cottonwood (*Populus trichocarpa*), and various willow trees (*Salix* spp.). The shrub layer typically includes various willow species, mulefat (*Baccharis salicifolia*), and California sycamore (*Platanus racemosa*). This community typically occurs in overflow lands along rivers and streams (Oberbauer et al. 2008). Southern cottonwood–willow riparian forest totals 3.64 acres within the Project site buffer and occurs within Woodglen Vista Creek. This community consists of California sycamore, willows, coast live oak (*Quercus agrifolia*), American bulrush (*Schoenoplectus americanus*), and mulefat. Southern cottonwood–willow riparian forest would typically be considered a jurisdictional resource (i.e., wetland or riparian vegetation) subject to aquatic resource regulation.

Diegan Coastal Sage Scrub (32500)

Diegan coastal sage scrub is a native vegetation community. According to Oberbauer et al. (2008), Diegan coastal sage scrub is composed of a variety of soft, low, aromatic shrubs, characteristically dominated by drought-deciduous species—such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), and sages (*Salvia* spp.)—with scattered evergreen shrubs, including lemonade berry (*Rhus integrifolia*) and laurel sumac (*Malosma laurina*). Diegan coastal sage scrub totals 0.14 acres within the Project site buffer, is located adjacent to the riparian area associated with Woodglen Vista Creek, and consists of laurel sumac, toyon (*Heteromeles arbutifolia*), desertbroom (*Baccharis sarothroides*), western ragweed (*Ambrosia psilostachya*), and lemonade berry (Figure 2).

Urban/Developed (12000)

Urban/developed land consists of areas with permanent or semi-permanent structures, pavement or hardscape, landscaped areas, and areas with a large amount of debris or other materials (Oberbauer et al. 2008). Developed areas can include ornamental trees, planted shrubs, and other types of non-native vegetation. Urban/developed land covers the entire Project site (100%, 5.20 acres) and consists of a parking lot, ornamental landscaping, and an associated park, as well as a small portion of the Project site buffer (5%, 0.23 acres) associated with surrounding developed areas (Figure 2).

4.2 Plant and Wildlife Species

A total of 80 species of native or naturalized plants, 33 native (41%) and 47 non-native (59%), were recorded on the Project site and the buffer overlapping Woodglen Vista Creek (see Appendix A). The majority of the plant species within the Project site are associated with the ornamental trees and shrubs planted in association with the existing development on site. However, most of the native species recorded during surveys were associated with coastal sage scrub and southern cottonwood–willow riparian forest occurring with the Project site buffer.

Due to the lack of habitat (i.e., majority of site is currently a parking lot), very few wildlife species were observed within the Project site (i.e., seven total, consisting of six bird species and one mammal species). Two special-status bird species were observed within Woodglen Vista Creek: yellow warbler (*Setophaga petechia*) and least Bell's vireo (*Vireo bellii pusillus*). Appendix B includes all wildlife species observed within the Project site and buffer area overlapping Woodglen Vista Creek.

4.2.1 Special-Status Plant Species

Special-status plant species include those listed, or candidates for listing, as threatened or endangered by USFWS and CDFW, and species identified as rare by the California Native Plant Society (particularly CRPR 1A, presumed extinct in California; CRPR 1B, rare, threatened, or endangered throughout its range; and CRPR 2, rare or endangered in California, more common elsewhere). Appendix C provides a table of all special-status plant species whose geographic ranges fall within the general vicinity of the Project site. Special-status species' potential to occur within the Project site were evaluated based on known species distribution, species-specific habitat preferences, and Dudek biologists' knowledge of regional biological resources. Each special-status species was assigned a rating of "not expected," "low," "moderate," or "high" potential to occur within the Project site based on relative location to known occurrences, vegetation community, soil, and elevation.

No special-status plant species were observed within the Project site during surveys, and due to lack of habitat no special-status species are expected to occur within the Project site. One special-status species, San Diego marsh-elder (*Iva hayesiana*), was observed within the native vegetation that occurs within Woodglen Vista Creek adjacent to the Project site (Figure 2).

There is no USFWS-designated Critical Habitat for any special-status plant species within the Project site or immediate vicinity.

4.2.2 Special-Status Wildlife Species

Special-status wildlife species include those listed, or candidates for listing, as threatened or endangered by USFWS and CDFW, and those designated as Species of Special Concern by CDFW and as sensitive by USFWS. Appendix D provides a table of all special-status wildlife species whose geographic ranges fall within the general vicinity of the Project site. Special-status species' potential to occur within the Project site were evaluated based on known species distribution, species-specific habitat preferences, and Dudek biologists' knowledge of regional biological resources. Each special-status species was assigned a rating of "not expected," "low," "moderate," or "high" potential to occur within the Project site based on relative location to known occurrences, vegetation community, soil, and elevation.

No special-status wildlife species were observed within the Project site during surveys, and due to lack of habitat none are expected to occur. One special-status species—yellow warbler—was observed during surveys and five other special-status species—two-striped gartersnake (*Thamnophis hammondi*), least Bell's vireo, yellow-breasted chat (*Icteria virens*), Townsend's big-eared bat (*Corynorhinus townsendii*), and western yellow bat (*Dasypterus xanthinus*)—have moderate or high potential to occur within the Project site buffer area associated with Woodglen Vista Creek. Yellow warbler was detected in two locations of Woodglen Vista Creek and this species likely uses much of the riparian habitat within the Project site buffer (Figure 2). Least Bell's vireo was observed approximately 650 feet southwest of the Project site within Woodglen Vista Creek but outside the Project site buffer (Figure 2). Although not observed during surveys, this species has a high potential to use the habitat occurring within the portion of Woodglen Vista Creek that overlaps the Project site buffer.

There is no USFWS-designated Critical Habitat for any special-status wildlife species within the Project site.

4.3 Jurisdictional Aquatic Resources

No jurisdictional aquatic resources were observed within the Project site during the jurisdictional aquatic resource assessment. There are potential jurisdictional aquatic resources (e.g., southern cottonwood–willow riparian forest, stream channel) located outside the Project site within Woodglen Vista Creek. However, these potential jurisdictional aquatic resources areas are slightly lower in elevation than the Project site and separated from the Project site by upland habitat (i.e., coastal sage scrub). The Project site is located outside areas mapped in the USFWS National Wetlands Inventory database but there are areas of Riverine and Freshwater Forested/Shrub Wetland in the USFWS National Wetlands Inventory database overlapping the southern cottonwood–willow riparian forest associated with Woodglen Vista Creek (USFWS 2023b) (Figure 3). Also, as shown on Figure 3, there is a U.S. Geological Survey National Hydrography Dataset flowline that runs north–south through the Project site. However, based on historical aerials (Google Earth 2023), the site was graded in 2006 and the feature represented by the National Hydrography Dataset flowline was redirected outside the Project site along its eastern boundary.

4.4 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 ensuring 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 steppingstones for dispersal.

The MSCP Plan (City of San Diego 1998) defines core and linkage areas as those maintaining ecosystem function and processes, including large animal movement. Each core area is connected to other core areas or to habitat areas outside of the MSCP study area either through common boundaries or through linkages. Core areas have multiple connections to help ensure that the balance in the ecosystem will be maintained.

The Project site is currently developed as a parking lot lacking native habitats and is not mapped as a core area or habitat linkage under the MSCP (City of San Diego 1998). Therefore, the Project site does not function as a wildlife corridor or habitat linkage. Additionally, as shown on Figure 1, the Project site is entirely outside of the preserve areas identified in the Draft Santee MSCP Subarea Plan (City of Santee 2023) that could also function to facilitate wildlife movement. However, the Project site is adjacent to Woodglen Vista Creek, a tributary to the San Diego River, which could potentially function as a wildlife corridor for local populations of common species. Larger species, like mule deer (*Odocoileus hemionus*) and mountain lion (*Puma concolor*), are not expected to use this highly urbanized portion of the Woodglen Vista Creek corridor due to lack of habitat (e.g., adjacent commercial and residential uses), human activity, and general lack of connectivity to larger core areas of suitable habitat. It is unlikely that bobcats would use this area for the same reasons. Species most likely to use this area include coyote (*Canis latrans*) and smaller mammal species such as raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), and Virginia opossum (*Didelphis virginiana*).

5 Project Impacts

This section addresses direct and indirect impacts to biological resources that would result from implementation of the Project, provides the significance determinations for proposed or potential impacts, and proposes mitigation. Cumulative impacts are addressed in the Project's mitigated negative declaration (MND).

5.1 Explanation of Findings of Significance

Impacts to sensitive vegetation communities, special-status plant and wildlife species, and jurisdictional aquatic resources, including wetlands, must be quantified and analyzed to determine whether such impacts are significant under CEQA. CEQA Guidelines Section 15064(b) states that an ironclad definition of a “significant” effect is not possible because the significance of an activity may vary with the setting. Appendix G of the CEQA Guidelines, however, does provide “examples of consequences which may be deemed to be a significant effect on the environment” (14 CCR 15064[e]). These effects include substantial effects on rare or endangered species of animal or plant or the habitat of the species. CEQA Guidelines Section 15065(a) is also helpful in defining whether a project may have a significant effect on the environment. Under that section, a proposed project may have a significant effect on the environment if the project has the potential to (1) substantially degrade the quality of the environment, (2) substantially reduce the habitat of a fish or wildlife species, (3) cause a fish or wildlife population to drop below self-sustaining levels, (4) threaten to eliminate a plant or animal community, (5) reduce the number or restrict the range of a rare or endangered plant or animal, or (6) eliminate important examples of a major period of California history or prehistory.

The following are the significance thresholds for biological resources provided in the CEQA Guidelines Appendix G Environmental Checklist, which states that a project would potentially have a significant effect if it does any of the following:

Impact BIO-1	Has a substantial adverse effect, either directly or through habitat modifications, on any species identified as being a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS.
Impact BIO-2	Has a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by CDFW or USFWS.
Impact BIO-3	Has a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
Impact BIO-4	Interferes substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impedes the use of native wildlife nursery sites.
Impact BIO-5	Conflicts with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Impact BIO-6 Conflicts with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan.

The evaluation of whether an impact to a particular biological resource is significant must consider both the resource itself and the role of that resource in a regional context. Substantial impacts are those that contribute to, or result in, permanent loss of an important resource, such as a population of a rare plant or wildlife species. Impacts may be important locally because they result in an adverse alteration of existing site conditions, but considered not significant because they do not contribute substantially to the permanent loss of that resource regionally. The severity of an impact is the primary determinant of whether that impact can be mitigated to a level below significance.

5.2 Definition of Impacts

Direct impacts refer to complete loss of a biological resource. For the purposes of this report, direct impacts refer to the area where vegetation clearing, grubbing, or grading replaces biological resources. Direct impacts were quantified by overlaying the proposed impact limits on the biological resources map of the Project site. Direct impacts would occur from construction of a new 12,500-square-foot two-story building that includes event space, office space, and support spaces.

