FINAL

BIOLOGICAL RESOURCES ASSESSMENT

Legacy at Coto Project

JUNE 2020

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1.0 INTRODUCTION

On behalf of CGV Coto LLC, VCS Environmental (VCS) prepared this Biological Resources Assessment, which incorporates the findings from a field survey conducted by VCS on December 3, 2019. VCS prepared this report for the Legacy at Coto Project (Project).

1.1 Purpose and Approach

This Biological Resources Assessment provides a summary of the conditions present during the December 2019 survey, an assessment of the potential presence of sensitive biological resources, and an analysis of the potential impacts to those resources with implementation of the Project. This report presents the current biological resources present within the Project site including habitat communities and the potential occurrence of listed and special status plant and wildlife species. The potential biological impacts in view of federal and state laws and regulations are also identified in this report. While general biological resources are discussed, the focus of this assessment is on those resources considered to be sensitive. This report also identifies, as appropriate, Best Management Practices (BMPs) and avoidance measures recommended for the Project. This report was prepared based on results of a literature review and field survey.

1.2 Project Site Location

The Project site is located north of Avenida La Caza, west of Via Venado, and south and east of Via Alondra within the Coto de Caza Planned Community in unincorporated Orange County, California. The Project site is regionally accessible from Interstate 5 at Oso Parkway and from State Route 241 to the east; refer to Figure 1, *Regional Location Map*, and Figure 2, *Vicinity Map*, respectively. The main street address is 23333 and 23335 Avenida La Caza and the Assessor Parcel Numbers are 804-231-04 and 804-231-02.[1] The Project site is located within Section 26, Township 6S, Range 7W of the United States Geological Survey Topographic Map, 7.5 Minute Series, Canada Gobernadora Quadrangle; refer to Figure 3, *USGS Topographic Map*.

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[1] Obtained 25 November 2019 from <ocgis.com/ocpw/landrecords/>

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2.0 PROJECT DESCRIPTION

The proposed Project would reuse the former Coto de Caza Tennis College site. All existing buildings and tennis facilities on the site would be removed and the site would be regraded to create building area to allow for the construction of a 110-unit active senior living facility. The Project would include several onsite amenities including a fitness center, cinema, library, demonstration kitchen, restaurant, swimming pool, lounge, and bistro; refer to Figure 4, *Site Plan*.

2.1 Current Conditions

The Project site consists of approximately 3.9 acres and is surrounded by the Coto Valley Country Club to the east, tennis courts and residential uses to the west, open space to the north, and open space and residential uses to the south. The Project site was the former location of the Coto de Caza Tennis College, which has not been in operation for over twenty years. The site contains the remnants of seven tennis courts, a hitting lane practice facility, and a building area that was previously used for indoor classroom instruction and administrative offices. The offices are currently used by the property owner.

The Project site is relatively flat with elevations ranging from 859-880 feet (262-269 meters) above mean sea level.

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3.0 REGULATORY CONTEXT

The following is a list of the relevant federal, state, and local laws and regulations that apply to protecting plant communities, plants, wildlife, and water quality.

Agency/ Organization	Laws/Regulations	Notes
Federal	Clean Water Act (CWA) Section 404	Jurisdictional Waters of the United States (WOUS) are present within the Project site but will not be impacted during Project activities; therefore, a Section 404 Permit from the United States Army Corps of Engineers (USACE) is not required.
	CWA Section 401	Jurisdictional WOUS and Waters of the State (WOS) are present within the Project site but will not be impacted during Project activities; therefore, a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) is not required.
	CWA Section 408	No facilities subject to Section 408 occur within the Project.
	Migratory Bird Treaty Act (MBTA)	Compliance with the MBTA will be achieved with pre-construction surveys for nesting birds within three days prior to initiation of work.
	Endangered Species Act (ESA)	No federally listed species were observed within the Project site during the 2019 survey. There is a low potential for federally listed species to occur as the Project site lacks suitable habitat.
State	Section 1600 of the Fish and Game Code (FGC)	Jurisdictional WOS are present within the Project site but will not be impacted during Project activities; therefore, a Section 1600 Permit through the California Department of Fish and Wildlife (CDFW) is not required.
	Sections 3503, 3503.5, and 3513 of the FGC	These FGC sections offer protection of nesting birds, birds of prey, and migratory birds. Compliance will be maintained with a pre-construction survey for nesting birds (including birds of prey and migratory birds) within three days prior to initiation of work.
	Section 4150 of the FGC	Prohibits incidental or deliberate "take" of non-game mammals, including bats. Potential impacts to bats will be avoided with a pre-construction survey conducted prior to initiation of work.
	Porter-Cologne Water Quality Control Act and Water Discharge Requirements (WDR)	WOS and WOUS are present within the Project site but will not be impacted during Project activities; therefore, a Water Quality Certification is not required.

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4.0 VEGETATION

4.1 Literature Review

4.1.1 Sensitive Plant Communities

Sensitive plant communities (sensitive habitats) as defined below, are of limited distribution statewide or within a county or region and are often vulnerable to environmental effects of projects. Sensitive habitats are often threatened with local extirpation and are, therefore, considered as valuable biological resources. Plant communities are considered "sensitive" by the California Native Plant Society (CNPS) and CDFW if they meet any of the following criteria listed below.

- The habitat is recognized and considered sensitive by CDFW, United States Fish and Wildlife Service (USFWS), and/or special interest groups such as CNPS.
- The habitat is under the jurisdiction of the USACE pursuant to Section 404 of the CWA.
- The habitat is under the jurisdiction of the CDFW pursuant to Sections 1600 through 1612 of the FGC.
- The habitat is known or believed to be of high priority for inventory in the California Natural Diversity Database (CNDDB).
- The habitat is considered regionally rare.
- The habitat has undergone a large-scale reduction due to increased encroachment and development.
- The habitat supports special status plant and/or wildlife species (defined below).
- The habitat functions as an important corridor for wildlife movement.

The most current version of CDFW's List of California Sensitive Natural Communities indicates which natural communities are sensitive given the current state of the California classification (CDFW 2019b).

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4.1.2 Special Status Plants

Species of plants are afforded "special status" by federal agencies, state agencies, and/or non-governmental organizations (e.g., USFWS, CDFW, CNPS, and United States Forest Service [USFS]) because of their recognized rarity, potential vulnerability to extinction, and local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. Plant species were considered "special status" species if they meet any of the following criteria:

- Taxa with official status under ESA, California Endangered Species Act (CESA), and/or the Native Plant Protection Act (NPPA).
- Taxa proposed for listing under ESA and/or CESA.
- Taxa identified as sensitive, unique or rare, by the USFWS, CDFW, USFS, and/or the Bureau of Land Management (BLM).

- Plants that meet the definition of rare or endangered under the CEQA Section 15380(b) and (d). Species that may meet the definition of rare or endangered include the following:
- Species considered by CNPS and CDFW to be "rare, threatened or endangered in California" (California Rare Plant Rank [CRPR] 1A, 1B and 2; CNPS 2019). A majority of the CRPR 3 and CRPR 4 plant species generally do not qualify for protection under CESA and NPPA.
- Species that may warrant consideration on the basis of local significance or recent biological information.
- Some species included on the CNDDB Special Vascular Plants, Bryophytes, and Lichens List (CDFW 2019c).
- Considered a locally significant species, that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA Section 15125 (c)) or is so designated in local or regional plans, policies, or ordinances. Examples include a species at the outer limits of its known range or a species occurring on an uncommon soil type.

Available literature and databases were reviewed regarding sensitive habitats and special status plant species. Special status plant species that have the potential to occur within the immediate region of the Project site were identified. Several agencies, including the USFWS, CDFW, and CNPS publish lists of particular taxa (species and subspecies) and the associated level of protection or concern associated with each. Reviewed and consulted literature and databases focused on the Project site and included the following sources listed below:

- The CNDDB, a CDFW species account database that inventories status and locations of rare plants and wildlife in California, was used to identify any sensitive plant communities and special status plants that may exist within a two-mile radius of the Project site (CDFW 2019a).
- Online CNPS Inventory of Rare and Endangered Plants of California (CNPS 2019). A search for the United States Geological Survey (USGS) 7.5-Minute Topographic Map Canada Gobernadora Quadrangle within a range of 250-280 meters elevation provided information regarding the distribution and habitats of special status vascular plants in the vicinity of the Project.
- A map of USFWS critical habitat to determine species with critical habitat mapped in the general vicinity of the Project (USFWS 2019a).
- The USFWS's Information for Planning and Consultation online tool, which identifies species and critical habitat under USFWS jurisdiction that are known or expected to be on or near the Project area (USFWS 2019b).
- Pertinent maps, scientific literature, websites, and regional flora and fauna field guides.

4.2 Field Methodology

The field survey was conducted within the Project site on December 3, 2019 by VCS biologists Molly Burdick-Whipp and Chris Eljenholm. During the survey, biologists walked the entirety of the Project site, paying special attention to those areas that could host sensitive vegetation communities or had the potential to provide suitable habitat for special status plant species. Plant species were identified using

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plant field and taxonomical guides, such as The Jepson Manual: Vascular Plants of California, second edition (Baldwin et al. 2012). All plant species encountered during the field survey were identified and recorded in field notes.

The vegetation communities and habitat conditions were inspected to confirm presence and habitat quality of the vegetation found onsite. Where appropriate, descriptions of vegetation communities from the Manual of California Vegetation (Sawyer et al. 2008) were also utilized. Any deviations from standard vegetation classifications were made on best professional judgment when areas did not fit into a specific habitat description provided by the Manual. Vegetation communities were mapped using field observations and utilizing aerial imagery.

4.3 Results

4.3.1 Special Status Plants

Vegetation/land cover mapping and acreages for each vegetation community and land type within the Project site can be found in Table 1, *Vegetation Communities/Land Cover Observed within the Project Site*, and Figure 5, *Land Cover Map*. Representative photographs of the Project site are included as Appendix A.

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Table 1
Vegetation Communities/Land Cover Observed within the Project Site

Vegetation Communities	Acres
Coast Live Oak Woodland	0.14
Mixed Oak Scrub/Peppertree Woodland	0.16
Disturbed/Developed	3.58
Total	3.88

4.3.1.1 Coast Live Oak Woodland

A total of 0.14 acres of coast live oak woodland habitat was mapped within the Project site, distributed between three small patches located in the northeastern, western, and southern portions of the site. These habitat patches are sandwiched between existing development (i.e., homes and recreation facilities) and occur as edge components of larger, higher quality habitat areas of coast live oak woodland present off-site. The coast live oak woodland areas located on the Project site are characterized by mature coast live oak trees (*Quercus agrifolia*) along with scattered non-native ornamental trees and, in general, lack the native understory expected of this habitat type. The western and southern areas appear to be influenced by adjacent landscaping, where perennial, non-native ornamentals have invaded the understory. The northeastern area similarly appears to be maintained, as the understory is mostly void of herbaceous vegetation.

