11.1 Notice of Preparation/Initial Study

This page intentionally left blank.

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: July 19, 2021

To: Reviewing Agencies and Other Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Victoria Boulevard Apartments

Project Applicant: City of Dana Point

Scoping Meeting: Thursday, August 5, 2021 at 6:00 p.m. at the City Council Chambers

The purpose of this Notice of Preparation (NOP) is to notify potential Responsible Agencies (Agencies) that the Lead Agency, the City of Dana Point, plans to prepare a project-level Environmental Impact Report (EIR) for the proposed Victoria Boulevard Apartments (project) and to solicit comments and suggestions regarding (1) the scope and content of the EIR and (2) the environmental issues and alternatives to be addressed in the EIR per the California Environmental Quality Act (CEQA) Guidelines Section 15082. This NOP also provides notice to interested parties, organizations, and individuals of the preparation of the EIR and requests comments on the scope and contents of the environmental document. The project description, location, and the potential environmental effects are contained in the attached Initial Study.

The City of Dana Point (City) requests your careful review and consideration of this notice and invites any and all input and comments from interested Agencies, parties, organizations, and individuals regarding the preparation of the EIR. Pursuant to CEQA Guidelines Section 21080.4, Agencies must submit any comments in response to this notice no later than 30 days beginning **July 19, 2021** and ends on **August 17, 2021 at 5:00 p.m.** This NOP and attached Initial Study are available for view at the City of Dana Point Community Development Department, located at 33282 Golden Lantern, Dana Point, California 92629, and can also be accessed online at:

http://www.danapoint.org/index.aspx?page=281

All comments or other responses to this notice should be submitted in writing to:

Ms. Belinda Ann Deines, Principal Planner
City of Dana Point
Planning Division
33282 Golden Lantern
Dana Point, California 92629
bdeines@danapoint.org
949.248.3570

The City will conduct a public scoping meeting in conjunction with this NOP and Initial Study in order to present the project and the EIR process and to receive public comments and suggestions regarding the scope and content of the environmental document. The meeting will be held on Thursday, August 5, 2021 at 6:00 p.m. in the City Council Chambers located at 33282 Golden Lantern, Dana Point, CA 92629.

INITIAL STUDY | JULY 2021

VICTORIA BOULEVARD APARTMENTS

Prepared for

City of Dana Point

Prepared by

Michael Baker
INTERNATIONAL

This document is designed for double-sided printing to conserve natural resources.

PUBLIC REVIEW DRAFT
INITIAL STUDY

Victoria Boulevard Apartments

Lead Agency:

CITY OF DANA POINT
33282 Golden Lantern
Dana Point, California 92629
Contact: Ms. Belinda Ann Deines,
Principal Planner
949.248.3570
bdeines@danapoint.org

Prepared by:

MICHAEL BAKER INTERNATIONAL
5 Hutton Centre Drive, Suite 500
Santa Ana, California 92707
Contact: Ms. Kristen Bogue
949.472.3505

July 2021

JN 179396

This document is designed for double-sided printing to conserve natural resources.

TABLE OF CONTENTS

APPENDICES

A. Biological Assessment

LIST OF EXHIBITS

LIST OF TABLES

1.0 INTRODUCTION

1.1 BACKGROUND

The Victoria Boulevard Apartments (project) involves the demolition of the existing Capistrano Unified School District (CUSD) bus yard and development of a three- to five-story, 365-unit apartment complex with an attached six-story (seven level) parking structure and associated amenities in accordance with the proposed Victoria Boulevard Specific Plan (Specific Plan). The proposed project is discussed in detail in Section 2.0, *Project Description*. Following preliminary review, the City of Dana Point (City) determined that the project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 - 21177). This Initial Study addresses the potential for direct, indirect, and cumulative environmental effects associated with the project, as proposed.

1.2 PURPOSE

In accordance with Section 15367 of the California Code of Regulations, the City of Dana Point is identified as the Lead Agency for the proposed project. Pursuant to Section 15063(a) of CEQA Guidelines, the City is required to undertake the preparation of an Initial Study to determine if the proposed action would have a significant effect on the environment. The purposes of this Initial Study are to: (1) identify potential environmental impacts, (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration, (3) enable the Lead Agency to modify the proposed project (through mitigation of adverse impacts), (4) facilitate assessment of potential environmental impacts early in the design of the proposed project, and (5) provide documentation for the potential finding that the proposed project would not have a significant effect on the environment or can be mitigated to a level of insignificance (CEQA Guidelines, Section 15063[c]). This Initial Study is also an informational document providing an environmental basis for subsequent discretionary actions that could be required from other Responsible Agencies.

1.3 STATUTORY REQUIREMENTS AND AUTHORITY

CEQA Guidelines Section 15063(d) identifies specific disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study shall include: (1) a description of the proposed project, including the location of the project site; (2) an identification of the environmental setting; (3) an identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that some evidence exists to support the entries; (4) a discussion of ways to mitigate significant effects identified, if any; (5) an examination of whether the proposed project is compatible with existing zoning, plans, and other applicable land-use controls; and (6) the name(s) of the person or persons who prepared or participated in the preparation of the Initial Study (CEQA Guidelines, Section 15063[d]).