Indirect impacts are reasonably foreseeable effects caused by a project’s implementation on remaining or adjacent biological resources outside the direct disturbance zone. For purposes of this report, indirect impacts may affect areas associated with biological resources present within Woodglen Vista Creek adjacent to the Project site. Indirect impacts may be short-term and construction-related, or long-term and associated with development in proximity to biological resources.

Cumulative impacts refer to the combined environmental effects of a project and other relevant projects. These impacts may be minor when analyzed individually but become collectively significant as they occur over time. Cumulative impacts are addressed in the Project’s mitigated negative declaration.

The evaluation of Project impacts is organized by the resource potentially affected: riparian and sensitive vegetation communities (special-status vegetation communities), special-status species, jurisdictional waters and wetlands, and wildlife movement.

5.3 Impact Analysis

The entire 5.20-acre Project site would be directly impacted with Project implementation. The acreage for the land cover type permanently impacted by the proposed Project is provided in Table 3, and its spatial distribution is shown in Figure 4, Impacts to Biological Resources.

Table 3. Impacts to Land Cover Types within the Project Site

Land Cover Type	Holland/Oberbauer Code	Permanent Impact (acres)
Urban/Developed	12000	5.20
Total		5.20

Note: Totals may not sum due to rounding.

5.3.1 Impact BIO-1: Special-Status Species

5.3.1.1 Direct Impacts

No special-status plant or wildlife species were observed within the Project site during surveys, and due to lack of habitat, none are expected to occur. Therefore, no direct impacts would occur to special-status plant or wildlife species with Project implementation.

Direct impacts to nesting birds, protected under Section 3503 of the California Fish and Game Code, could occur within areas of the Project site containing ornamental trees as part of the current development's landscaping. Project implementation of Mitigation Measure (MM) BIO-1 (Pre-Construction Nesting Bird Survey) would reduce potential direct impacts to nesting birds to a less-than-significant level through performance of a nesting bird survey if construction occurs during the nesting season. Additionally, all trees removed as part of Project implementation, that could potentially provide nesting habitat for birds, would be replaced as directed by MM-BIO-4 (Tree Replacement, Encroachment, and Preservation). Therefore, no significant direct impacts are anticipated with Project implementation to nesting birds or their habitat.

Glass windows and tall glass panels would be used for the Community Center building's exterior, which could potentially result in an increase in bird strikes. Project design feature PDF-BIO-1 would require incorporation of glazing treatments along the north and south sides of the building to ensure that large areas of glass are visible to birds. Therefore, no significant direct impacts to birds from building strikes are anticipated with implementation of PDF-BIO-1.

The Project site does not occur within USFWS-designated Critical Habitat for plant or wildlife species. Therefore, no direct impacts would occur to critical habitat with Project implementation.

5.3.1.2 Indirect Impacts

Project implementation has the potential to result in indirect impacts to special-status wildlife species, specifically least Bell's vireo, yellow-breasted chat, yellow warbler, two-striped gartersnake, Townsend's big-eared bat, and western yellow bat, as well as special-status plant species occurring within the Project site's buffer area that overlaps Woodglen Vista Creek.

Construction-Related (Short-Term): Potential short-term or temporary indirect impacts to least Bell's vireo, yellow-breasted chat, yellow warbler, two-striped gartersnake, Townsend's big-eared bat, western yellow bat, and special-status plant species resulting from construction activities include the release of chemical pollutants; adverse effects from noise, vibration, and increased human presence; and nighttime lighting. These potential construction-related indirect impacts would be potentially significant absent mitigation.

Project implementation of MM-BIO-1 (Pre-Construction Nesting Bird Survey) would reduce potential indirect impacts from construction noise to a less-than-significant level through performance of a nesting bird survey if construction occurs during the nesting season. If nesting least Bell's vireo, yellow-breasted chat, and/or yellow warbler are identified, an adequate buffer will be implemented to ensure that effects from noise, vibration, and human presence are minimized. In addition, implementation of MM-BIO-2 (Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) will minimize indirect impacts to least Bell's vireo, yellow-breasted chat, yellow warbler, two-striped gartersnake, Townsend's

big-eared bat, western yellow bat, and special-status plant species through biological monitoring, requiring a Worker Environmental Awareness Training that will cover the special-status resources and mitigation requirements for the Project, delineating Project boundaries, requiring that all vehicles and equipment be serviced in designated staging areas, and ensuring that construction will not be conducted at night. Project construction would be limited to the City's allowable construction hours of 7:00 a.m. to 7:00 p.m. and is not anticipated to require lighting. In the event that construction lighting is required, it would be properly shielded to avoid spillover effects (MM-BIO-2).

Implementation of MM-BIO-1 (Pre-Construction Nesting Bird Survey) and MM-BIO-2 (Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of construction-related indirect impacts to special-status plant and wildlife species to less than significant with mitigation incorporated.

Long-Term: Potential long-term, indirect impacts that could result from Project implementation to suitable foraging and nesting habitat for least Bell's vireo, yellow-breasted chat, yellow warbler, two-striped gartersnake, Townsend's big-eared bat, western yellow bat, and special-status plants include chemical releases, such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts would be potentially significant absent mitigation.

The Project site is currently developed as a parking lot with landscaped features (i.e., planted trees) located throughout and a grassy field used for passive recreational activities. The proposed Project will also include landscaping (i.e., planted trees) surrounding the parking lot and Community Center, which shall be included in the Project's Landscape Plan. Therefore, the Project's proposed landscaping and subsequent irrigation needs would be similar to the site's existing conditions. However, the proposed Project will convert the existing grassy recreation field into an additional parking lot resulting in an increase in the amount of impervious surfaces, which would likely reduce the amount of irrigation when compared with existing conditions and increase the amount of stormwater runoff. Increased moisture associated with irrigation and runoff can attract invasive species such as Argentine ants (*Linepithema humile*), which can displace native ants that are potential pollinators and seed dispersers for special-status plant species, displace native insects that are the main prey base for many special-status wildlife species, and possibly help promote other non-native invertebrates such as earwigs and sowbugs. However, because the Project's landscaping irrigation would be similar to or reduced as compared to the existing conditions, and the proposed Project would include a series of catch basins, roof drainages and biofiltration basins to manage stormwater runoff, an increase in the potential indirect impacts to special-status species from Argentine ants is not anticipated.

Because the Project site is located within the City's Town Center zone, there are existing ambient noise levels resulting from surrounding recreation activities (e.g., traffic, baseball fields, outdoor events). Project-related operational noise levels would be associated with increased traffic, HVAC systems, emergency generator, and indoor and outdoor events. Most of the proposed operational events would occur indoors, and according to Table 3.13-4 in the Project's MND, are predicted to be less than 60 A-weighted decibels (dBA) (Leq) along the edge of the Project site adjacent to Woodglen Vista Creek, which is typically used by the Wildlife Agencies (i.e., USFWS and CDFW) as the noise threshold for wildlife species. Occasionally there will be certain outdoor events (e.g., 4th of July fireworks show) that could result in noise levels exceeding the 60 dBA (leq) threshold for a brief portion of the 24-hour day. However, special-status wildlife species are already being subjected to these types of occasional ambient noise levels from surrounding activities (e.g., the City's 4th of July fireworks show, Summer Concerts, and outdoor movie events occurring immediately south of the Project site at the Town Center Community Park East site

would also result in a similar noise level within Woodglen Vista Creek). Therefore, long-term operational noise impacts are less than significant.

The Project site and surrounding area contain existing sources of artificial nighttime light that are typical of an existing parking lot (e.g., streetlights, exterior building lights) and recreation fields (e.g., baseball field). Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of long-term indirect impacts from proposed lighting as it would be designed consistent with the requirements of Section 13.30.030(B) of the Santee Municipal Code, which states that lighting shall be shielded, or recessed, and directed downward and away from adjoining properties. Therefore, long-term lighting impacts are less than significant.

Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of long-term indirect impacts to special-status plant and wildlife species by requiring measures to ensure runoff is not altered from existing conditions and toxicants are not discharged, preparation of landscaping plans that will emphasize native species and not include species from the California Invasive Plant Council's Invasive Plant Inventory, and incorporation of barriers to prevent unauthorized public access to open space areas associated with Woodglen Vista Creek. Therefore, long-term indirect impacts to special-status species would be reduced to less than significant with mitigation incorporated.

5.3.2 Impact BIO-2: Sensitive Vegetation Communities

5.3.2.1 Direct Impacts

A total of 5.20 acres would be permanently impacted with Project implementation (Figure 4). Table 3 summarizes permanent direct impacts to land covers within the Project site. Communities listed by CDFW as high priority for inventory (i.e., State Rank 1, 2, or 3) are considered sensitive and typically require mitigation (CDFW 2023b). There are no sensitive vegetation communities with CDFW state rankings of 1, 2, or 3 within the Project site and therefore no impacts would occur to sensitive vegetation communities with Project implementation.

5.3.2.2 Indirect Impacts

Project implementation has the potential to result in indirect impacts to sensitive vegetation communities occurring adjacent to the Project site.

Construction-Related (Short-Term): Sensitive vegetation communities may be indirectly impacted during construction of the proposed Project. Potential short-term or temporary indirect impacts to sensitive vegetation communities resulting from construction activities include inadvertent spillover impacts, including unintentional clearing, trampling, or grading outside of the Project footprint; generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and the adverse effect of invasive plant species. These potential construction-related, indirect impacts to sensitive vegetation communities would be potentially significant absent mitigation.

Implementation of MM-BIO-2 (Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of construction-related indirect impacts to sensitive vegetation communities to less than significant with mitigation incorporated.

Long-Term: Potential long-term, indirect impacts that could result from development near sensitive vegetation communities include chemical releases, such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to sensitive vegetation communities would be potentially significant absent mitigation.

Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize long-term indirect impacts by requiring measures to ensure runoff is not altered from existing conditions and toxicants are not discharged, preparation of landscaping plans that will emphasize native species and not include species from the California Invasive Plant Council's Invasive Plant Inventory, and incorporation of barriers to prevent unauthorized public access to open space areas associated with Woodglen Vista Creek. Therefore, long-term indirect impacts to sensitive vegetation communities would be less than significant with mitigation incorporated.

5.3.3 Impact BIO-3: State or Federally Protected Wetlands

5.3.3.1 Direct Impacts

No jurisdictional aquatic resources, including state or federally protected wetlands, occur within the Project site. Therefore, no direct impacts to state or federally protected wetlands are anticipated with Project implementation, and no permits under Sections 401 or 404 of the CWA or under Sections 1600–1616 of the California Fish and Game Code are required.

5.3.3.2 Indirect Impacts

Project implementation has the potential to result in indirect impacts to jurisdictional aquatic resources occurring adjacent to the Project site associated with Woodglen Vista Creek.