4.3.1.2 Mixed Oak Scrub/Peppertree Woodland

A total of 0.16 acres of mixed oak scrub/peppertree woodland habitat was mapped within the Project site, comprised primarily of mature Peruvian peppertrees (*Schinus molle*) and young coast live oak trees. The

understory in this habitat is mostly bare, except for scattered emergent Peruvian peppertree and mustard (*Brassica* sp.) vegetation, indicative of routine landscape maintenance/disturbance.

4.3.1.3 Disturbed/Developed

A total of 3.58 acres of the land within the Project site is considered disturbed/developed, which includes the existing buildings, tennis courts, walkways, and landscaped areas. Landscaping within this area is comprised of non-native ornamental species including Peruvian peppertree, strawberry tree (*Arbutus unedo*), camphor tree (*Cinnamomum camphora*), and eucalyptus (*Eucalyptus* sp.). A few native plants are present within the landscaped areas, although the relative percent cover of native vegetation is low; species include red willow (*Salix laevigata*), toyon (*Heteromeles arbutifolia*), and lemonade berry (*Rhus integrifolia*). A majority of the drainage along the southern portion of the Project site is included in this land cover type as it is comprised of predominantly non-native species, including camphor tree, Peruvian peppertree, eucalyptus, tree tobacco (*Nicotiana glauca*), and Bermuda grass (*Cynodon dactylon*), with a few red willow individuals and one coast live oak.

4.3.1.4 Special Status Vegetation Communities

No special status vegetation communities occur within the Project site.

4.3.2 Plants

A total of 33 plant species were observed within the Project site and are listed in Appendix B. No sensitive plant species were observed during the 2019 survey.

4.3.2.1 Sensitive Plant Species with Potential to Occur

Sensitive plant species include federally or state listed threatened or endangered species and those species listed on CNPS's rare and endangered plant inventory. Species with the potential to occur onsite were analyzed based on distribution, habitat requirements, and existing site conditions, and are listed in Appendix C. No sensitive plant species were observed within the Project site during the biological survey. All special status species of plants analyzed exhibit a low potential to occur within the Project site.

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5.0 WILDLIFE

5.1 Literature Review

Species of wildlife are afforded "special status" by federal agencies, state agencies, and/or non-governmental organizations because of their recognized rarity, potential vulnerability to extinction, and local importance. These species typically have a limited geographic range and/or limited habitat and are referred to collectively as "special status" species. Wildlife species were considered "special status" species if they meet any of the following criteria:

- Taxa with official status under ESA or California Endangered Species Act (CESA).
- Taxa proposed for listing under ESA and/or CESA.
- Taxa designated a species of special concern by CDFW.
- Taxa designated a state fully protected species by CDFW.
- Taxa identified as sensitive, unique or rare, by the USFWS, CDFW, USFS, and/or BLM.
- Taxa that meet the definition of rare or endangered under the CEQA Section 15380(b) and (d).
- Species considered locally significant; that is, a species that is not rare from a statewide perspective but is rare or uncommon in a local context such as within a county or region (CEQA Section 15125 (c)) or is so designated in local or regional plans, policies, or ordinances. Examples include a species at the outer limits of its known range.

Special status wildlife species that have the potential to occur within the immediate region of the Project site were identified. Several agencies, including the USFWS and CDFW publish lists of particular taxa (species and subspecies) and the associated level of protection or concern associated with each. Reviewed and consulted literature and databases focused on the Project site and included the following sources listed below:

- The CNDDB was used to identify any special status wildlife that may exist within a two-mile radius of the Project site; refer to Figure 6, *CNDDB Occurrences Map* (CDFW 2019a). CNDDB records are generally used as a starting point when determining what special status species, if any, may occur in a particular area. However, these records may be old, lack data not yet entered, and do not represent all the special status species that could be in that particular area.
- A map of USFWS critical habitat to determine species with critical habitat mapped in the general vicinity of the Project (USFWS 2019a).
- The USFWS's Information for Planning and Consultation online tool, which identifies species and critical habitat under USFWS jurisdiction that are known or expected to be on or near the Project area (USFWS 2019b).
- Pertinent maps, scientific literature, websites, and regional flora and fauna field guides.

The literature review provided a baseline from which to inventory the biological resources potentially occurring within the Project site, as well as the surrounding area. Although the inventory list of special status wildlife species was not exhaustive of all species that might be of concern for the property, it provided a wide range of species that are representative of the wildland habitats in the area. Species occurrence and distribution information is often based on documented occurrences where opportunistic

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surveys have taken place; therefore, a lack of records does not necessarily indicate that a given species is absent from the Project site.

5.2 Field Methodology

The location of the Project is within the general distributional range of several special status wildlife species. The purpose of the December 2019 field survey was to note those species observed, ascertain general site conditions, and identify habitat areas that could be suitable for special status wildlife species.

All wildlife species encountered visually or audibly during the field survey were identified and recorded in field notes. Signs of wildlife species including wildlife tracks, burrows, nests, scat and remains, were also recorded. Binoculars were used to aid in the identification of observed wildlife and in areas not accessible on foot. Wildlife field guides and photographs were used to assist with identification of wildlife species during the field survey, as necessary. A one-day survey cannot be used to conclusively determine presence or absence of a species; therefore, assessments of presence/absence and potential for occurrence were made based on presence of suitable habitat to support the species, diagnostic signs (burrows, scat, tracks, vocalizations, and nests), known records or occurrence within the area, known distribution and elevation range, and habitat utilization from the relevant literature.

5.3 Results

Representative photographs of the Project site are included as Appendix A. The wildlife species or signs thereof observed within the Project site during the field survey are listed in Appendix B.

5.3.1 Sensitive Wildlife Species with Potential to Occur

Sensitive wildlife species include the following classifications: federally or state listed threatened or endangered species, California species of special concern, and fully protected and protected species (as designated by CDFW). Species with the potential to occur onsite were analyzed based on distribution, habitat requirements, and existing site conditions.

No special status animal species were observed within the Project site during the 2019 survey. Three special status animal species have moderate potential to occur within the Project site:

- Pallid bat (*Antrozous pallidus*), a CDFW species of special concern, a BLM sensitive species, a USFS sensitive species, and a Western Bat Working Group 'High' priority species;
- Western mastiff bat (*Eumops perotis californicus*), a CDFW species of special concern, a BLM sensitive species, and a Western Bat Working Group 'High' priority species; and
- Western red bat (*Lasiurus blossevillii*), a CDFW species of special concern and a Western Bat Working Group 'High' priority species.

The pallid bat occurs in a variety of habitats, including woodlands, and can roost in attics, eaves, and hollow trees. The western mastiff bat can be found in open, semi-arid to arid habitats, including conifer and deciduous woodlands, chaparral, and urban areas, and require crevices in cliff faces, high buildings, trees, and tunnels for roosting. The western red bat roosts primarily in trees, within edge habitats adjacent to streams, fields, or urban areas.

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Two special status animal species have low to moderate potential to occur within the Project site:

- Coastal Range newt (*Taricha torosa*), a CDFW species of special concern; and
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*), a CDFW species of special concern.

The Coastal Range newt can be found within coastal areas and coastal range mountains in oak forests, woodlands, or rolling grasslands. In the terrestrial phase, they live under woody or leafy debris, in rock crevices, and in animal burrows. Most of the undeveloped areas within the Project site are heavily managed and maintained. The most likely areas for presence of this species is in the adjacent oak woodland habitat west of the Project site where there is less disturbance. Marginally suitable habitat for this species exists within the coast live oak woodland areas in the western and southern portions of the Project site, although there is evidence of routine disturbance in these areas. Within the western coast live oak woodland area (i.e. within the triangular shaped area), a portion will be impacted and the rest will be avoided by Project activities. The southern coast live oak woodland area will be avoided entirely. Coastal Range newt was not observed during the general biological survey.

The coastal whiptail can be found in a variety of ecosystems, but primarily in hot and dry open areas with sparse foliage. Habitats can include chaparral, woodland, and riparian areas. Marginally suitable habitat for this species exists within the northern portions of the Project site, characterized by Peruvian peppertrees and coast live oaks with sparse understory and more open areas for basking; although this area is subject to routine maintenance of herbaceous vegetation. There is adjacent native coastal sage scrub (CSS) habitat to the north of the Project site that could also provide some suitable habitat for this species, but these areas are separated by a roadway. Coastal whiptail was not observed during the general biological survey.

All other special status species of wildlife analyzed exhibit a low potential to occur within the Project site (Appendix C).

Native CSS habitat was observed in the open space area approximately 75 feet north of the Project site, exhibiting suitable habitat for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*). No coastal California gnatcatchers were observed or heard calling within the Project site or the adjacent CSS habitat during the field survey. There is the potential for the species to be present in the adjacent habitat, but it is unlikely the species would utilize areas on the Project site due to the disturbed nature of the site and the lack of CSS habitat.

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5.3.2 Critical Habitat

No USFWS critical habitat exists within the Project site. Coastal California gnatcatcher critical habitat occurs approximately 0.2 miles northeast of the Project site; refer to Figure 7, *USFWS Critical Habitat Map*.

5.3.3 Wildlife Movement

The Project site is fully developed with office buildings and tennis courts and is surrounded by homes, recreation facilities, and roadways on all sides. While there is a small drainage along the southwestern portion of the site, its only upstream connection is via a small culvert that flows under Avenida La Caza. Based on these conditions, it is unlikely that the Project site plays a critical role in local or regional wildlife movement.

5.3.4 Avian Nesting and Bat Roosts

The Project site has the potential to support nesting birds and/or roosting bats. Although the general biological survey occurred outside of nesting season, biologists did not observe signs of previous nesting activity within the Project site. Furthermore, while a focused survey for bat roosting was not conducted at the time of the general biological survey, no active bat roosts were incidentally observed during the December 3, 2019 survey.

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6.0 JURISDICTIONAL WATERS

6.1 Literature Review

The following sources were reviewed to determine the potential presence or absence of jurisdictional streams/drainages, wetlands, lakes, and their location within the watersheds associated with the Project site, and other features that might contribute to federal or state jurisdictional authority located within watersheds associated with the Project site:

- National Wetlands Inventory (NWI) maps (USFWS 2019c). The NWI database indicates potential wetland areas based on changes in vegetation patterns as observed from satellite imagery. This database is used as a preliminary indicator of wetland habitats because the satellite data are not precise;
- Aerial Imagery;
- USGS 7.5-Minute Topographic Maps; and
- Natural Resource Conservation Service (NRCS) Soil Survey.