1.4 PERMITS AND APPROVALS

Agencies such as the California Department of Transportation, California Coastal Commission, San Diego Regional Water Quality Control Board, South Coast Air Quality Management District, and Orange County Health Care Agency could require the Applicant to obtain approvals for the proposed project. Coordination with other agencies may be required to determine the specific nature of any future permits or approvals. Agencies would be notified pursuant to the CEQA Guidelines, and any subsequent comments would be considered accordingly. In addition, this document is intended to provide agencies and the public with an environmental basis under CEQA to facilitate the dissemination of information deemed necessary to the discretionary approvals process and the approval, or conditional approval, of any aspect of the proposed project within the jurisdiction of the agency.

1.5 INCORPORATION BY REFERENCE

The following documents were utilized during preparation of this Initial Study and are incorporated into this document by reference. These documents are available for review at City of Dana Point City Hall located at 33282 Golden Lantern, Dana Point, CA 92629.

- *City of Dana Point General Plan.* The *City of Dana Point General Plan* (General Plan) was adopted by the City Council on July 9, 1991. The General Plan is the City's comprehensive, long-range planning and policy document that not only guides growth and change within Dana Point, but also preserves and protects the unique qualities that the community values most. The General Plan goals and policies serve as a guide for future development and desired conditions in support of the City's overall vision.

  The General Plan is organized by elements. Each element includes an introduction to describe the element and its organization. Goals and policies are organized by topical areas specific to each element. The General Plan contains the following elements:

  - Land Use;
  - Urban Design;
  - Housing (last amended December 2013);
  - Circulation;
  - Noise;
  - Public Safety;
  - Conservation and Open Space;
  - Public Facilities/Growth Management; and
  - Economic Development.

- *Dana Point Municipal Code* (current through Ordinance 20-03 and the January 2021 code supplement). The *Dana Point Municipal Code* (Municipal Code) consists of all the regulatory and penal ordinances and administrative ordinances of the City of Dana Point. The Municipal Code is one of the City's primary tools to implement control of land uses, in accordance with General Plan goals and policies. The Dana Point Zoning Code, included as Municipal Code Title 9, *Zoning*, provides the legislative framework to implement and enhance the General Plan and Local Coastal Program (LCP) by classifying and regulating the uses of land and structures within the City. Additionally, Municipal Code Title 8, *Buildings and Construction*, specifies rules and regulations for construction, alteration, and building for uses of human habitation.

- *Dana Point Specific Plan/1986 Local Coastal Program*. *The Dana Point Specific Plan/1986 Local Coastal Program* (1986 LCP) was based originally on the former County of Orange LCP (dated April 1980) for geographic areas that later became part of the City when it incorporated in 1989. While the City's certified LCP is comprised of a number of different documents, which serve as the LCP for specific geographic areas within Dana Point, the 1986 LCP is applicable to the project site and regulates development within.

  The 1986 LCP implements the goals and policies of the General Plan, particularly the Land Use, Circulation, Housing, Recreation, Scenic Highways, Open Space, and Community Design Elements. Additionally, the 1986 LCP implements the California Coastal Act of 1976 by addressing shoreline access/recreation and visitor-serving facilities; housing; water and marine resources/environmentally sensitive habitat areas; and public works/new development/visual resources/hazards. The 1986 LCP also details land use regulations, resolution of General Plan/zoning inconsistencies, provision of municipal level community services, and community participation.

2.0 PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The City of Dana Point (City) is located in the southern portion of Orange County, midway between the cities of San Diego and Los Angeles; refer to Exhibit 2-1, *Regional Vicinity*. The community consists of coastal bluffs and rolling hills located along seven miles of the Pacific Ocean. Surrounding cities include Laguna Niguel and Laguna Beach to the north, San Juan Capistrano to the east, and San Clemente to the south.

The proposed Victoria Boulevard Apartments (project) site is located within an area commonly referred to as Doheny Village. Doheny Village consists of approximately 80 acres and is located in the southeastern portion of the City. The approximately 5.5-acre project site is specifically located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of Doheny Village. The project is bound by Victoria Boulevard to the north, the Interstate 5 (I-5) off-ramp to Pacific Coast Highway on the east, Pacific Coast Highway on the south, and Sepulveda Avenue on the west; refer to Exhibit 2-2, *Site Vicinity*. The site consists of several underlying lots under one parcel number (Assessor's Parcel Number [APN] 668-361-01) owned by the Capistrano Unified School District (CUSD). Regional access to the site is provided via I-5 and Pacific Coast Highway. Local access is provided via Victoria Boulevard and Sepulveda Avenue.