Construction-Related (Short-Term): Jurisdictional aquatic resources of the United States/state may be indirectly impacted during construction. Potential short-term or temporary indirect impacts to jurisdictional aquatic resources resulting from construction activities include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and unintentional clearing, trampling, or grading outside of the proposed construction zone. Construction-related indirect impacts to jurisdictional aquatic resources would be potentially significant absent mitigation.

Implementation of MM-BIO-2 (Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize construction-related indirect impacts through biological monitoring, requiring a Worker Environmental Awareness Training that will cover the special-status resources and mitigation requirements for the Project, delineating Project boundaries, implementing standard dust control measures, developing a stormwater pollution prevention plan, and requiring all vehicles and equipment to be serviced in designated staging areas. Therefore, construction-related indirect impacts to jurisdictional aquatic resources would be less than significant with mitigation incorporated.

Long-Term: Potential long-term indirect impacts that could result from development near jurisdictional aquatic resources of the United States/state include pollutants that could degrade water quality and habitat; increased invasive plant species that may degrade habitat; and trampling of vegetation and soil compaction by humans, which

could affect soil moisture, water penetration, surface flows, and erosion. Long-term indirect impacts to jurisdictional aquatic resources would be potentially significant absent mitigation.

Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize long-term indirect impacts by requiring measures to ensure runoff is not altered from existing conditions and toxicants are not discharged, restoration of temporary impacts, preparation of landscaping plans that will emphasize native species and not include species from the California Invasive Plant Council's Invasive Plant Inventory, and incorporation of barriers to prevent unauthorized public access to areas with state and federally protected waterways. Therefore, long-term indirect impacts to jurisdictional aquatic resources would be less than significant with mitigation incorporated.

5.3.4 Impact BIO-4: Wildlife Corridors and Habitat Linkages

5.3.4.1 Direct Impacts

The Project site is currently developed as a parking lot and is not mapped as a core area or habitat linkage under the MSCP (City of San Diego 1998). Therefore, the Project site does not function as a wildlife corridor or habitat linkage. Therefore, no direct impacts are anticipated to wildlife corridors and/or habitat linkages with Project implementation.

5.3.4.2 Indirect Impacts

Project implementation has the potential to result in indirect impacts to Woodglen Vista Creek, which occurs adjacent to the Project site and may function as a local wildlife corridor with connectivity to the San Diego River. However, Woodglen Vista Creek is surrounded by urban portions of the City so it is only a marginally valuable, local wildlife corridor (e.g., used by local populations of common species such as coyote, raccoon, striped skunk, and Virginia opossum).

Construction-Related (Short-Term): The Woodglen Vista Creek wildlife corridor may be indirectly impacted during construction of the proposed Project. Potential short-term or temporary indirect impacts to biological resources within the Woodglen Vista Creek wildlife corridor resulting from construction activities include inadvertent spillover impacts, including unintentional clearing, trampling, or grading outside of the Project footprint; generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and the adverse effects of invasive plant species. These potential construction-related, indirect impacts to the Woodglen Vista Creek wildlife corridor would be potentially significant absent mitigation.

Implementation of MM-BIO-2 (Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of construction-related indirect impacts to the Woodglen Vista Creek wildlife corridor to less than significant with mitigation incorporated. Project construction would be limited to the City's allowable construction hours of 7:00 a.m. to 7:00 p.m. and is not anticipated to require lighting. In the event that construction lighting is required, it would be properly shielded to avoid spillover effects (MM-BIO-2).

Long-Term: Potential long-term, indirect impacts that could result from development near the Woodglen Vista Creek wildlife corridor include chemical releases such as oils and grease from vehicles that could degrade habitat; increased invasive plant species that may degrade habitat; nighttime lighting; and trampling of vegetation and soil

compaction by humans, which could affect soil moisture, water penetration, surface flows, and erosion. These potential long-term indirect impacts to the Woodglen Vista Creek wildlife corridor would be potentially significant absent mitigation.

Because the Project site is located within the City's Town Center zone, there are existing ambient noise levels resulting from surrounding recreation activities (e.g., traffic, baseball fields, outdoor events). Project-related operational noise levels would be associated with increased traffic, HVAC systems, emergency generator, and indoor and outdoor events. Most of the proposed operational events would occur indoors and, according to Table 3.13-4 in the Project's MND, are predicted to be less than 60 dBA (leq), which is typically used by the Wildlife Agencies (i.e., USFWS and CDFW) as the noise threshold for wildlife species. Occasionally there will be certain outdoor events (e.g. 4th of July fireworks show) that could result in noise levels exceeding the 60 dBA (leq) threshold for a brief portion of the 24-hour day. However, special-status wildlife species are already being subjected to these types of occasional ambient noise levels from surrounding activities (e.g., the City's 4th of July fireworks show, Summer Concerts, and outdoor movie events occurring immediately south of the Project site at the Town Center Community Park East site would also result in a similar noise level within Woodglen Vista Creek). Therefore, long-term operational noise impacts are less than significant.

The Project site contains sources of artificial nighttime light that are typical of an existing parking lot (e.g., streetlights, exterior building lights). Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of long-term indirect impacts from the Project's lighting as it would be designed consistent with the requirements of Section 13.30.030(B) of the Santee Municipal Code, which states that lighting shall be shielded, or recessed, and directed downward and away from adjoining properties. Therefore, long-term lighting impacts are less than significant.

Implementation of MM-BIO-3 (Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources) would minimize the effect of long-term indirect impacts to the Woodglen Vista Creek wildlife corridor by requiring measures to ensure runoff is not altered from existing conditions and toxicants are not discharged, preparation of landscaping plans that will emphasize native species and not include species from the California Invasive Plant Council's Invasive Plant Inventory, and incorporation of barriers to prevent unauthorized public access to open space areas associated with Woodglen Vista Creek. Therefore, long-term indirect impacts to wildlife corridors would be reduced to less than significant with mitigation incorporated.

5.3.5 Impact BIO-5: Local Policies and Ordinances

City of Santee

The City's Urban Forestry Ordinance contains tree-related policies, regulations, and generally accepted standards for planting, trimming, and removing trees on public property and public rights-of-way (Santee Municipal Code, Section 8.06 [City of Santee 2020]). The ordinance gives the City control of all trees, shrubs, and other plantings in any street, park, public right-of-way, landscape maintenance district or easement, or other City-owned property. City staff review of development plans for the City-owned and maintained property would ensure that the proposed landscaping and maintenance requirements conform to the Urban Forestry Ordinance. The proposed site plan would require removal of existing City-owned trees. As such, tree replacement would occur at a 1:1 mitigation ratio with 15-gallon trees, as directed by MM-BIO-4 (Tree Replacement, Encroachment, and Preservation). Additionally, measures to minimize damage to the encroachment and preserved trees, as well as recommendations for long-

term maintenance and care for trees that will be retained on site, would be included in the Project's Landscape Plan. Therefore, the proposed Project would comply with the Urban Forestry Ordinance, and impacts would be less than significant with mitigation incorporated.

In the Conservation Element of the City of Santee General Plan, biological resources are discussed, and specific objectives and policies are presented (City of Santee 2003). The proposed Project does not conflict with any objectives or policies as presented in the Conservation Element of the General Plan. Therefore, impacts to local policies and ordinances would be less than significant and no mitigation measures are required.

5.3.6 Impact BIO-6: Habitat Conservation Plans

MSCP Plan and Draft Santee MSCP Subarea Plan

The Project site is within the boundaries of the MSCP Plan (City of San Diego 1998). The Draft Santee MSCP Subarea Plan would serve as a habitat conservation plan under the MSCP Plan (City of San Diego 1998) pursuant to Section 10(a)(1)(B) of FESA, and as a Natural Community Conservation Plan pursuant to the California Natural Community Conservation Planning Act of 1991. The Draft Santee MSCP Subarea Plan, once finalized, will contribute to the regional MSCP for preservation, mitigation for impacts, and conservation of sensitive biological resources within San Diego County. The Draft Santee MSCP Subarea Plan is also intended to provide cumulative mitigation for impacts to covered species within the City's jurisdiction, as long as projects are consistent with and covered by provisions of the Santee MSCP Subarea Plan, and to ensure sufficient biological resources are conserved to assist in the conservation and recovery of covered species under the MSCP.

Although the Draft Santee MSCP Subarea Plan has not yet been approved or permitted, it is used as the guidance document for projects occurring within the City. All Project impacts would occur outside of the Draft Santee MSCP Subarea Plan Preserve area. Additionally, MM-BIO-1 through MM-BIO-3 are proposed to prevent any direct or indirect impacts to special-status species, sensitive vegetation communities, and/or jurisdictional aquatic resources. Furthermore, Project implementation would not conflict with the provisions of the MSCP Plan or Draft Santee MSCP Subarea Plan, nor would it prevent the Draft Santee MSCP Subarea Plan from being approved or compromise continued implementation of the MSCP in San Diego County. Therefore, impacts to habitat conservation plans would be less than significant with mitigation incorporated.

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6 Mitigation Measures and Project Design Features

MM-BIO-1 Pre-Construction Nesting Bird Survey. Construction within all potential nesting resource areas within the Project site (i.e., ornamental trees) and areas of the Project site within 500 feet of the Woodglen Vista Creek should be avoided during the migratory bird nesting season (typically January 1 through September 30). If construction activities (i.e., grading, tree removal, external construction involving heavy equipment generating noise in excess of 60 A-weighted decibels [dBA] (leq)) must occur during the bird nesting season, an avian nesting survey of all potential nesting resource areas (e.g., ornamental trees) within the Project site and areas of the Woodglen Vista Creek within 500 feet of all impact areas must be conducted to determine the presence/absence of special-status species, protected migratory birds, and active nests. If least Bell's vireo (*Vireo bellii pusillus*), yellow-breasted chat (*Icteria virens*), and/or yellow warbler (*Setophaga petechia*) are identified during the surveys, then noise attenuation measures shall be required to ensure that noise levels from construction do not exceed a 60 dBA hourly average per hour at the edge of the riparian habitat or to the ambient noise level if it exceeds 60 dBA prior to construction. Construction noise monitoring shall be required to verify that noise levels at the edge of occupied habitat are maintained below 60 dBA hourly average unless an analysis completed by a qualified acoustician shows that noise generated by construction activities would not exceed 60 dBA hourly average at the edge of occupied habitat.

The avian nesting survey shall be performed by a qualified wildlife biologist within 14 days prior to the start of construction and one more survey pass within 24 hours of initiation of construction activities in accordance with the Migratory Bird Treaty Act and California Fish and Game Code Sections 3503, 3503.5, and 3513. If construction activities are on hold for more than 30 days, then pre-construction surveys would need to be reinitiated. If an active bird nest is found, the nest shall be flagged and mapped on the construction plans, along with an appropriate buffer established around the nest, which will be determined by the biologist based on the species' sensitivity to disturbance (typically 300 feet for passerines and 500 feet for raptors and special-status species), existing nearby conditions (e.g., natural habitat versus roads or existing noisy activities), existing buffering features (e.g., topography, tall and dense trees, buildings), legal status of species (i.e., listed versus non-listed), general sensitivities of the species (e.g., disturbance tolerant or urban versus non disturbance tolerant), and other variables. The nest area shall be avoided until the nest is vacated and the juveniles have fledged. The nest area shall be demarcated in the field with flagging and stakes or construction fencing. On-site construction monitoring shall also be conducted when an active nest buffer is in place. No Project activities shall encroach into established buffers without the consent of a monitoring biologist. The buffer shall remain in place until it is determined that the nestlings have fledged and the nest is no longer active.