6.2 Field Methodology

During the field survey, the Project site was assessed for jurisdictional wetland WOUS, using the methodology published in the USACE 1987 Wetland Delineation Manual (USACE 1987) and the Arid West Supplement (USACE 2008). The Project site was also assessed for jurisdictional non-wetland WOUS, as determined through the observation of an Ordinary High Water Mark (OHWM) which is defined as the "line on the shore established by the fluctuation of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas."

The following guidance documents were utilized in making this determination:

- Field Guide to OHWM Determinations in the Arid West (August 2008);
- Updated OHWM Datasheet for the Field Guide to OHWM Determinations in the Arid West (July 2010); and
- Ordinary High Flows and the Stage-Discharge Relationship in the Arid West Region (2011).

The Project site was assessed for jurisdictional WOS during the field survey using guidance from Section 1600 of the FGC and Brady and Vyverberg (2013), which defines a stream as "a body of water that flows perennially or episodically and that is defined by the area in which water currently flows, or has flowed, over a given course during the historic hydrologic course regime, and where the width of its course can reasonably be identified by physical or biological indicators."

6.3 Results

6.3.1 Soils

The United States Department of Agriculture NRCS (NRCS 2019) identifies two soil types present within the Project site:

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- Capistrano sandy loam, 2 to 9 percent slopes; and
- Myford sandy loam, 9 to 30 percent slopes, eroded.

Capistrano sandy loam is characterized by well-drained soils comprised of alluvium derived from granite. Myford sandy loam is characterized by moderately well drained soils comprised of alluvium derived from sandstone.

6.3.2 Jurisdictional Waters

The Project site contains two separate jurisdictional features in the western and southern portions of the site, as shown in Figure 8, *Jurisdictional Delineation Map*. Both of these features are unnamed tributaries to Canada Gobernadora Creek, which flows south through the Coto de Caza community.

The drainage along the southern portion of the site contains jurisdictional WOUS and WOS; this drainage begins at the culvert just north of Avenida La Caza and flows in a northerly direction before turning west into the adjacent property. At the time of the survey, this drainage had been subject to recent disturbance by others (culvert work, vegetation removal). Thus, some of the vegetation seen in aerial imagery along the drainage is no longer present. Please see representative photographs in Appendix A.

The second drainage feature is located west of and adjacent to the Project site. The bed and bank of this drainage are located outside of the Project site; the vegetation canopy associated with the streambed however does occur within the Project site and therefore jurisdictional WOS are present.

The jurisdictional features within the Project site are reported in Table 2, *Jurisdictional Waters within the Project Site*, and mapped on Figure 8.

Table 2
Jurisdictional Waters within the Project Site

Type	Acres	Linear Feet
Waters of the U.S.	0.03	250
Waters of the State*	0.13	278
*Inclusive of waters of the U.S.		

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7.0 PROJECT IMPACTS

7.1 Potential Impacts to Vegetation Communities

The Project proposes to permanently impact 0.07 acres of coast live oak woodland and 0.16 acres of mixed oak scrub/peppertree woodland, located in the northern and western portions of the site. Impacts to mixed oak scrub/peppertree woodland is considered less than significant as this habitat is dominated by non-native Peruvian peppertrees, resulting in decreased habitat value. The oak woodland present onsite contains bare or predominantly non-native ornamental understory that is subject to maintenance/disturbance resulting in lower quality habitat; therefore, impacts to coast live oak woodland are considered less than significant. Additionally, the Project will permanently impact 3.31 acres of disturbed/developed land. Impacts to the disturbed/developed land cover type on the Project site are considered less than significant due to the developed nature of a majority of the site and the preponderance of non-native vegetation in the landscaped areas. The Project will avoid impacts to the drainage along the southern portion of the site.

7.2 Potential Impacts to Special Status Plants

All special status plant species analyzed exhibit a low potential to occur within the Project site; therefore, no impacts to special status plant species are anticipated.

7.3 Potential Impacts to Critical Habitat

The Project site does not fall within any critical habitat. Thus, there will be no impacts to critical habitat.

7.4 Potential Impacts to Special Status Wildlife

Based on the literature and database review, there are three special status wildlife species with moderate potential to occur in the Project site: pallid bat, western mastiff bat, and western red bat. Furthermore, there are two special status wildlife species with low to moderate potential to occur: Coastal Range newt and coastal whiptail. With implementation of avoidance and minimization measures as outlined in Section 8.0, impacts to pallid bat, western mastiff bat, western red bat, Coastal Range newt, and coastal whiptail are expected to be less than significant.

There is potential for coastal California gnatcatcher to occur within adjacent CSS habitat approximately 75 feet north of the Project site, however, with implementation of avoidance measures as outlined in Section 8.0, impacts to nesting birds, including coastal California gnatcatcher, would be less than significant and not require mitigation for this species.

7.5 Potential Impacts to Wildlife Movement/Nesting/Bat Roosts

The Project site is not considered to play a significant role in regional or local wildlife movement. Therefore, no significant effects to wildlife movement are anticipated due to Project implementation.

The Project site has the potential to support nesting birds and/or roosting bats. Due to the potential for onsite bird nesting and/or bat roosting, Project construction could result in impacts to nesting birds that would be in violation of the MBTA and FGC and/or result in impacts to protected bat maternity roosts if construction activities are to take place during nesting or maternity roosting season. With implementation

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of avoidance and minimization measures as outlined in Section 8.0, impacts to nesting birds and roosting bats are expected to be less than significant.

7.6 Potential Impacts to Jurisdictional Waters

The Project site contains jurisdictional WOUS and WOS within the southern portion of the site; these features will be avoided as part of Project activities. Therefore, no direct impacts to jurisdictional waters are anticipated. General BMPs, as described in Section 8.0, will be incorporated into the Project to minimize indirect impacts to jurisdictional waters.

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8.0 BMPS AND AVOIDANCE MEASURE RECOMMENDATIONS

8.1 General BMPS Incorporated into the Project

Implementation of general BMPs are recommended to the extent practical. Key aspects of the BMPs are to clearly delineate the limits of disturbance, use properly maintained equipment, properly implement and monitor water quality BMPs, avoid use of chemicals near sensitive areas, develop procedures for minimizing the likelihood of spills and to control sediment, ensure worker safety, and minimize impacts to wildlife.

8.2 Wildlife Avoidance Measures

Recommended avoidance measures to minimize impacts to wildlife are as follows:

BIO-1: Bat Protection. Prior to the start of construction, including demolition and grading activities, all suitable areas within the Project site and an appropriate survey buffer shall be surveyed for the presence of bat roosts by a qualified bat biologist. Surveys are recommended as follows:

(1) Initial surveys are recommended to be conducted at least 6 months prior to the initiation of vegetation removal and ground disturbing activities, ideally during the maternity season (typically March 1 to August 31), to allow time to prepare mitigation and/or exclusion plans if needed, and

(2) Pre-construction surveys shall be conducted by a qualified bat biologist no more than two weeks prior to the initiation of vegetation removal and ground disturbing activities.

Surveys may entail direct inspection of the trees/suitable habitat or nighttime surveys.

BIO-1(a): If active bat roosts are present, a qualified bat biologist shall determine the species of bats present and the type of roost (i.e., day roost, night roost, maternity roost). If the biologist determines that the roosting bats are not a special-status species and the roost is not being used as a maternity roost, then the bats may be evicted from the roost by a qualified bat biologist experienced in developing and implementing bat mitigation and exclusion plans.

BIO-1(a)(i): If special-status bat species or a maternity roost of any bat species is present, but no direct removal of active roosts will occur, a qualified bat biologist shall determine appropriate avoidance measures, which may include implementation of a construction-free buffer around the active roost.

BIO-2(a)(ii): If special-status bat species or a maternity roost of any bat species is present and direct removal of habitat (roost location) will occur, then a qualified bat biologist experienced in developing bat mitigation and exclusion plans shall develop a mitigation plan to compensate for the lost roost site. Removal of the roost shall only occur when the mitigation plan has been approved by the County and only when bats are not present in the roost. The mitigation plan shall detail the methods of excluding bats from the roost and the plans for a replacement roost in the vicinity of the Project site. The mitigation plan shall be submitted to the County for approval prior to implementation. The plan shall include: (1) a description of the species targeted for mitigation; (2) a description of the existing roost or roost sites; (3) methods to be

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used to exclude the bats if necessary; (4) methods to be used to secure the existing roost site to prevent its reuse prior to removal; (5) the location for a replacement roost structure; (6) design details for the construction of the replacement roost; (7) monitoring protocols for assessing replacement roost use; (8) a schedule for excluding bats, demolishing of the existing roost, and construction of the replacement roost; and (9) contingency measures to be implemented if the replacement roosts do not function as designed.

BIO-1(b): If the pre-construction survey determines that no active roosts are present, then trees/suitable habitat shall be removed within two weeks following the pre-construction survey.

BIO-1(c): All potential roost trees shall be removed in a manner approved by a qualified bat biologist, which may include presence of a biological monitor.

BIO-1(d): All construction activity in the vicinity of an active roost shall be limited to daylight hours.

BIO-2: A pre-construction presence/absence survey for Coastal Range newt and coastal whiptail shall be performed by a qualified biologist within 30 days prior to the initiation of construction, including demolition and grading activities, within the Project site where suitable habitat is present. The survey methodology should be consistent with accepted protocols or guidelines for determining presence of sensitive reptile and/or amphibian species in southern California. If either species is detected within the Project site during the survey, avoidance and minimization measures shall be implemented such as temporary fencing, inspection of trenches and holes for entrapped wildlife each morning prior to the onset of Project construction, and inspection of pipes, culverts, and similar construction material for entrapped wildlife. If no special status species are observed during the presence/absence survey, no further action is required.

BIO-3: A nesting bird survey shall be conducted within 3 days prior to start of construction, including demolition, grading, and vegetation removal, if construction and/or vegetation removal occur during the nesting bird season (February 15 – September 1). If vegetation removal occurs outside of nesting season or if no nesting birds are found, no further action is required. If active nests are identified, the biologist will establish appropriate buffers around the area (typically 500 feet for raptors and sensitive species, 200 feet for non-raptors/non-sensitive species). All work within these buffers will be halted until the nesting effort is finished (i.e., the juveniles are surviving independent from the nest). The onsite biologist will review and verify compliance with these nesting boundaries and will verify the nesting effort has finished. Work can resume within the buffer area when no other active nests are found. Alternatively, a qualified biologist may determine that certain work can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.). If vegetation clearing is not initiated within 72 hours of a negative survey during nesting season, the nesting survey must be repeated to confirm the absence of nesting birds.

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FIGURES

JUNE 2020

JUNE 2020

Prepared By:

VCS Environmental

Map Created: December 2019

0 1,400 2,800 4,200 Feet

Data Source: HUITT-ZOLLARS, ESRI

Coto De Caza

Legacy at Coto

Figure 1

Regional Map

Prepared By:

VCS Environmental

Map Created: December 2019

0 75 150 225 Feet

Data Source: ESRI, CNDDB

Coto De Caza

Legacy at Coto

Figure 2

Vicinity Map

Prepared By:
VCS Environmental

Map Created: January 2020

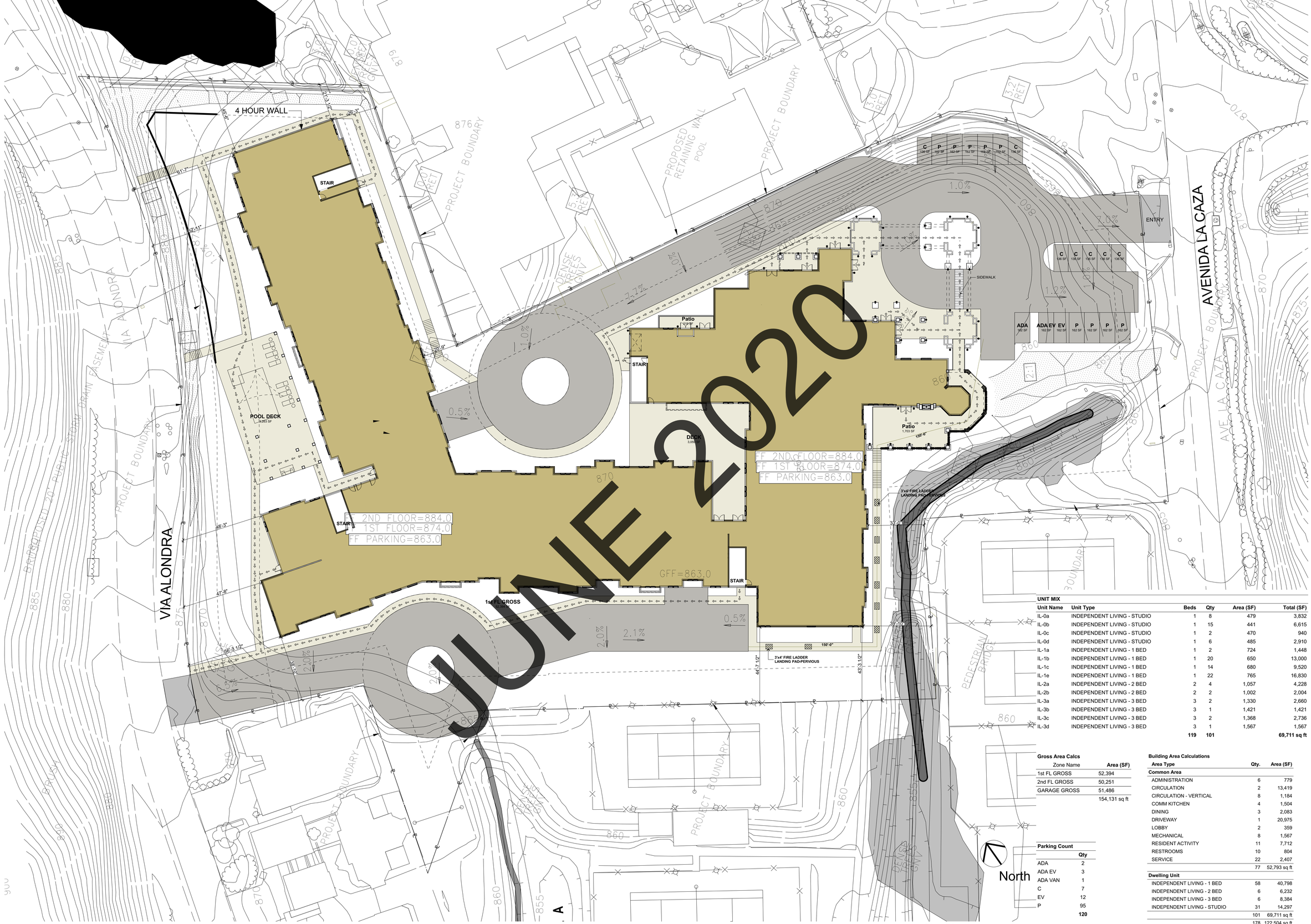
0 1,000 2,000 Feet

Data Source: ESRI, USGS

Coto De Caza
Legacy at Coto

Figure 3

USGS Topographic Map



UNIT MIX

Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
IL-0a	INDEPENDENT LIVING - STUDIO	1	8	479	3,832
IL-0b	INDEPENDENT LIVING - STUDIO	1	15	441	6,615
IL-0c	INDEPENDENT LIVING - STUDIO	1	2	470	940
IL-0d	INDEPENDENT LIVING - STUDIO	1	6	485	2,910
IL-1a	INDEPENDENT LIVING - 1 BED	1	2	724	1,448
IL-1b	INDEPENDENT LIVING - 1 BED	1	20	650	13,000
IL-1c	INDEPENDENT LIVING - 1 BED	1	14	680	9,520
IL-1e	INDEPENDENT LIVING - 1 BED	1	22	765	16,830
IL-2a	INDEPENDENT LIVING - 2 BED	2	4	1,057	4,228
IL-2b	INDEPENDENT LIVING - 2 BED	2	2	1,002	2,004
IL-3a	INDEPENDENT LIVING - 3 BED	3	2	1,330	2,660
IL-3b	INDEPENDENT LIVING - 3 BED	3	1	1,421	1,421
IL-3c	INDEPENDENT LIVING - 3 BED	3	2	1,368	2,736
IL-3d	INDEPENDENT LIVING - 3 BED	3	1	1,567	1,567
		119	**101**		**69,711 sq ft**

Gross Area Calcs

Zone Name	Area (SF)
1st FL GROSS	52,394
2nd FL GROSS	50,251
GARAGE GROSS	51,486
	154,131 sq ft

Parking Count

	Qty
ADA	2
ADA EV	3
ADA VAN	1
C	7
EV	12
P	95
	120

Building Area Calculations

Area Type	Qty.	Area (SF)
Common Area		
ADMINISTRATION	6	779
CIRCULATION	2	13,419
CIRCULATION - VERTICAL	8	1,184
COMM KITCHEN	4	1,504
DINING	3	2,083
DRIVEWAY	1	20,975
LOBBY	2	359
MECHANICAL	8	1,567
RESIDENT ACTIVITY	11	7,712
RESTROOMS	10	804
SERVICE	22	2,407
	77	52,793 sq ft
Dwelling Unit		
INDEPENDENT LIVING - 1 BED	58	40,798
INDEPENDENT LIVING - 2 BED	6	6,232
INDEPENDENT LIVING - 3 BED	6	8,384
INDEPENDENT LIVING - STUDIO	31	14,297
	101	69,711 sq ft
	178	122,504 sq ft

North

Site Plan
SCALE: 1" = 20'

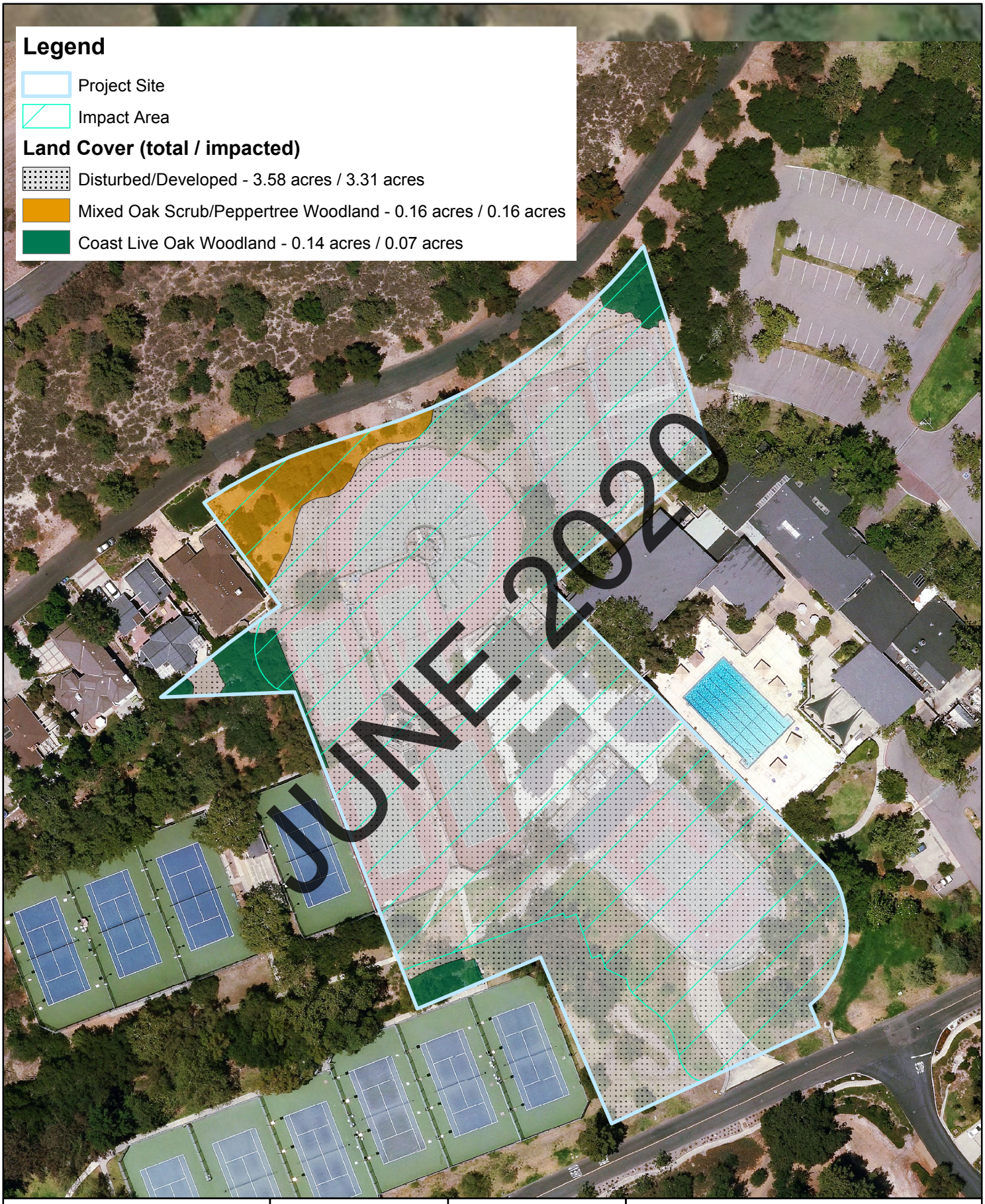
IRWIN PARTNERS ARCHITECTS
245 Fischer Avenue, Suite B-2 Costa Mesa CA 92626
(714) 557 2448 www.ipaoc.com
ARCHITECTURE PLANNING CONSULTING