PDF-BIO-1 Bird Safe Buildings. All new building development shall provide bird-safe building design features in order to reduce the potential for bird strikes. Project design features include incorporating glazing treatments on the building façade to ensure that large areas of glass are visible to birds.

MM-BIO-2 Construction-Related Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans shall include the following to address potential indirect impacts to special-status species occurring within all suitable habitat associated with the Woodglen Vista Creek (i.e., within 500 feet of the Project site):

- **Biological Monitoring.** A qualified Project biologist approved by the City of Santee shall monitor ground-disturbing and vegetation-clearing activities for the duration of the Project construction to ensure that practicable measures are being employed to avoid incidental disturbance of habitat, species of concern, and other sensitive biological resources outside the Project footprint. Once ground-disturbing and vegetation-clearing activities are complete, the Project biologist shall conduct weekly checks to inspect construction fencing and ensure that all applicable requirements from the mitigation measures are being upheld until construction is completed.
- **Worker Environmental Awareness Training.** Prior to grading, a pre-construction meeting shall be required that includes a training session for Project personnel by a qualified biologist. The training shall include (1) a description of the species of concern and its habitats; (2) the general provisions of the applicable regulations pertaining to biological resources, including the Endangered Species Act and the Clean Water Act; (3) the need to adhere to the provisions of the Endangered Species Act, the Clean Water Act, and other applicable regulations; (4) the penalties associated with violating the provisions of the Endangered Species Act, Clean Water Act, and other applicable regulations; (5) the general measures that are being implemented to conserve the species of concern as they relate to the Project; and (6) the access routes to and Project site boundaries within which the Project activities must be accomplished. Additionally, the training shall include the measures and mitigation requirements for the applicable resources. Copies of the mitigation measures and any required permits from the resource agencies shall be made available to construction personnel.
- **Delineation of Property Boundaries.** Before beginning activities that would cause impacts, the contractor shall, in consultation with the biological monitor, clearly delineate the boundaries with fencing, stakes, or flags, consistent with the grading plan, within which the impacts will take place. All impacts outside the fenced, staked, or flagged areas shall be avoided, and all fencing, stakes, and flags shall be maintained until the completion of impacts in that area. In addition, any avoided environmental resources shall be clearly delineated. Prior to implementing construction activities, the biological monitor shall verify that the flagging clearly delineates the construction limits and any sensitive environmental resources to be avoided.
- **Standard Dust Control Measures.** Standard dust control measures as per the San Diego County Air Pollution Control District shall be implemented to reduce impacts on nearby plants and wildlife. Measures include controlling speed to 15 miles per hour or less on unpaved roads, replacing ground cover in disturbed areas as quickly as possible, frequently watering active work sites, installing shaker plates, and suspending excavation and grading operations during periods of high winds.
- **Stormwater Pollution Prevention Plan.** Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, the Contractor shall submit a stormwater pollution prevention plan (SWPPP) to the City of Santee that specifies best

management practices 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. The requirements of the SWPPP shall be incorporated into design specifications and construction contracts. Best management practice categories employed on site shall include erosion control, sediment control, and non-stormwater good housekeeping. Best management practices recommended for the construction phase shall include, but not be limited to, the following:

- Limiting grading to the minimum area necessary for construction, operation, and decommissioning of the Project
- Limiting vegetation disturbance/removal to the maximum extent practicable
- Implementing fiber rolls and sandbags around drainage areas and the site perimeter
- Stockpiling and disposing of demolition debris, concrete, and soil properly
- Installing a stabilized construction entrance/exit and stabilizing disturbed areas
- Installing proper protections for fueling and maintaining equipment and vehicles
- Managing waste, aggressively controlling litter, and implementing sediment controls
- Stabilizing soil in disturbed areas through revegetation

The following water quality measures shall be included in the SWPPP:

- Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
- The Project shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern, as feasible. Project activities that cannot be conducted without placing equipment or personnel in sensitive habitats shall be timed to avoid the breeding season of riparian species.
- Water pollution and erosion control plans shall be developed and implemented in accordance with the Regional Water Quality Control Board.
- **Minimize Spills of Hazardous Materials.** All vehicles and equipment shall be maintained in proper condition to minimize the potential for fugitive emissions of motor oil, antifreeze, hydraulic fluid, grease, or other hazardous materials. Hazardous spills shall be immediately cleaned up and the contaminated soil shall be properly handled and disposed of at a licensed facility. Servicing of construction equipment shall take place only at a designated staging area. The staging area will be located on the south side of the Project site, away from Woodglen Vista Creek, and no stockpiles will be allowed adjacent to Woodglen Vista Creek.
- **Wildlife Hazards.** The following measures shall be implemented to ensure that wildlife do not become trapped, entangled, injured, or poisoned by construction activities:
 - Structures in which wildlife may become trapped (e.g., open pipes, pits, trenches) shall be tightly covered at the end of each work day. If covering the structure is not possible, an escape ramp shall be provided to allow any wildlife that falls in to safely escape.
 - Debris piles, construction materials, equipment, and other items that may be used as wildlife refuge shall be inspected for wildlife at the start of each work day and prior to

disturbance. If wildlife is discovered, it shall either be moved out of harm's way by a qualified biologist or allowed to move off of the Project site on its own.

- Nets and mesh shall be made of loose weave material that is not fused at the intersections of the weave because nets with welded weaves present an entanglement risk.
- Toxic materials and garbage shall be removed from the work site and safely stored or disposed of at the end of each work day.
- **Invasive Weeds.** To reduce the spread of invasive plant species, landscape plants shall not be on the most recent version of the California Invasive Plant Council's Invasive Plant Inventory (<https://www.cal-ipc.org/plants/inventory/>).
- **Night Work.** All construction activities shall be conducted during the daytime, and lights shall not be kept on overnight in the construction area, as practicable. If night lighting is required during construction activities, all exterior lighting along undeveloped land shall be fully shielded and directed downward in a manner that will prevent light spillage or glare into the adjacent open space.

MM-BIO-3 Long-Term Indirect Impacts to Special-Status Species, Sensitive Vegetation Communities, and Jurisdictional Aquatic Resources. Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans shall include the following to address potential indirect impacts to special-status species occurring within all suitable habitat associated with Woodglen Vista Creek (i.e., within 500 feet of the Project site):

- **Runoff:** Future development within 500 feet of suitable habitat for special-status species shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System, to ensure that the quantity and quality of runoff discharged is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into open space or suitable habitat for special-status species. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes. This can be accomplished using a variety of methods, including natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure effective operation of runoff control systems.
- **Lighting:** Project lighting would be designed consistent with the requirements of Section 13.30.030(B) of the Santee Municipal Code. Night lighting shall be directed away from open space and/or suitable habitat for special-status species to protect species from direct night lighting. Shielding shall be incorporated in Project designs to ensure that ambient lighting is not increased.
- **Invasive Species:** Landscape Plans shall incorporate native species that occur in the region. Invasive, non-native plant species listed on the most recent California Invasive Plant Council's Invasive Plant Inventory (<https://www.cal-ipc.org/plants/inventory/>) with a rating of moderate or high shall not be included in landscaping.
- **Barriers:** The proposed Project shall incorporate barriers, where appropriate, to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping in open space and/or suitable habitat for special-status wildlife (e.g., Woodglen Vista Creek). Such

barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.

MM-BIO-4 **Tree Replacement, Encroachment, and Preservation.** Prior to the issuance of a notice to proceed to the Contractor and prior to the commencement of any construction, construction plans and the Project's Landscape Plan shall include the following to address tree removal, encroachment into protected zone, and retained trees:

- **Replacement:** The proposed site plan would require removal of City of Santee-owned trees. Tree replacement shall occur at a 1:1 mitigation ratio with 15-gallon trees and be included in the Project's Landscape Plan, which shall also include recommendations for long-term maintenance and care for regulated trees that will be retained on site.
- **Encroachment into Protected Zone and Retained Trees:** Additionally, tree protection measures shall be provided in the Project's Landscape Plan and designed to mitigate impacts from construction encroachment into the protected zone of any preserved and/or encroached upon City of Santee-owned trees. These tree protection measures shall be consistent with best management practices for tree protection on construction sites and would help minimize impacts to any preserved and/or encroached City of Santee-owned trees. These measures shall be implemented prior to, during, and following construction. This includes measures such as exclusion fencing and worker training to avoid direct impacts to trees, and measures such as irrigation and monthly inspections by a Certified Arborist to promote the long-term health of retained trees.

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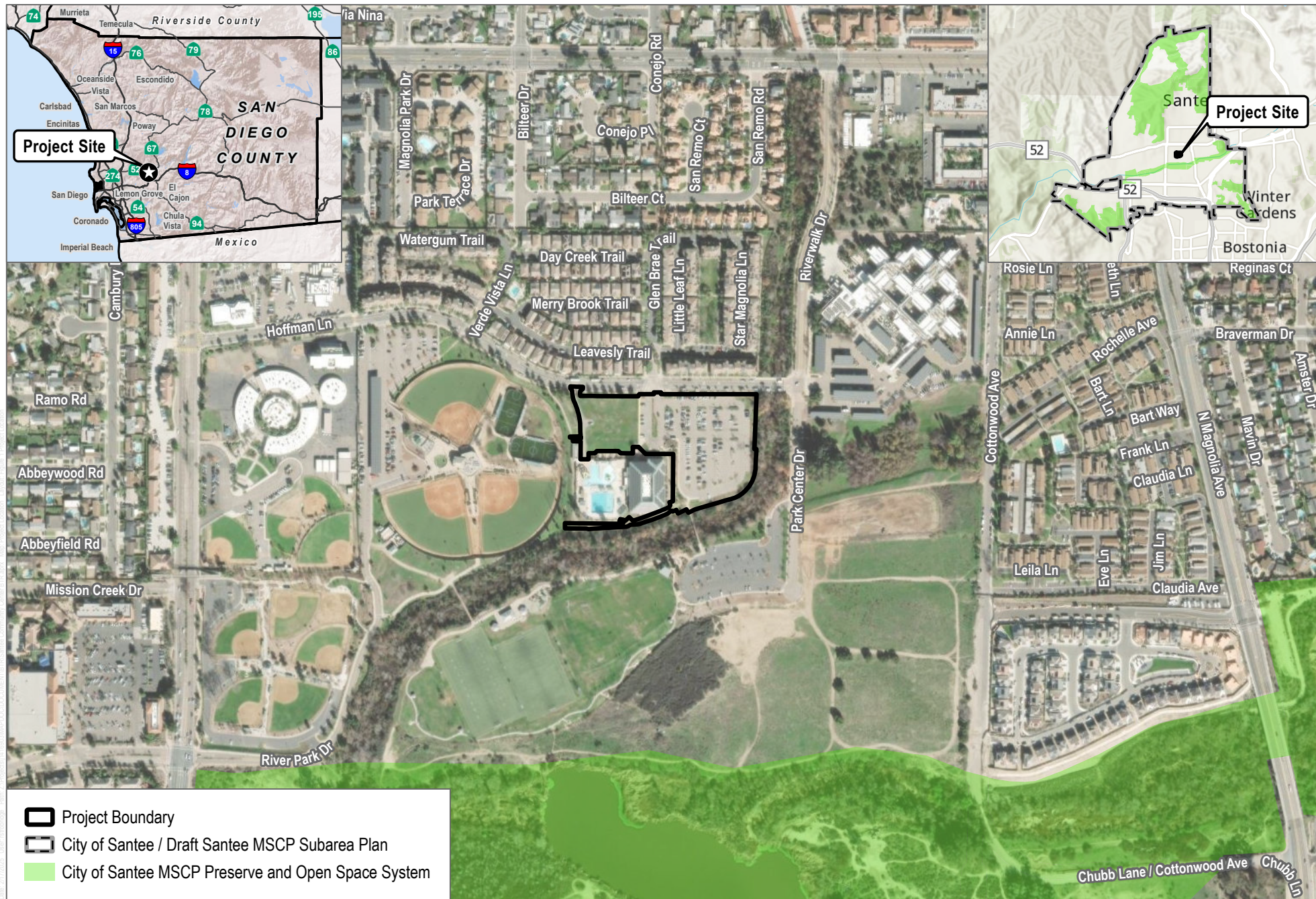


FIGURE 1

Project Location

Biological Technical Report for the Santee Community Center Project

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SOURCE: Esri Imagery 2025

DUDEK



0 100 200 Feet

FIGURE 2

Biological Resources

Biological Technical Report for the Santee Community Center Project

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SOURCE: Esri Imagery 2025

DUDEK

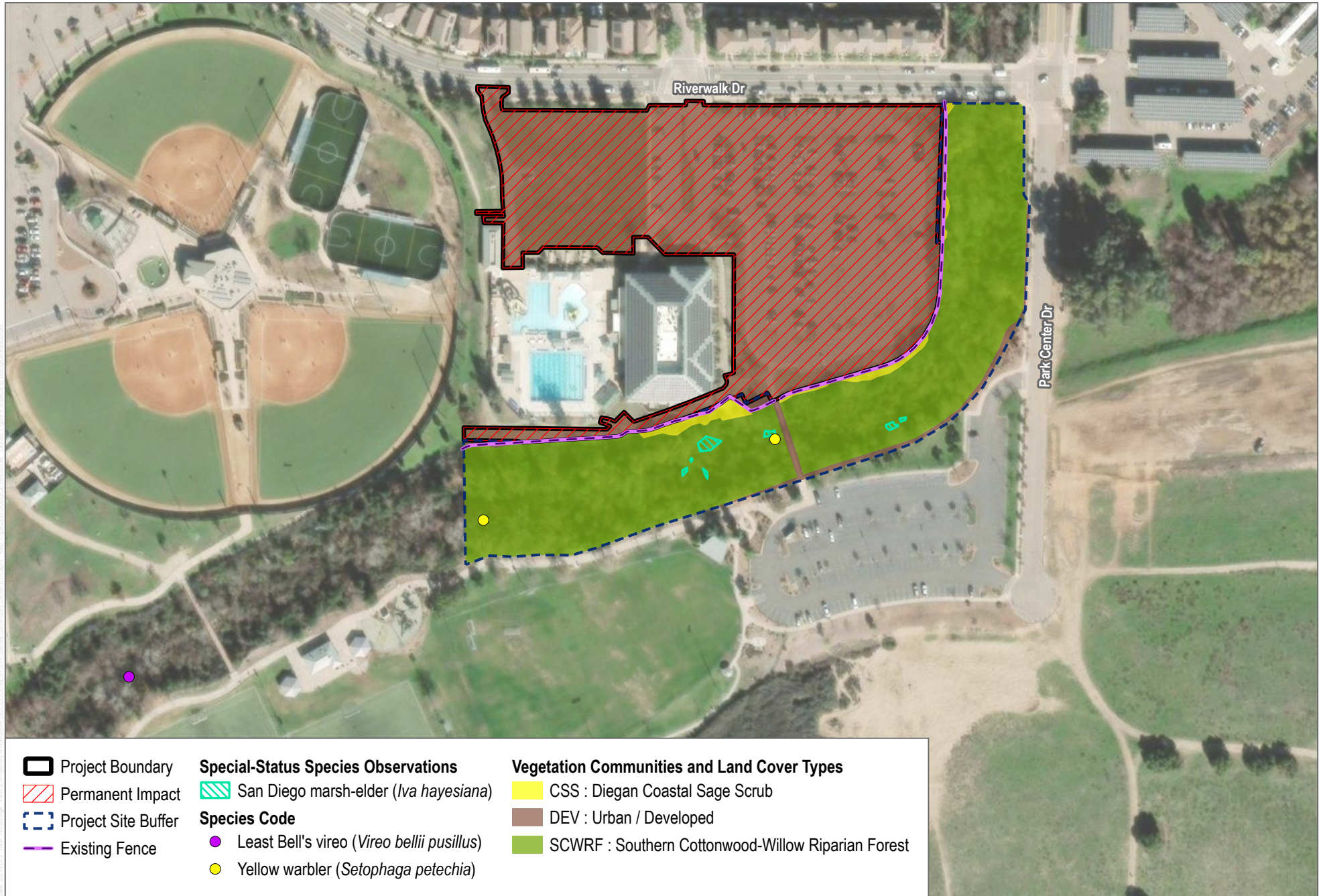


0 500 1,000
Feet

FIGURE 3
Hydrology

Biological Technical Report for the Santee Community Center Project

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SOURCE: Esri Imagery 2025



FIGURE 4

Impacts to Biological Resources

Biological Technical Report for the Santee Community Center Project

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Appendix A

Plant Species Observed on Site

Vascular Species

Eudicots

ANACARDIACEAE – SUMAC OR CASHEW FAMILY

Malosma laurina – laurel sumac

Rhus integrifolia – lemonade berry

ASTERACEAE – SUNFLOWER FAMILY

Ambrosia psilostachya – western ragweed

Artemisia douglasiana – Douglas' sagewort

Baccharis salicifolia ssp. *salicifolia* – mulefat

Baccharis sarothroides – desertbroom

* *Centaurea melitensis* – Maltese star-thistle

* *Cirsium vulgare* – bull thistle

* *Cotula australis* – Australian waterbuttons

* *Erigeron bonariensis* – asthmaweed

* *Hedypnois rhagadioloides* – crete weed

* *Helminthotheca echioides* – bristly oxtongue

Isocoma menziesii var. *vernonioides* – Menzies' goldenbush

Iva hayesiana – San Diego marsh-elder

* *Lactuca serriola* – prickly lettuce

Pluchea sericea – arrow weed

Pseudognaphalium biolettii – two-color rabbit-tobacco

* *Senecio vulgaris* – old-man-in-the-Spring

* *Sonchus asper* ssp. *asper* – spiny sowthistle

* *Sonchus oleraceus* – common sowthistle

* *Taraxacum officinale* – common dandelion

BORAGINACEAE – BORAGE FAMILY

Heliotropium curassavicum var. *oculatum* – seaside heliotrope

BRASSICACEAE – MUSTARD FAMILY

* *Hirschfeldia incana* – shortpod mustard

Lepidium lasiocarpum ssp. *lasiocarpum* – shaggyfruit pepperweed

* *Lepidium latifolium* – perennial pepper weed

Nasturtium officinale – watercress

* *Raphanus sativus* – cultivated radish

EUPHORBIACEAE – SPURGE FAMILY

* *Euphorbia rigida* – upright myrtle spurge

FABACEAE – LEGUME FAMILY

- * *Bauhinia variegata* – orchid tree
- * *Medicago polymorpha* – burclover
- * *Melilotus indicus* – annual yellow sweetclover
- * *Parkinsonia aculeata* – Jerusalem thorn

FAGACEAE – OAK FAMILY

Quercus agrifolia – coast live oak

GERANIACEAE – GERANIUM FAMILY

- * *Erodium cicutarium* – redstem stork's bill
- * *Erodium moschatum* – musky stork's bill
- * *Geranium dissectum* – cutleaf geranium

MALVACEAE – MALLOW FAMILY

- * *Malva parviflora* – cheeseweed mallow
- Malvella leprosa* – alkali mallow

MORACEAE – MULBERRY FAMILY

- * *Morus alba* – white mulberry

MYOPORACEAE – EMU BUSHES FAMILY

- * *Myoporum parvifolium* – slender myoporum

MYRSINACEAE – MYRSINE FAMILY

- * *Lysimachia arvensis* – scarlet pimpernel

OLEACEAE – OLIVE FAMILY

Fraxinus velutina – velvet ash

ONAGRACEAE – EVENING PRIMROSE FAMILY

- * *Oenothera speciosa* – pinkladies

OXALIDACEAE – OXALIS FAMILY

- * *Oxalis corniculata* – creeping woodsorrel

PAPAVERACEAE – POPPY FAMILY

Eschscholzia californica – California poppy

PLANTAGINACEAE – PLANTAIN FAMILY

- * *Plantago major* – common plantain

PLATANACEAE – PLANE TREE, SYCAMORE FAMILY

Platanus racemosa – California sycamore

PLUMBAGINACEAE – LEADWORT FAMILY

* *Limonium perezii* – Perez’s sea lavender

POLYGONACEAE – BUCKWHEAT FAMILY

Eriogonum fasciculatum – California buckwheat

* *Polygonum aviculare* – prostrate knotweed

* *Rumex conglomeratus* – clustered dock

ROSACEAE – ROSE FAMILY

Heteromeles arbutifolia – toyon

Rosa californica – California rose

RUBIACEAE – MADDER FAMILY

Galium aparine – stickywilly

SALICACEAE – WILLOW FAMILY

Populus fremontii ssp. *fremontii* – Fremont cottonwood

Salix exigua – sandbar willow

Salix gooddingii – Goodding’s willow

Salix lasiolepis – arroyo willow

SIMAROUBACEAE – QUASSIA OR SIMAROUBA FAMILY

* *Ailanthus altissima* – tree of heaven

TAMARICACEAE – TAMARISK FAMILY

* *Tamarix ramosissima* – tamarisk

VIBURNACEAE – MUSKROOT FAMILY

Sambucus mexicana – blue elderberry

Gymnosperms and Gnetophytes

PINACEAE – PINE FAMILY

* *Pinus* spp. – ornamental pine

Monocots

ARECACEAE – PALM FAMILY

- * *Phoenix canariensis* – Canary Island date palm
- * *Washingtonia robusta* – Washington fan palm