CALIFORNIA grand villages
1209 Santiago Drive
Newport Beach, CA 92660
(310) 570 8398

LEGACY AT COTO
California Grand Village
#Client Company
23333 & 23335 Avenida La Caza
Coto De Caza, CA 92679

Site Plan
A1

PROJECT NO: Project Number
PLOT DATE: 2/20/2020
18019 Coto de Caza ALMC-SD.pln



Prepared By:
VCS Environmental

Map Created: January 2020

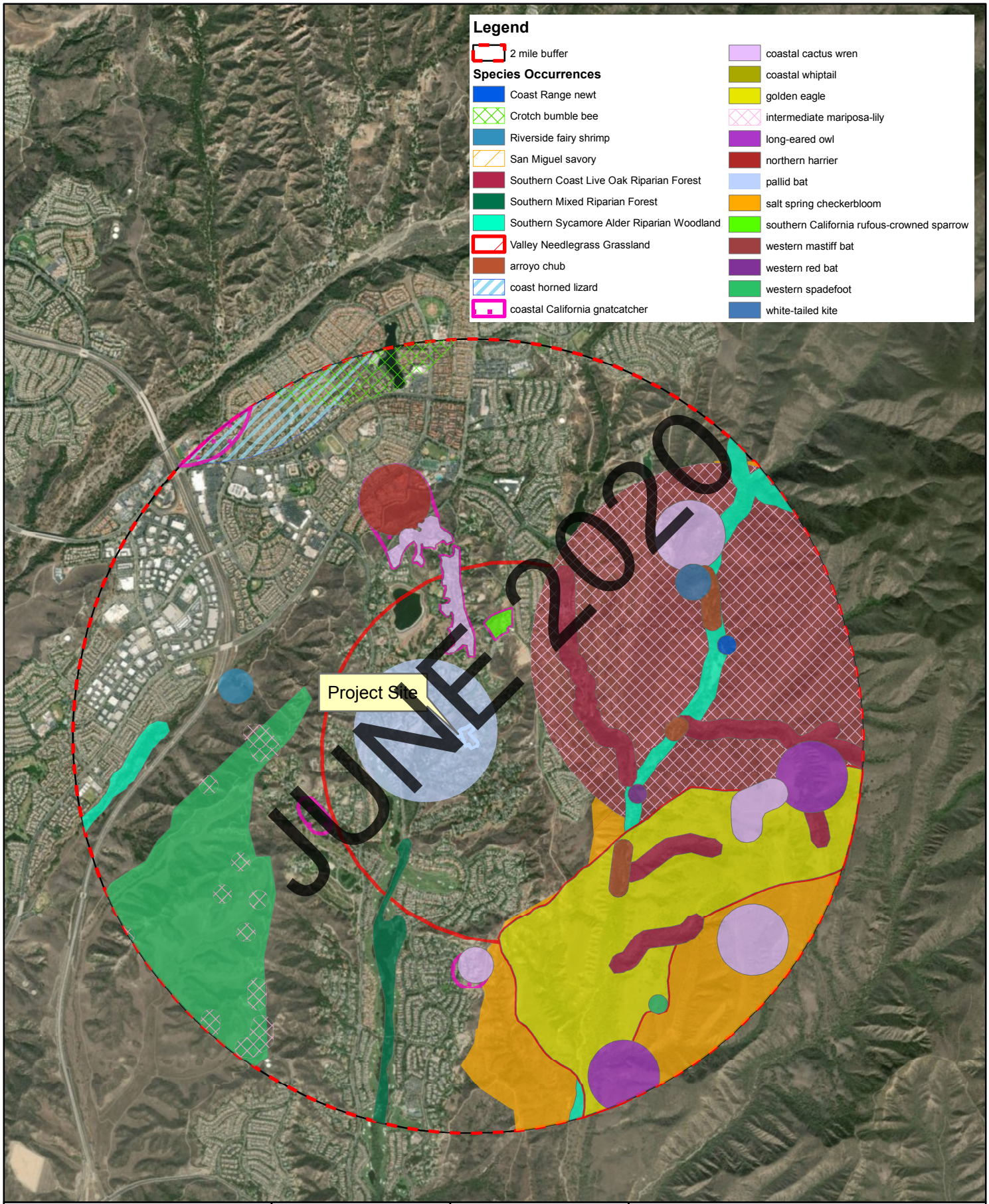
0 50 100 Feet

Data Source: ESRI, Huitt Zolars

Coto De Caza
Legacy at Coto

Figure 5

Land Cover



Prepared By:

VCS Environmental

Map Created: December 2019

0 1,750 3,500 Feet

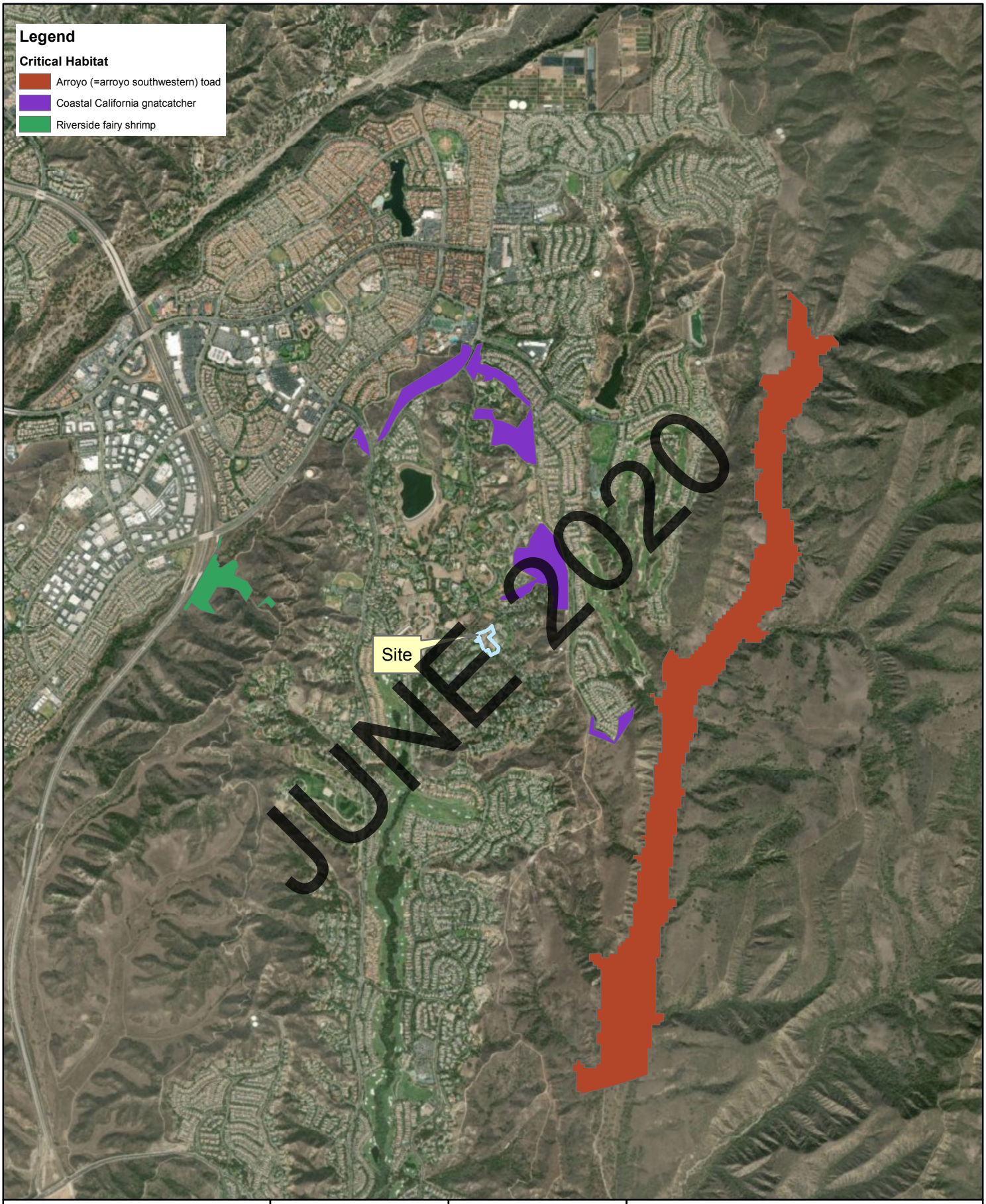
Data Source: HUITT-ZOLLARS, ESRI, CNDDB

Coto De Caza

Legacy at Coto

Figure 6

CNDDB Occurrences



Prepared By:
VCS Environmental

Map Created: December 2019

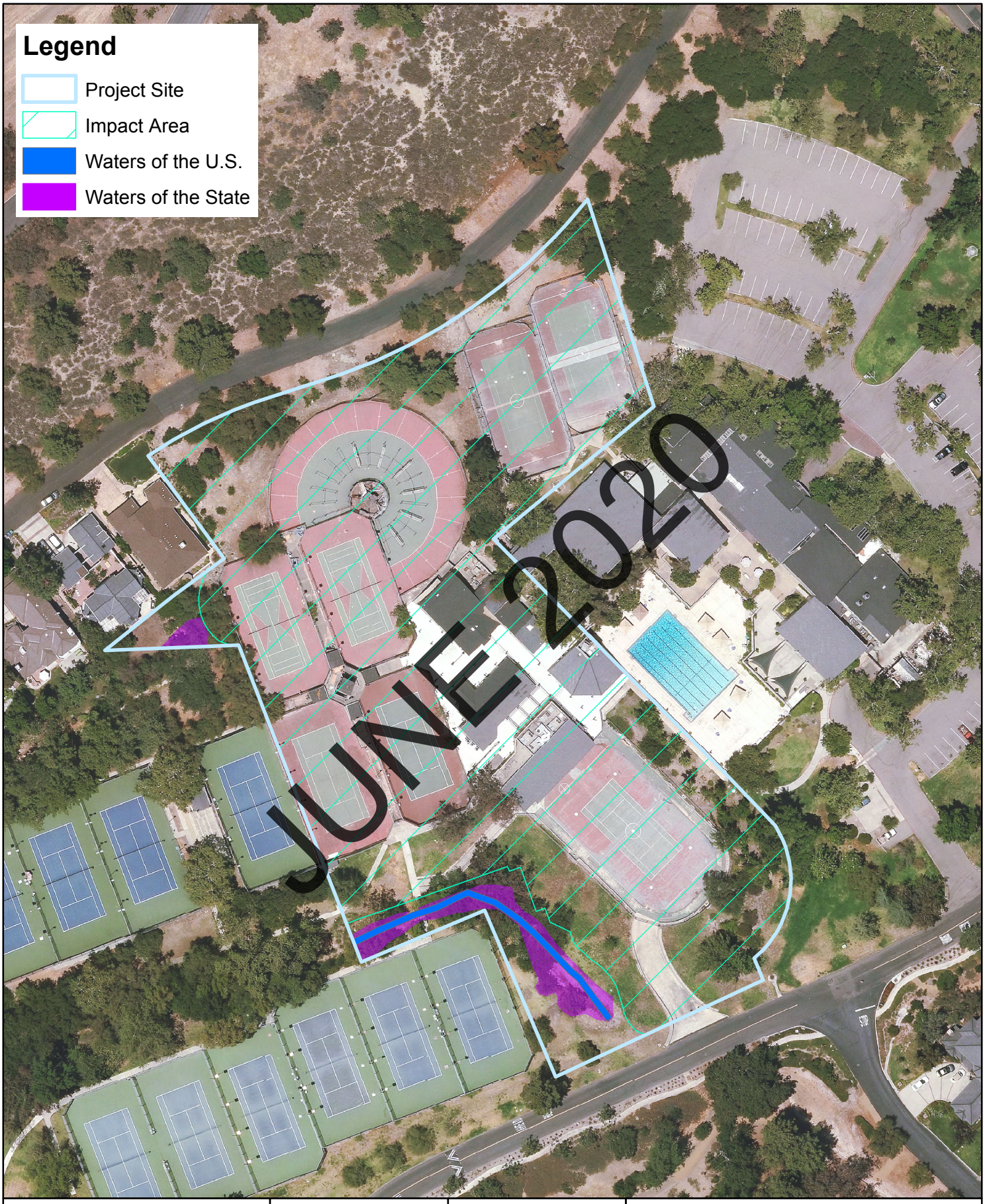
0 1,000 2,000 3,000 Feet

Data Source: HUITT-ZOLLARS, ESRI, USFWS

Coto De Caza
Legacy at Coto

Figure 7

USFWS Critical Habitat



Prepared By:
VCS Environmental

Map Created: January 2020

0 50 100 Feet

Data Source: ESRI, Huitt Zolars

Coto De Caza
Legacy at Coto

Figure 8

Delineation Map

APPENDIX A

Site Photographs

JUNE 2020

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JUNE 2020

Photo 1. View of office buildings and tennis court in southern section of the Project site looking north.

Photo 2. View of culvert and upstream section of drainage along the southwestern portion of the Project site (facing south).

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Photo 3. View of drainage within the southwestern portion of the Project site (viewing northwest).

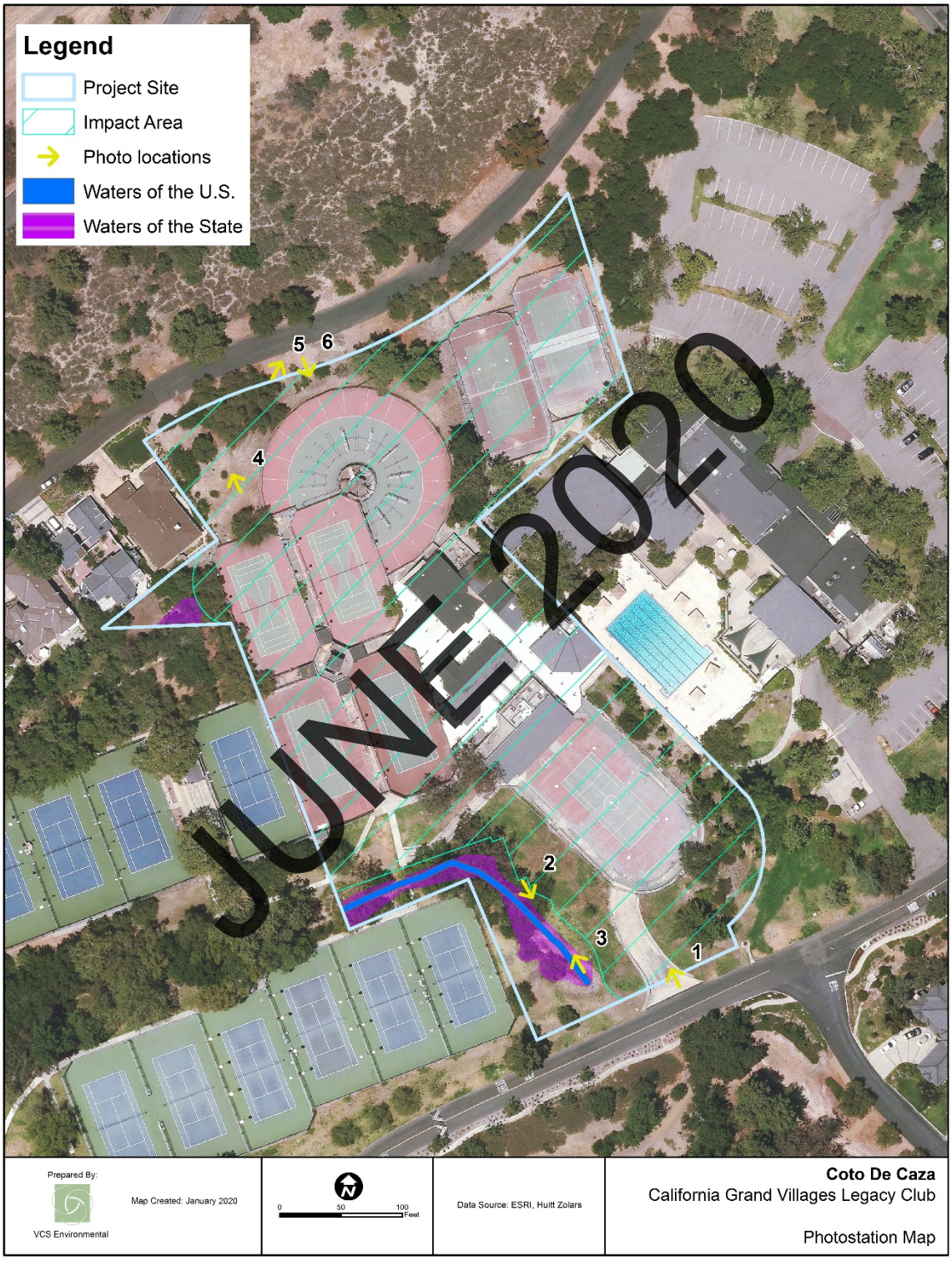
Photo 4. Mixed peppertree and oak vegetation typical of the northwestern portion of the Project site (facing northwest).

JUNE 2020

Photo 5. Coastal sagebrush habitat north of the Project site (facing north).

Photo 6. View of tennis courts and associated structures that comprise a majority of the central and eastern portion of the Project site. Taken from the northern boundary of the Project site facing south.

JUNE 2020


Legend
Project Site
Impact Area
Photo locations
Waters of the U.S.
Waters of the State
1
2
3
4
5
6
JUNE 2020
Prepared By:
VCS Environmental
Map Created: January 2020
0
50
100
Feet
Data Source: ESRI, Huitt Zolars
Coto De Caza
California Grand Villages Legacy Club
Photostation Map

APPENDIX B

Plant and Wildlife Species Observed within the Project Site

JUNE 2020

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JUNE 2020

Plant Species Observed within the Project Site

Scientific Name	Common Name
Anacardiaceae	Sumac or Cashew Family
*Searsia lancea**	African sumac
*Schinus terebinthifolia**	Brazilian peppertree
Malosma laurina	laurel sumac
Rhus integrifolia	lemonade berry
*Schinus molle**	Peruvian peppertree
Arecaceae	Palm Family
*Phoenix canariensis**	Canary Island fan palm
*Washingtonia robusta**	Mexican fan palm
Asparagaceae	Asparagus Family
*Asparagus aethiopicus**	African asparagus
Asteraceae	Sunflower Family
Artemisia californica	California sagebrush
*Arctotheca prostrata**	prostrate capeweed
Stephanomeria exigua	small wirelettuce
Brassicaceae (Cruciferae)	Mustard Family
Brassica sp.*	mustard
Cyperaceae	Cypress Family
*Cyperus involucratus**	umbrella papyrus
Ericaceae	Heath Family
*Arbutus unedo**	strawberry tree
Fagaceae	Oak Family
Quercus agrifolia	coast live oak
Hamamelidaceae	Witch-hazel Family
*Liquidambar styraciflua**	American sweetgum
Lamiaceae	Mint Family
*Marrubium vulgare**	common horehound

JUNE 2020

Scientific Name	Common Name
Lauraceae	Laurel Family
*Cinnamomum camphora**	camphor tree
Myrtaceae	Myrtle Family
*Syzygium paniculatum**	brush cherry
Eucalyptus sp.*	eucalyptus, gum tree
Oleaceae	Olive Family
*Fraxinus uhdei**	evergreen ash
*Ligustrum japonicum**	Japanese privet
Platanaceae	Sycamore Family
Platanus racemosa	western sycamore
Poaceae (Gramineae)	Grass Family
*Cynodon dactylon**	Bermuda grass
*Paspalum dilatatum**	dallis grass
*Phyllostachys aurea**	fishpole bamboo
Distichlis spicata	saltgrass
Rosaceae	Rose Family
*Pyracantha coccinea**	firethorn
Heteromeles arbutifolia	toyon
Salicaceae	Willow Family
Salix lasiolepis	arroyo willow
Salix gooddingii	black willow
Salix laevigata	red willow
Viscaceae	Mistletoe Familiy
Phoradendron leucarpum	oak mistletoe

* non-native species.

JUNE 2020

Wildlife Species Observed/Detected within the Project Site

Scientific Name	Common Name
Invertebrates	
Phloeodes diaboliccus	diabolical ironclad beetle
Birds	
Baeolophus inornatus	oak titmouse
Bombycilla cedrorum	cedar waxwing
Calypte anna	Anna's hummingbird
Corvus brachyrhynchos	American crow
Haemorhous mexicanus	house finch
Melospiza melodia	song sparrow
Psaltriparus minimus	bushtit
Sayornis nigricans	black pheobe
Sialia mexicana	western bluebird

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APPENDIX C

Special Status Species
Potential Occurrence Determination

JUNE 2020

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APPENDIX C

Special Status Species Potential Occurrence Determination

This table summarizes conclusions from analysis and field surveys regarding the potential occurrence of special status species within the Project site. During the field surveys, the potential for special status species to occur within the Project site was assessed based on the following criteria:

- Present: observed on the site during the field surveys, or recorded on-site by other qualified biologists.

- High potential to occur: observed in similar habitat in the region by a qualified biologist, or habitat on the site is a type often utilized by the species and the site is within the known distribution and elevation range of the species.

- Moderate potential to occur: reported sightings in surrounding region, or the site is within the known distribution and elevation range of the species and habitat on the site is a type occasionally used by or typical of the species.

- Low potential to occur: the site is within the known distribution and elevation range of the species but habitat on the site is rarely used by the species or no suitable habitat is present, or there are no known recorded occurrences of the species within or adjacent to the site.

- Absent: a focused study failed to detect the species.

- Unknown: the species' distributional/elevation range and habitat are poorly known.

Even with field surveys, biologists assess the *probability* of occurrence rather than make a definitive conclusion about species' presence or absence. Failure to detect the presence of the species is not definitive and may be due to variable effects associated with fire, rainfall patterns, and/or season.

JUNE 2020

Special Status Species: Potential to Occur within the Project Site

Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
PLANTS				
Asplenium vespertinum	western spleenwort	CRPR: 4.2	Moist, shady, rocky places, such as the shadows beneath cliff overhangs. Habitats include chaparral, cismontane woodland, and coastal scrub. Elevation: 180 - 1000 meters Blooming period: February - June	Low; Project site lacks suitable habitat.
Atriplex coulteri	Coulter's saltbush	CRPR: 1B.2	It is native to coastal southern California and northern Baja California, where it is quite rare. It grows in areas of saline and alkaline soils, such as ocean bluffs. Elevation: 3 - 460 meters Blooming period: March - October	Low; Project site lacks suitable habitat.
Brodiaea filifolia	thread-leaved brodiaea	FT, SE, CRPR: 1B.1	Found in chaparral (openings), cismontane woodland, and coastal scrub, playas, valley and foothill grassland, vernal pools. Requires very heavy clay soils. Elevation: 25 - 1120 meters Blooming period: March - June	Low; Project site lacks suitable habitat, including a lack of heavy clay soils.
Calochortus catalinae	Catalina mariposa lily	CRPR: 4.2	Perennial bulbiferous herb endemic to Southern California. Found in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland habitats, especially on the Channel Islands and in the Santa Monica Mountains. Elevation: 15 - 700 meters Blooming period: (Feb)March - June	Low; Project site lacks suitable habitat. The understory in the woodland onsite is maintained/disturbed.
Calochortus weedii var. intermedius	Intermediate mariposa lily	CRPR: 1B.2, FSS	Rocky hill and valley landscapes with chaparral, sage scrub, or grasslands. Elevation: 105 - 855 meters Blooming Period: May - July	Low; Project site lacks suitable habitat.
Caulanthus simulans	Payson's jewelflower	CRPR: 4.2, FSS	Sandy, granitic habitats in chaparral and coastal scrub. Elevation: 90 - 2200 meters Blooming period: (Feb)March - May(Jun)	Low; Project site lacks suitable habitat.
Centromadia parryi ssp. *australis*	southern tarplant	CRPR: 1B.1	Found in vernally wet areas such as edges of marshes and vernal pools, at edges of roads and trails, and in other areas of compacted, poorly drained, or alkaline soils where competition from other plants is limited, often due to disturbance. In California, known only from Santa Barbara, Ventura, Los Angeles, Orange and San Diego Counties. Also occurs in Mexico.	Low; Project site lacks suitable habitat.

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Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
			Elevation: 0 - 480 meters Blooming period: May - November	
Clinopodium chandleri	San Miguel savory	CRPR: 1B.2, BLMS, FSS	Perennial shrub native to California and Baja California. Habitat includes rocky, gabbroic or metavolcanic substrates, chaparral, cismontane woodland, coastal scrub, riparian woodland, and valley and foothill grassland. Tends to grow in rocky slopes. Elevation: 120 - 1075 meters Blooming Period: March - July	Low; Project site lacks suitable habitat. The understory in the woodland onsite is maintained/disturbed. Likely would have been observed onsite during the survey.
Convolvulus simulans	small-flowered morning-glory	CRPR: 4.2	Annual herb native to California and Baja California. Habitat includes clay and serpentinite seeps, chaparral (openings), coastal scrub, and valley and foothill grassland. Rare in southern California. Threatened by development and vehicles. Elevation: 30 - 740 meters Blooming Period: March - July	Low; Project site lacks suitable habitat.
Deinandra paniculata	San Diego tarplant (paniculate tarplant)	CRPR: 4.2	Occurs as a dominant or co-dominant plant in the herbaceous layer of grasslands, forblands, openings of coastal sage scrub and oak woodland. Elevation: 25 - 950 meters Blooming period: (Mar)April - November(Dec)	Low; Project site lacks suitable habitat. Has a longer blooming period and likely would have been observed onsite during the survey.
Dichondra occidentalis	western dichondra	CRPR: 4.2	Perennial rhizomatous herb found in the understory of chaparral, other shaded areas below 1,800 feet and rock outcroppings, often after fire. Elevation: 50 - 500 meters Blooming period: (Jan)March - July	Low; Project site lacks suitable habitat. The understory in the woodland onsite is maintained/disturbed.
Dudleya multicaulis	many-stemmed dudleya	CRPR: 1B.2, BLMS, FSS	Many-stemmed dudleya is often associated with clay soils in barrens, rocky places, and ridgelines as well as thinly vegetated openings in chaparral, coastal sage scrub, and southern needlegrass grasslands on clay soils. Elevation: 15 - 790 meters Blooming period: April - July	Low; Project site lacks suitable habitat.

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Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
Dudleya viscida	sticky-leaved dudleya	CRPR 1B.2, FSS	Perennial herb endemic to California. Occurs in rocky habitats including coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub. Elevation: 10 - 550 meters Blooming Period: May - June	Low; Project site lacks suitable habitat.
Horkelia cuneata var. puberula	mesa horkelia	CRPR: 1B.1, FSS	Perennial herb native and endemic to California. Occurs in sandy or gravelly habitat within chaparral, cismontane woodland and coastal scrub. Elevation: 70 - 810 meters Blooming Period: February - July(Sep)	Low; Project site lacks suitable habitat.
Imperata brevifolia	California satintail	CRPR 2B.1, FSS	Occurs in mesic habitats; chaparral, coastal scrub, Mojavean desert scrub, alkali meadows, and riparian scrub habitat. Elevation: 0 - 1215 meters Blooming Period: September - May	Low; Project site lacks suitable habitat.
Nama stenocarpa	mud nama	CRPR 2B.2	Annual/perennial herb occurring in marsh and swamp habitat of lake margins and riverbanks. Elevation: 5 - 500 meters Blooming Period: January - July	Low; Project site lacks suitable habitat.
Nolina cismontana	chaparral nolina	CRPR: 1B.2	Perennial evergreen shrub within rocky (sandstone or gabbro) habitats in chaparral and coastal scrub. Elevation: 140 - 1275 meters Blooming Period: (Mar)May - July	Low; Project site lacks suitable habitat.
Pseudognaphalium leucocephalum	white rabbit tobacco	CRPR: 2B.2	Perennial herb native to southwestern United States. Sandy or gravelly substrate. Chaparral, cismontane woodland, coastal scrub, riparian woodland. Elevation: 0 - 2100 meters Blooming Period: (Jul)August - November(Dec)	Low; Project site lacks suitable habitat. The understory in the woodland onsite is maintained/disturbed. Likely would have been observed onsite during the survey.
Quercus dumosa	Nuttall's scrub oak	CRPR: 1B.1, FSS	Typically occurs in closed-cone coniferous forest, chaparral, and coastal scrub. Occurs generally on sandy soils near the coast, sometimes on clay loam. Elevation: 15 - 400 meters Blooming period: February - April(May-Aug)	Low; Project site lacks suitable habitat.

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Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
Romneya coulteri	Coulter's matilija poppy	CRPR: 4.2	This poppy is native to southern California and Baja California, where it grows in dry canyons in chaparral and coastal sage scrub plant communities, sometimes in areas recently burned. It is a popular ornamental plant, kept for its large, showy flowers. Elevation: 20 - 1200 meters Blooming period: March - July(Aug)	Low; Project site lacks suitable habitat.
Sidalcea neomexicana	salt spring checkerbloom	CRPR: 2B.2, FSS	It can be found in a diverse number of habitat types including chaparral and coastal sage scrub, Yellow Pine Forest, and riparian zones, creosote bush scrub, and alkali flats and other salty substrates. Elevation: 15 - 1530 meters Blooming period: March - June	Low; Project site lacks suitable habitat.
Tetracoccus dioicus	Parry's tetracoccus	CRPR: 1B.2, BLMS, FSS	A perennial deciduous shrub typically found in chaparral and coastal scrub on stony, decomposed gabbro soil. Elevation: 165 - 1000 meters Blooming period: April - May	Low; Project site lacks suitable habitat.
INVERTEBRATES				
Bombus crotchii	Crotch bumble bee	Not listed	Uncommon species of coastal California east towards the Sierras; select food plan genera include *Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, Eriogonum.*	Low; Project site lacks suitable habitat.
Streptocephalus woottoni	Riverside fairy shrimp	FE	*S. wootoni* is restricted to deep (greater than 12" in depth) seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions.	Low; Project site lacks suitable habitat.
FISH				
Gila orcutti	arroyo chub	SSC, FSS, AFS-VU	Cool to warm (10-24°C) streams, most common in slow flowing or backwater areas with sand or mud substrate.	Low; Project site lacks suitable habitat.
AMPHIBIANS				
Spea hammondii (=Scaphiopus hammondii)	western spadefoot toad	SSC, BLMS	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rainpools which do not contain bullfrogs, fish, or crayfish are necessary for breeding.	Low; Project site lacks suitable habitat.