CYPERACEAE – SEDGE FAMILY

- Cyperus eragrostis* – tall flatsedge
- Schoenoplectus acutus* var. *occidentalis* – tule
- Schoenoplectus californicus* – California bulrush

JUNCACEAE – RUSH FAMILY

- Juncus acutus* ssp. *leopoldii* – southwestern spiny rush

POACEAE – GRASS FAMILY

- * *Avena barbata* – slender oat
- * *Bromus catharticus* – rescuegrass
- * *Bromus diandrus* – ripgut brome
- * *Bromus hordeaceus* – soft brome
- * *Bromus rubens* – red brome
- * *Cortaderia selloana* – Uruguayan pampas grass
- Elymus condensatus* – giant wild rye
- * *Hordeum murinum* – mouse barley
- * *Pennisetum setaceum* – fountain grass
- Phragmites australis* – common reed
- * *Polypogon monspeliensis* – annual rabbitsfoot grass
- * *Schismus barbatus* – common Mediterranean grass

- * signifies introduced (non-native) species

Appendix B

Wildlife Species Observed on Site

Birds

Bushtits

AEGITHALIDAE – LONG-TAILED TITS AND BUSHTITS

Psaltiriparus minimus – bushtit

Finches

FRINGILLIDAE – FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus – house finch

Flycatchers

TYRANNIDAE – TYRANT FLYCATCHERS

Tyrannus vociferans – Cassin's kingbird

Hawks

ACCIPITRIDAE – HAWKS, KITES, EAGLES, AND ALLIES

Buteo lineatus – red-shouldered hawk

Jays, Magpies, and Crows

CORVIDAE – CROWS AND JAYS

Corvus brachyrhynchos – American crow

Vireos

VIREONIDAE – VIREOS

Vireo bellii pusillus – least Bell's vireo

Wood Warblers and Allies

PARULIDAE – WOOD-WARBLERS

Setophaga petechia – yellow warbler

New World Sparrows

PASSERELLIDAE – NEW WORLD SPARROWS

Melospiza crissalis – California towhee

Mammals

Squirrels

SCIURIDAE – SQUIRRELS

Otospermophilus beecheyi – California ground squirrel

Appendix C

Special-Status Plant Species Potential to Occur

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	FT/SE/1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay, openings/annual herb/Apr–June/35–3,145	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered is very dense (i.e., no openings) and undisturbed clay soils are not present. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Acmispon prostratus</i>	Nuttall's acmispon	None/None/1B.1	Coastal dunes, coastal scrub (sandy)/annual herb/Mar–June (July)/0–35	Not expected to occur. The site is outside of the species' known elevation range. This species has not been recorded within the vicinity (CNPS 2024).
<i>Adolphia californica</i>	California adolphia	None/None/2B.1	Chaparral, coastal scrub, valley and foothill grassland; clay/perennial deciduous shrub/Dec–May/35–2,425	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and undisturbed clay soils are not present. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Allium marvinii</i>	Yucaipa onion	None/None/1B.2	Chaparral (clay, openings)/perennial bulbiferous herb/Apr–May/2,490–3,490	Not expected to occur. The site is outside of the species' known elevation range, no undisturbed clay soils are present, and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Ambrosia chenopodiifolia</i>	San Diego bur-sage	None/None/2B.1	Coastal scrub/perennial shrub/Apr–June/180–510	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered.

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Ambrosia monogyra</i>	singlewhorl burrobrush	None/None/2B.2	Chaparral, Sonoran desert scrub; sandy/perennial shrub/Aug–Nov/35–1,640	Not expected to occur. No suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Ambrosia pumila</i>	San Diego ambrosia	FE/None/1B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; alkaline (sometimes), clay (sometimes), disturbed areas (often), loam (sometimes), sandy (sometimes)/perennial rhizomatous herb/Apr–Oct/65–1,360	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain undisturbed clay soils. However, there is one historic and possibly extirpated CNDDDB occurrence approximately 1,300 feet south of the site (CDFW 2024).
<i>Aphanisma blitoides</i>	aphanisma	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub; gravelly (sometimes), sandy (sometimes)/annual herb/Feb–June/ 5–1,000	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain gravelly or sandy soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>	Del Mar manzanita	FE/None/1B.1	Chaparral (maritime, sandy)/perennial evergreen shrub/June–Apr/0–1,195	Not expected to occur. No suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Arctostaphylos otayensis</i>	Otay manzanita	None/None/1B.2	Chaparral, cismontane woodland/perennial evergreen shrub/Jan–Apr/900–5,575	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Astragalus deanei</i>	Dean's milk-vetch	None/None/1B.1	Chaparral, cismontane woodland, coastal scrub, riparian forest/perennial herb/Feb–May/245–2,280	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Astragalus oocarpus</i>	San Diego milk-vetch	None/None/1B.2	Chaparral (openings), cismontane woodland/perennial herb/May–Aug/1,000–5,000	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Atriplex coulteri</i>	Coulter's saltbush	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; alkaline (sometimes), clay (sometimes)/perennial herb/Mar–Oct/10–1,505	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Atriplex pacifica</i>	south coast saltscale	None/None/1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, playas/annual herb/Mar–Oct/0–460	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Baccharis vanessae</i>	Encinitas baccharis	FT/SE/1B.1	Chaparral (maritime), cismontane woodland; sandstone/perennial	Not expected to occur. No suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			deciduous shrub/Aug–Nov/ 195–2,360	
<i>Bergerocactus emoryi</i>	golden-spined cereus	None/None/2B.2	Chaparral, closed-cone coniferous forest, coastal scrub; sandy/perennial stem/ May–June/10–1,295	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed sandy soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<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/ 165–1,525	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. However, there is a historic, but extirpated CNDDB occurrence/SDNHM specimen from 1983 located approximately 300 feet northwest of the site (CDFW 2024; SDNHM 2021).
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	FT/SE/1B.1	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools; clay (often)/perennial bulbiferous herb/Mar–June/ 80–3,670	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	None/None/1B.1	Chaparral, cismontane woodland, closed-cone	Not expected to occur. No suitable vegetation present.

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			coniferous forest, meadows and seeps, valley and foothill grassland, vernal pools; clay, mesic/perennial bulbiferous herb/May–July/100–5,550	
<i>Calochortus dunnii</i>	Dunn’s mariposa-lily	None/SR/1B.2	Chaparral, closed-cone coniferous forest, valley and foothill grassland; gabbroic (sometimes), rocky/perennial bulbiferous herb/ (Feb) Apr–June/605–6,000	Not expected to occur. The site is outside of the species’ known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Carex obispoensis</i>	San Luis Obispo sedge	None/None/1B.2	Chaparral, closed-cone coniferous forest, coastal prairie, coastal scrub, valley and foothill grassland; clay (often), gabbroic (sometimes), seeps (often), serpentinite (often)/perennial cespitose herb/Apr–June/35–2,690	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	None/None/1B.2	Chaparral, closed-cone coniferous forest/perennial evergreen shrub/Apr–June/ 770–2,475	Not expected to occur. The site is outside of the species’ known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Ceanothus otayensis</i>	Otay Mountain ceanothus	None/None/1B.2	Chaparral (gabbroic, metavolcanic)/perennial evergreen shrub/Jan–Apr/ 1,965–3,605	Not expected to occur. The site is outside of the species’ known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	None/None/2B.2	Chaparral/perennial evergreen shrub/Dec–May/5–1,245	Not expected to occur. No suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<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/0–2,095	Not expected to occur. No suitable vegetation present.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	FE/SE/1B.2	Coastal dunes, marshes and swamps (coastal salt)/annual herb (hemiparasitic)/May–Oct (Nov)/0–100	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<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; clay (often)/annual herb/Apr–July/100–5,015	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Clarkia delicata</i>	delicate clarkia	None/None/1B.2	Chaparral, cismontane woodland; gabbroic (often)/annual herb/Apr–June/770–3,280	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Clinopodium chandleri</i>	San Miguel savory	None/None/1B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland, valley and foothill grassland; gabbroic (sometimes), rocky (sometimes)/perennial shrub/Mar–July/395–3,525	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial shrub species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain gabbroic or rocky soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	summer holly	None/None/1B.2	Chaparral, cismontane woodland/perennial evergreen shrub/Apr–June/100–2,590	Not expected to occur. No suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Cordylanthus parviflorus</i>	small-flowered bird's-beak	None/None/2B.3	Joshua tree “woodland,” Mojavean desert scrub, Pinyon and juniper woodland/annual herb (hemiparasitic)/Aug–Oct/2,295–7,220	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present. This species has not been recorded within the vicinity (CNPS 2024).
<i>Corethrogyne filaginifolia</i> var. <i>incana</i>	San Diego sand aster	None/None/1B.1	Chaparral, coastal bluff scrub, coastal scrub/perennial herb/June–Sep/10–375	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Cylindropuntia californica</i> var. <i>californica</i>	snake cholla	None/None/1B.1	Chaparral, coastal scrub/perennial stem/Apr–May/100–490	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Deinandra conjugens</i>	Otay tarplant	FT/SE/1B.1	Coastal scrub, valley and foothill grassland; clay/annual herb/(Apr)May–June/80–985	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Deinandra floribunda</i>	Tecate tarplant	None/None/1B.2	Chaparral, coastal scrub/annual herb/Aug–Oct/230–4,000	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Dicranostegia orcuttiana</i>	Orcutt's bird's-beak	None/None/2B.1	Coastal scrub/annual herb (<i>hemiparasitic</i>)/(Mar)Apr–July (Sep)/35–1,145	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<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/10–1,900	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				contain undisturbed clay soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Dudleya viscida</i>	sticky dudleya	None/None/1B.2	Chaparral, Cismontane woodland, Coastal bluff scrub, Coastal scrub; Rocky/perennial herb/May–June/35–1,805	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain rocky soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<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/100–1,965	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Eriodictyon sessilifolium</i>	sessile-leaved yerba santa	None/None/2B.1	Coastal scrub; volcanic/perennial shrub/July/560–560	Not expected to occur. The site is outside of the species' known elevation range. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and there are no volcanic soils present. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Eriogonum evanidum</i>	vanishing wild buckwheat	None/None/1B.1	Chaparral, cismontane woodland, lower montane coniferous forest, pinyon and juniper woodland; gravelly	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			(sometimes), sandy (sometimes)/annual herb/ July–Oct/3,605–7,295	
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button- celery	FE/SE/1B.1	Coastal scrub, valley and foothill grassland, vernal pools; mesic/annual/perennial herb/Apr–June/65–2,030	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Euphorbia abramsiana</i>	Abrams' spurge	None/None/2B.2	Mojavean desert scrub, Sonoran desert scrub; sandy/ annual herb/(Aug)Sep–Nov/- 15–4,295	Not expected to occur. No suitable vegetation present.
<i>Euphorbia misera</i>	cliff spurge	None/None/2B.2	Coastal bluff scrub, coastal scrub, Mojavean desert scrub; rocky/perennial shrub/ (Oct)Dec–Aug/35–1,640	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain rocky soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Ferocactus viridescens</i>	San Diego barrel cactus	None/None/2B.1	Chaparral, coastal scrub, valley and foothill grassland, vernal pools/perennial stem/May– June/10–1,475	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not observed within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain undisturbed soils. There are no