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Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
Taricha torosa	Coastal Range newt	SSC	The species can be found in coastal areas and coastal range mountains in oak forests, woodlands, or rolling grasslands. In the terrestrial phase they live in moist to dry habitats under woody or leafy debris, in rock crevices, and in animal burrows. In the aquatic phase they are found in ponds, reservoirs, lakes and slow-moving streams.	Low-Moderate; marginally suitable habitat exists within wooded areas on the perimeter of the Project site adjacent to areas of contiguous oak woodland habitat.
REPTILES				
Aspidoscelis tigris stejnegeri	coastal whiptail	SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas. Generally, avoids areas of dense grass and thick shrubby growth. Requires warm and sunny areas for basking, friable soil for burrow construction and foraging, open areas for running, and cover of bushes, rocks, or both.	Low-Moderate; marginally suitable habitat exists within the northern, undeveloped portion of the Project site.
Phrynosoma blainvillii	coast horned lizard	SSC, BLMS	The species can be found in various scrublands, grasslands, coniferous and broadleaf forests, and woodlands. It can range from the coast to elevations of 2,000 meters in the Southern California mountains. It is most common in mid-elevations of the coastal mountains and valleys within open habitat that offer good opportunities for sunning.	Low; Project site lacks suitable habitat.
BIRDS				
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL	This species is found on moderate to steep, dry, grass-covered hillsides, coastal sage scrub, and chaparral and often occur near the edges of the denser scrub and chaparral associations. Preference is shown for tracts of California sagebrush.	Low; Project site lacks suitable habitat.
Aquila chrysaetos	golden eagle	WL, FP, BCC, BLMS	Range-wide, golden eagles occur locally in open country (*e.g.,* tundra, open coniferous forest, desert, barren areas), especially in hills and mountainous regions.	Low; Project site lacks suitable habitat.
Asio otus	long-eared owl	SSC	Uncommon yearlong resident except the Central Valley and Southern California deserts where it is an uncommon winter visitor. Frequents dense, riparian and live oak thickets near meadow edges, and nearby woodland and forest habitats. Also found in dense conifer stands at higher elevations.	Low; Project site lacks suitable habitat.

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Scientific Name	Common Name	Status	General Habitat Description	Potential for Occurrence within the Project Site
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	SSC, BCC, FSS	Year-round resident of southern California found in arid parts of westward-draining slopes. Obligate inhabitants of coastal sage scrub, generally below 3000 feet. Nest almost exclusively in prickly pear and coastal cholla.	Low; Project site lacks suitable habitat.
Circus hudsonius (= *C. cyaneus*)	northern harrier	SCC	Wide-open habitats ranging from Arctic tundra to prairie grasslands to fields and marshes. Their nests are concealed on the ground in grasses or wetland vegetation.	Low; Project site lacks suitable habitat.
Elanus leucurus	white-tailed kite	FP, BLMS	Inhabits riparian thickets of willow & other brushy tangles near watercourses. Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 feet of ground.	Low; Project site lacks suitable habitat.
Polioptila californica	coastal California gnatcatcher	FT, SSC	Obligate, permanent resident of coastal sage scrub below 835 meters in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes. Not all areas classified as coastal sage scrub are occupied.	Low; Project site lacks suitable habitat.
MAMMALS				
Antrozous pallidus	pallid bat	SSC, BLMS, FSS, WBWG (H)	Occurs in deserts, grasslands, shrublands, woodlands and forests but is most common in open, dry habitats. Commonly roost in rock crevices, caves, and mine tunnels but also roost in the attics of houses, under the eaves of barns, in hollow trees. Roosts must protect bats from high temperatures. This species is very sensitive to disturbance of roosting sites.	Moderate; some suitable roosting habitat present.
Eumops perotis californicus	western mastiff bat	SSC, BLMS, WBWG (H)	Open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, annual and perennial grasslands, palm oases, chaparral, desert scrub, and urban.	Moderate; some suitable roosting habitat present.
Lasiurus blossevillii	western red bat	SSC, WBWG (H)	Locally common in some areas of California, occurring from Shasta Co. to the Mexican border, west of the Sierra Nevada/Cascade crest. Not found in desert areas. Roosts primarily in trees, less often in shrubs. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas.	Moderate; some suitable roosting habitat present.

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Legend
Federal Endangered Species Act (ESA) Listing Codes: federal listing is pursuant to the Federal Endangered Species Act of 1973, as amended (ESA). FE = federally listed as endangered: any species, subspecies, or variety of plant or animal that is in danger of extinction throughout all or a significant portion of their range. FT = federally listed as threatened: any species, subspecies, or variety of plant or animal that is considered likely to become endangered throughout all or a significant portion of its range within the foreseeable future. California Endangered Species Act (CESA) Listing Codes: state listing is pursuant to § 1904 (Native Plant Protection Act of 1977) and §2074.2 and §2075.5 (California Endangered Species Act of 1984) of the Fish and Game Code, relating to listing of Endangered, Threatened and Rare species of plants and animals. SE = state listed as endangered: any species, subspecies, or variety of plant or animal that are in serious danger of becoming extinct throughout all, or a significant portion, of their range. ST = state listed as threatened: any species, subspecies, or variety of plant or animal that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future. California Department of Fish and Wildlife (CDFW): SSC = species of special concern: status applies to animals which 1) are declining at a rate that could result in listing, or 2) historically occurred in low numbers and known threats to their persistence currently exist. The 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. FP = fully protected: animal species may not be taken or possessed at any time and no licenses or permits may be issued for their take except for collecting these species for necessary scientific research and relocation of the bird species for the protection of livestock. WL = watch list: these birds have been designated as "Taxa to Watch" in the *California Bird Species of Special Concern report* (Shuford and Gardali 2008). The report defines "Taxa to Watch" as those that are not on the current special concern list that (1) formerly were on the 1978 (Remsen 1978) or 1992 (CDFG 1992) special concern lists and are not currently listed as state threatened and endangered; (2) have been removed (delisted) from either the state or federal threatened and endangered lists (and remain on neither), or (3) are currently designated as "fully protected" in California. United States Forest Service (USFS): FSS = Forest Service sensitive: those plant and animal species identified by a Regional Forester that are not listed or proposed for listing under the ESA and for which population viability is a concern, as evidenced by: (a) significant current or predicted downward trends in population numbers or density or (b) significant current or predicted downward trends in habitat capability that would reduce a species' existing distribution." United States Bureau of Land Management (BLM): BLMS = BLM sensitive: those plant and animal species on BLM administered lands and that are (1) under status review by the USFWS/NMFS; or (2) whose numbers are declining so rapidly that federal listing may become necessary, or (3) with typically small and widely dispersed populations; or (4) those inhabiting ecological refugia or other specialized or unique habitats. BLM policy is to provide the same level of protection as USFWS candidate species.

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Western Bat Working Group (WBWG):
WBWG ("Priority"): Species are ranked as High, Medium, or Low Priority in each of 10 regions in western North America. Because California includes multiple regions where a species may have different WBWG Priority ranks, the CNNDB includes categories for Medium-High, and Low-Medium Priority. The CNDDB tracks bat species that are at least Low-Medium Priority in California. "Priority" ranks are abbreviated as follows: High = H, Medium = M, Low = L, Medium-High = MH, Low-Medium = LM.

American Fisheries Society: Listing of imperiled freshwater and diadromous fishes of North America prepared by the American Fisheries Society's Endangered Species Committee.
AFS-E= Endangered
AFS-TH= Threatened
AFS-V= Vulnerable

California Rare Plant Ranks (Formerly known as CNPS Lists): the CNPS is a statewide, non-profit organization that maintains, with CDFG, an Inventory of Rare and Endangered Plants of California. In the spring of 2011, CNPS and CDFG officially changed the name "CNPS List" or "CNPS Ranks" to "California Rare Plant Rank" (or CPRP). This was done to reduce confusion over the fact that CNPS and CDFG jointly manage the Rare Plant Status Review Groups and the rank assignments are the product of a collaborative effort and not solely a CNPS assignment.

CRPR 1A - California Rare Plant Rank 1A (formerly List 1A): Plants presumed extirpated in California and either rare or extinct elsewhere. All of the plants constituting California Rare Plant Rank 1A meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 1B - California Rare Plant Rank 1B (formerly List 1B): Plants Rare, Threatened, or Endangered in California and Elsewhere. All of the plants constituting California Rare Plant Rank 1B meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 2 - California Rare Plant Rank 2 (formerly List 2): Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere. All of the plants constituting California Rare Plant Rank 2 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and are eligible for state listing. It is mandatory that they be fully considered during preparation of environmental documents relating to CEQA.

CRPR: 4 - California Rare Plant Rank 4 (formerly List 4): Plants of Limited Distribution - A Watch List. Very few of the plants constituting California Rare Plant Rank 4 meet the definitions of Sec. 1901, Chapter 10 (Native Plant Protection Act) or Secs. 2062 and 2067 (California Endangered Species Act) of the California Department of Fish and Game Code, and few, if any, are eligible for state listing. Nevertheless, many of them are significant locally, and CNPS and CDFG strongly recommend that California Rare Plant Rank 4 plants be evaluated for consideration during preparation of environmental documents relating to CEQA.

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California Native Plant Society (CNPS) Threat Ranks: The CNPS Threat Rank is an extension added onto the California Rare Plant Rank (CRPR) and designates the level of endangerment by a 1 to 3 ranking with 1 being the most endangered and 3 being the least endangered. A Threat Rank is present for all California Rare Plant Rank 1B's, 2's, 4's, and the majority of California Rare Plant Rank 3's. California Rare Plant Rank 4 plants are seldom assigned a Threat Rank of 0.1, as they generally have large enough populations to not have significant threats to their continued existence in California; however, certain conditions exist to make the plant a species of concern and hence be assigned a California Rare Plant Rank. In addition, all California Rare Plant Rank 1A (presumed extinct in California), and some California Rare Plant Rank 3 (need more information) plants, which lack threat information, do not have a Threat Rank extension.

0.1 = seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
0.2 = fairly endangered in California (20-80% occurrences threatened / moderate degree and immediacy of threat)

Sources:

- CNPS Inventory of Rare and Endangered Plants (CNPS 2019)
- The Jepson Manual: *Vascular Plants of California,* second edition (Baldwin *et al.* 2012).
- RareFind, CDFW, California Natural Diversity Database (CNDDB) (CDFW 2019).
- State and Federally Listed Endangered, Threatened, and Rare Plants of California (CDFW, October 2019).
- State and Federally Listed Endangered and Threatened Animals of California (CDFW, August 2019).
- Special Animals List (CDFW, August 2019).
- Life History Accounts (CDFW).
- Sensitive List (BLM)

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