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Frankenia palmeri</i>	Palmer's frankenia	None/None/2B.1	Coastal dunes, marshes and swamps (coastal salt), playas/perennial herb/May–July/0–35	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Fraxinus parryi</i>	chaparral ash	None/None/2B.2	Chaparral/perennial shrub/Mar–May/700–2,030	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Fremontodendron mexicanum</i>	Mexican flannelbush	FE/SR/1B.1	Chaparral, cismontane woodland, closed-cone coniferous forest; gabbroic, serpentinite/perennial evergreen shrub/Mar–June/35–2,345	Not expected to occur. No suitable vegetation present.
<i>Galium proliferum</i>	desert bedstraw	None/None/2B.2	Joshua tree woodland, Mojavean desert scrub, pinyon and juniper woodland; carbonate, rocky/annual herb/Mar–June/3,900–5,345	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Geothallus tuberosus</i>	Campbell's liverwort	None/None/1B.1	Coastal scrub (mesic), vernal pools/ephemeral liverwort/35–1,965	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Grindelia hallii</i>	San Diego gumplant	None/None/1B.2	Chaparral, lower montane coniferous forest, meadows and seeps, valley and foothill	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			grassland/perennial herb/ May-Oct/605-5,725	
<i>Hesperocyparis forbesii</i>	Tecate cypress	None/None/1B.1	Chaparral, closed-cone coniferous forest; clay, gabbroic (sometimes)/perennial evergreen tree/260-4,920	Not expected to occur. No suitable vegetation present.
<i>Heterotheca sessiliflora</i> ssp. <i>sessiliflora</i>	beach goldenaster	None/None/1B.1	Chaparral (coastal), coastal dunes, coastal scrub/perennial herb/Mar-Dec/0-4,015	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Horkelia truncata</i>	Ramona horkelia	None/None/1B.3	Chaparral, cismontane woodland; clay, gabbroic/perennial herb/May-June/1,310-4,265	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Hosackia crassifolia</i> var. <i>otayensis</i>	Otay Mountain lotus	None/None/1B.1	Chaparral (metavolcanic, often disturbed areas)/perennial herb/May-Aug/1,245-3,295	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Hulsea californica</i>	San Diego sunflower	None/None/1B.3	Chaparral, Lower montane coniferous forest, Upper montane coniferous forest; Burned areas, Openings/perennial herb/Apr-June/3,000-9,565	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	None/None/1B.2	Chaparral, coastal scrub (often disturbed areas, sandy)/perennial shrub/Apr-Nov/35-820	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				contain sandy soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021).
<i>Iva hayesiana</i>	San Diego marsh-elder	None/None/2B.2	Marshes and swamps, playas/ perennial herb/Apr–Oct/ 0–1,640	This species was observed within the Project site buffer (i.e., San Diego river tributary). Not expected to occur within the Project site due to lack of suitable vegetation present.
<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/ 5–4,000	Not expected to occur. No suitable vegetation present.
<i>Lepechinia cardiophylla</i>	heart-leaved pitcher sage	None/None/1B.2	Chaparral, cismontane woodland, closed-cone coniferous forest/perennial shrub/Apr–July/1,705–4,490	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Lepechinia ganderi</i>	Gander's pitcher sage	None/None/1B.3	Chaparral, closed-cone coniferous forest, coastal scrub, valley and foothill grassland; gabbroic (sometimes)/perennial shrub/June–July/ 1,000–3,295	Not expected to occur. The site is outside of the species' known elevation range.
<i>Leptosyne maritima</i>	sea dahlia	None/None/2B.2	Coastal bluff scrub, coastal scrub/perennial herb/ Mar–May/15–490	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
<i>Monardella breweri</i> ssp. <i>microcephala</i>	small-headed monardella	None/None/2B.2	Chaparral, cismontane woodland, lower montane coniferous forest; disturbed areas (sometimes), granitic, openings/annual herb/ May–Aug/755–3,935	Not expected to occur. The site 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/ 985–5,165	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Monardella viminea</i>	willowy monardella	FE/SE/1B.1	Chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland; alluvial terraces, washes/perennial herb/June–Aug/165–740	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not observed within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Nama stenocarpa</i>	mud nama	None/None/2B.2	Marshes and swamps (lake margins, riverbanks)/ annual/perennial herb/ Jan–July/15–1,640	Not expected to occur. No suitable vegetation present.
<i>Navarretia fossalis</i>	spreading navarretia	FT/None/1B.1	Chenopod scrub, marshes and swamps (shallow freshwater), playas, vernal pools/annual herb/Apr–June/100–2,145	Not expected to occur. No suitable vegetation present.
<i>Navarretia prostrata</i>	prostrate vernal pool navarretia	None/None/1B.2	Coastal scrub, meadows and seeps, valley and foothill grassland (alkaline), vernal pools; mesic/annual herb/Apr–July/10–3,965	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Nemacaulis denudata</i> var. <i>denudata</i>	coast woolly-heads	None/None/1B.2	Coastal dunes/annual herb/Apr–Sep/0–330	Not expected to occur. No suitable vegetation present.
<i>Nolina interrata</i>	Dehesa nolina	None/SE/1B.1	Chaparral (gabbroic, metavolcanic, serpentinite)/perennial herb/June–July/605–2,805	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Orcuttia californica</i>	California Orcutt grass	FE/SE/1B.1	Vernal pools/annual herb/Apr–Aug/50–2,165	Not expected to occur. No suitable vegetation present.
<i>Packera ganderi</i>	Gander's ragwort	None/SR/1B.2	Chaparral (burned areas, gabbroic outcrops)/perennial herb/Apr–June/1,310–3,935	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Pogogyne abramsii</i>	San Diego mesa mint	FE/SE/1B.1	Vernal pools/annual herb/Mar–July/295–655	Not expected to occur. No suitable vegetation present.
<i>Pogogyne nudiuscula</i>	Otay Mesa mint	FE/SE/1B.1	Vernal pools/annual herb/May–July/295–820	Not expected to occur. No suitable vegetation present.
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	None/None/2B.2	Chaparral, cismontane woodland, coastal scrub, riparian woodland; gravelly, sandy/perennial herb/(July) Aug–Nov (Dec)/0–6,885	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain undisturbed soils. However, there is one historic CNDDDB occurrence from 2011 approximately 2,000 feet southeast of the site (CDFW 2024).
<i>Quercus cedrosensis</i>	Cedros Island oak	None/None/2B.2	Chaparral, closed-cone coniferous forest, coastal	Not expected to occur. The site is outside of the species' known elevation range.

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
			scrub/perennial evergreen tree/Apr–May/835–3,145	
<i>Quercus dumosa</i>	Nuttall's scrub oak	None/None/1B.1	Chaparral, closed-cone coniferous forest, coastal scrub; clay, loam, sandy/ perennial evergreen shrub/ Feb–Apr (May–Aug)/50–1,310	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not recorded during the site visit within the small amount of coastal sage scrub within the Project site buffer that has recovered and undisturbed clay soils or loam and sandy are not present. There is a CNDDDB occurrence from 2009 that overlaps the site (CNDDDB 2024).
<i>Ribes canthariforme</i>	Moreno currant	None/None/1B.3	Chaparral, riparian scrub/ perennial deciduous shrub/ Feb–Apr/1,115–3,935	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Salvia munzii</i>	Munz's sage	None/None/2B.2	Chaparral, coastal scrub/ perennial evergreen shrub/ Feb–Apr/375–3,490	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. This perennial species was not observed within the small amount of coastal sage scrub within the Project site buffer that has recovered and the site does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Senecio aphanactis</i>	chaparral ragwort	None/None/2B.2	Chaparral, cismontane woodland, coastal scrub; alkaline (sometimes)/annual herb/Jan–Apr(May)/50–2,620	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				has not been recorded within the vicinity (CNPS 2024).
<i>Sphaerocarpos drewiae</i>	bottle liverwort	None/None/1B.1	Chaparral, coastal scrub; openings/ephemeral liverwort/295–1,965	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered is very dense (i.e., no openings) and does not contain undisturbed soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Stemodia durantifolia</i>	purple stemodia	None/None/2B.1	Sonoran desert scrub (often mesic, sandy)/perennial herb/(Jan) Apr–Dec/590–985	Not expected to occur. The site 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/165–1,310	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed clay soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).
<i>Suaeda esteroa</i>	estuary seablite	None/None/1B.2	Marshes and swamps (coastal salt)/perennial herb/(Jan–May)July–Oct/0–15	Not expected to occur. The site is outside of the species' known elevation range and there is no suitable vegetation present.
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	None/None/1B.2	Chaparral, coastal scrub/perennial deciduous shrub/Apr–May/540–3,280	Not expected to occur. The site is outside of the species' known elevation range.
<i>Triquetrella californica</i>	coastal triquetrella	None/None/1B.2	Coastal bluff scrub, coastal scrub/moss/35–330	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers the majority of

Scientific Name	Common Name	Status (Federal/State/CRPR)	Primary Habitat Associations/ Life Form/ Blooming Period/ Elevation Range (feet)	Potential to Occur
				the site was developed in 2009. The small amount of coastal sage scrub within the Project site buffer that has recovered does not contain undisturbed soils. There are no CNDDB occurrences or SDNHM specimens that overlap the site (CDFW 2024; SDNHM 2021). This species has not been recorded within the vicinity (CNPS 2024).

Notes: CNDDB = California Natural Diversity Database; SDNHM = San Diego Natural History Museum; Vicinity = recorded in El Cajon Quadrangle (CNPS 2024).

Status Legend

Federal

FE: Federally listed as endangered

FT: Federally listed as threatened

State

SE: State listed as endangered

SR: State listed as rare

CRPR: California Rare Plant Rank

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

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

Threat Rank

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

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

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

References

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Appendix D

Special-Status Wildlife Species Potential to Occur

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
Amphibians				
<i>Anaxyrus californicus</i>	arroyo toad	FE/SSC	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that recovered from past disturbances is associated with a tributary to the San Diego River, but this species has not been recorded within the vicinity (CDFW 2024) nor below the dams associated with the San Diego River and there are no streams within the site.
<i>Spea hammondi</i>	western spadefoot	FPT/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	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The coastal sage scrub within the Project site buffer that has recovered from past disturbances does not contain breeding habitat (vernal pools or ephemeral wetlands) for this species.
Reptiles				
<i>Anniella stebbinsi</i>	southern California legless lizard	None/SSC	Coastal dunes, stabilized dunes, beaches, dry washes, valley-foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances does not contain sparse vegetation or sandy soils used by this species.

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<i>Arizona elegans occidentalis</i>	California glossy snake	None/SSC	Arid scrub, rocky washes, grasslands, chaparral, open areas with loose soil	Not expected to occur. No suitable habitat present.
<i>Aspidoscelis tigris stejnegeri</i>	San Diegan tiger whiptail	None/SSC	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances does not contain sparse vegetation, is very limited in size, and is surrounded by existing development.
<i>Chelonia mydas</i>	green sea turtle	FT/None	Shallow waters of lagoons, bays, estuaries, mangroves, eelgrass, and seaweed beds	Not expected to occur. No suitable vegetation present.
<i>Coleonyx variegatus abbotti</i>	San Diego banded gecko	None/SSC	Rocky areas within coastal scrub and chaparral	Not expected to occur. No suitable rocky areas present and the coastal sage scrub present within the Project site buffer is very minimal.
<i>Crotalus ruber</i>	red diamondback rattlesnake	None/SSC	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances is very limited in size and the San Diego River tributary is surrounded by development.
<i>Actinemys pallida</i>	southwestern pond turtle	FPT/SSC	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter	Not expected to occur. No suitable habitat present within the site. Suitable habitat may occur with the San Diego River tributary adjacent to the site; however, there are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<i>Masticophis fuliginosus</i>	Baja California coachwhip	None/SSC	In California, restricted to southern San Diego County where it is known from grassland and coastal sage scrub; open areas in grassland and coastal sage scrub	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances is very limited in size and the San Diego River tributary is surrounded by development. There are no CNDDB occurrences for this species within the vicinity (CDFW 2024).
<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	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances is very limited in size and the San Diego River tributary is surrounded by development.
<i>Salvadora hexalepis virgultea</i>	coast patch-nosed snake	None/SSC	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances is very limited in size and does not contain small mammal burrows.
<i>Thamnophis hammondi</i>	two-striped gartersnake	None/SSC	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools	Not expected to occur within the Project site. No suitable habitat present within the site. Moderate potential to occur within suitable

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
				habitat located within the San Diego River tributary adjacent to the site.
Birds				
<i>Agelaius tricolor</i> (nesting colony)	tricolored blackbird	BCC/SSC, ST	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry; forages in grasslands, woodland, and agriculture	Not expected to occur within the Project site. No suitable habitat within the site. Marginal suitable emergent wetlands present within the Project site buffer. Only known historically to occur at Santee Lakes (CDFW 2024).
<i>Ammodramus savannarum</i> (nesting)	grasshopper sparrow	None/SSC	Nests and forages in moderately open grassland with tall forbs or scattered shrubs used for perches	Not expected to occur. No grassland habitat present.
<i>Aquila chrysaetos</i> (nesting and wintering)	golden eagle	None/FP, WL	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats	Not expected to occur. The site is surrounded by development and no suitable open areas present for foraging or cliffs for nesting. There are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).
<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	Not expected to occur. No grassland or open scrub habitat present. There are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).
<i>Buteo swainsoni</i> (nesting)	Swainson's hawk	None/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	Not expected to occur. No suitable foraging habitat present and this species no longer nests in San Diego County (SDNHM 2012). There are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<i>Campylorhynchus brunneicapillus sandiegensis</i> (San Diego and Orange Counties only)	coastal cactus wren	None/SSC	Southern cactus scrub patches	Not expected to occur. No cactus scrub present within the site or immediate vicinity.
<i>Charadrius nivosus 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	Not expected to occur. No marine or estuarine shores present within the site or surrounding area.
<i>Coccyzus americanus occidentalis</i> (nesting)	western yellow-billed cuckoo	FT/SE	Nests in dense, wide riparian woodlands and forest with well-developed understories	Not expected to occur. This species is not known to have nested in San Diego County for decades (SDNHM 2012). There are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).
<i>Coturnicops noveboracensis</i>	yellow rail	BCC/SSC	Nesting requires wet marsh/sedge meadows or coastal marshes with wet soil and shallow, standing water	Not expected to occur. No marsh/sedge meadows present within the site.
<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	Not expected to occur on site. Low potential to occur within the San Diego River tributary area adjacent to the site. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The native habitat within the Project site buffer that has recovered from past disturbances is very limited in size. No suitable nesting habitat present within the site and limited nesting and foraging habitat adjacent to the site. There are no CNDDDB occurrences for this species within the vicinity (CDFW 2024).

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<i>Empidonax traillii extimus</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	Not expected to occur within the site. No suitable nesting habitat present within the site. The San Diego tributary adjacent to the site could provide nesting habitat; however, there are no CNDDB occurrences for this species within the vicinity (CDFW 2024).
<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	Not expected to occur within the site due to lack of nesting and foraging habitat. Moderate potential to occur within the San Diego River tributary adjacent to the site.
<i>Ixobrychus exilis</i> (nesting)	least bittern	None/SSC	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation	Not expected to occur. No suitable marsh habitat present.
<i>Laterallus jamaicensis coturniculus</i>	California black rail	None/FP, ST	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations	Not expected to occur. No suitable habitat present.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	BCC/SE	Nests and forages in coastal saltmarsh dominated by pickleweed (<i>Salicornia</i> spp.)	Not expected to occur. No coastal saltmarsh habitat present.
<i>Poliophtila 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	Not expected to occur within the site. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size and doesn't contain California sagebrush (<i>Artemisia californica</i>).
<i>Rallus obsoletus levipes</i>	Ridgway's rail	FE/FP, SE	Coastal wetlands, brackish areas, coastal saline emergent wetlands	Not expected to occur. No habitat present.

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<i>Setophaga petechia</i> (nesting)	yellow warbler	None/SSC	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats	Not expected to occur within the site due to lack of nesting and foraging habitat. Observed within the San Diego River tributary adjacent to the site.
<i>Sternula antillarum browni</i> (nesting colony)	California least tern	FE/FP, SE	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats	Not expected to occur. No habitat present.
<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	Not expected to occur within the site due to lack of nesting and foraging habitat. Observed within Woodglen Vista Creek, approximately 650 feet to the southwest of the site, and in the nearby section of the San Diego River, south of the site.
Mammals				
<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 trees and human-built structures	Not expected to occur. No open, dry habitats with rocky outcrops present for roosting or foraging habitats within the site or surrounding area.
<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	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size, dense, and occurs within the San Diego River tributary.

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
<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	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size, dense, and occurs within the San Diego River tributary.
<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	Not expected to occur on site or within the San Diego River tributary adjacent to the site. No suitable roosting areas present within the site or surrounding area and the site is surrounded by development.
<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, human-built structures, and tunnels	Not expected to occur on site due to lack of suitable roosting habitat and lack of foraging habitat. Moderate potential to forage within the San Diego River tributary adjacent to the site but not expected to roost.
<i>Dasypterus 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	Not expected to occur on site due to lack of suitable roosting and foraging habitat. Moderate potential to occur within the San Diego River tributary adjacent to the site.
<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	Not expected to occur on site or within the San Diego River tributary adjacent to the site. No suitable roosting areas present within the site or surrounding area and the site is surrounded by development.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None/SSC	Coastal scrub, desert scrub, chaparral, cacti, rocky areas	Not expected to occur. The entire site was graded in 2006 and the

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
				parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size, occurs within the San Diego River tributary, and no middens were observed during the field survey.
<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	Not expected to occur on site due to limited suitable roosting habitat and lack of foraging habitat.
<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	Not expected to occur on site due to limited suitable roosting habitat and lack of foraging habitat.
<i>Taxidea taxus</i>	American badger	None/SSC	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size, occurs within the San Diego River tributary, and is surrounded by existing development. No burrows were observed during the field survey.
<i>Lasiurus frantzii</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	Low potential to occur on site due to limited suitable roosting habitat and lack of foraging habitat.

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
Invertebrates				
<i>Bombus crotchii</i>	Crotch's bumble bee	None/SCE	Open grassland and scrub communities supporting suitable floral resources	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size and floral resources, occurs within the San Diego River tributary, and is surrounded by existing development.
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No vernal pools present.
<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>P. patagonica</i> , and <i>Antirrhinum coulterianum</i> , among others	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer that has recovered from past disturbances is very limited in size, lacks primary host plants, lacks clay soils preferred by primary host plants, has very limited flowering plants present for nectar sources, and the site is outside the USFWS recommended survey area.
<i>Lycaena hermes</i>	Hermes copper	FT/None	Mixed woodlands, chaparral, and coastal scrub	Not expected to occur. The entire site was graded in 2006 and the parking lot that covers most of the site was developed in 2009. The small amount of coastal sage scrub habitat within the Project site buffer

Scientific Name	Common Name	Status (Federal/State)	Habitat	Potential to Occur
				that has recovered from past disturbances is very limited in size, occurs within the San Diego River tributary, and is surrounded by existing development. This species host plants (California buckwheat [<i>Eriogonum fasciculatum</i>] and redberry buckthorn [<i>Rhamnus crocea</i>]) were not observed during the field survey.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE/None	Vernal pools, non-vegetated ephemeral pools	Not expected to occur. No vernal pools present.
<i>Danaus plexippus plexippus</i> pop. 1	monarch – California overwintering population	FC/None	Wind-protected tree groves with nectar sources and nearby water sources	Not expected to occur within the site due to lack of suitable habitat, host plants (i.e., milkweed) and nectar plants. The site is not a known overwintering location.

Notes: CNDDB = California Natural Diversity Database; USFWS = U.S. Fish and Wildlife Service; Vicinity = recorded in El Cajon Quadrangle (CDFW 2024).

Status Legend

Federal

BCC: U.S. Fish and Wildlife Service—Bird of Conservation Concern

FC: Candidate for federal listing as threatened or endangered

FE: Federally listed as endangered

FT: Federally listed as threatened

FPT: Federally proposed for listing as threatened

State

FP: California Department of Fish and Wildlife Fully Protected species

SCE: State candidate for listing as endangered

SE: State listed as endangered

SSC: California Species of Special Concern

ST: State listed as threatened

WL: CDFW Watch List species

References

CDFW (California Department of Fish and Wildlife). 2024. California Natural Diversity Database (CNDDB). RareFind 5: Commercial version. CDFW, Biogeographic Data Branch. <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx>.

SDNHM (San Diego Natural History Museum). 2012. San Diego Natural History Museum, The Birds of San Diego County from the Bird Atlas Database. <https://sdplantatlas.org/BirdAtlas/BirdPages.aspx>.