2.2 ENVIRONMENTAL SETTING

The project site is currently developed with seven structures and is used by the CUSD Ground Department for operations, maintenance, storage, bus/vehicle wash area, and refueling of school buses and other district vehicles; refer to Exhibit 2-2. Only two of the seven structures located at the northwestern and northern portions of the site are currently in operations and utilized by the Grounds Department. The remainder of the site, including the former Tire Storage Building, Mechanic Shop, Transportation Office (previously used as the Serra School house), and refueling area are no longer in operation and are used mainly for storage purposes. Site access is afforded via two steel access gates along Sepulveda Avenue and three steel access gates along Victoria Boulevard. One pedestrian gate is also present on Sepulveda Avenue. Small areas of ornamental landscaping are present along the perimeter sidewalks to the west and east.

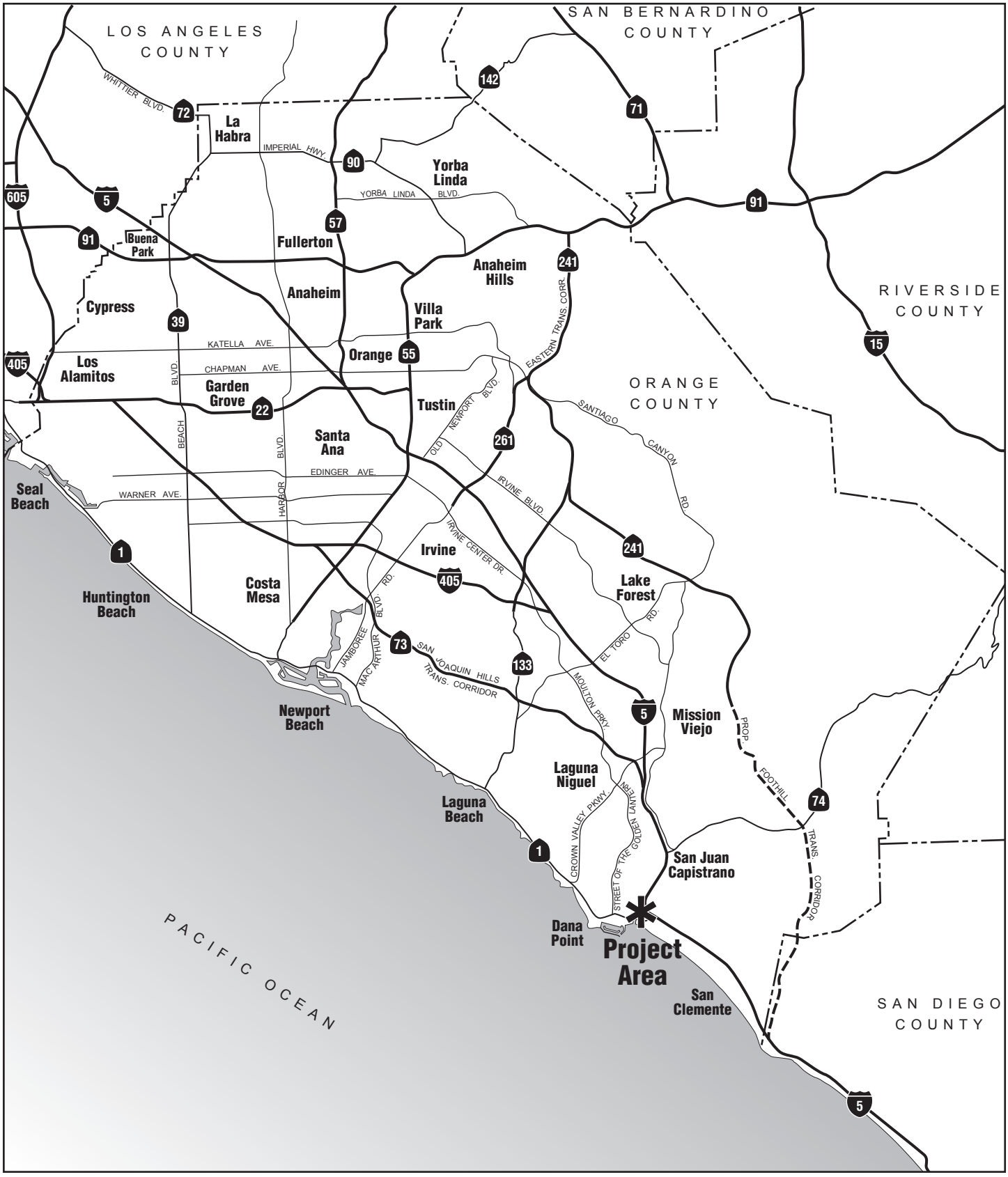
GENERAL PLAN DESIGNATION AND ZONING

Based on the *Dana Point General Plan* (General Plan) Land Use Map, the project site is designated "Community Facility" (CF) and "Recreation/Open Space" (R/OS) and is situated within the Coastal Overlay Boundary.

Based on the *Dana Point Zoning Map* (Zoning Map), the project site is zoned "Community Facilities" (CF) and "Recreation" (REC) and is situated within the Coastal Overlay boundary. The northwestern portion of the project site is also located in the Floodplain Overlay (FP-2) boundary.

SURROUNDING LAND USES

Surrounding land uses include a mix of commercial, residential, and institutional uses, which are further described as follows:



NOT TO SCALE

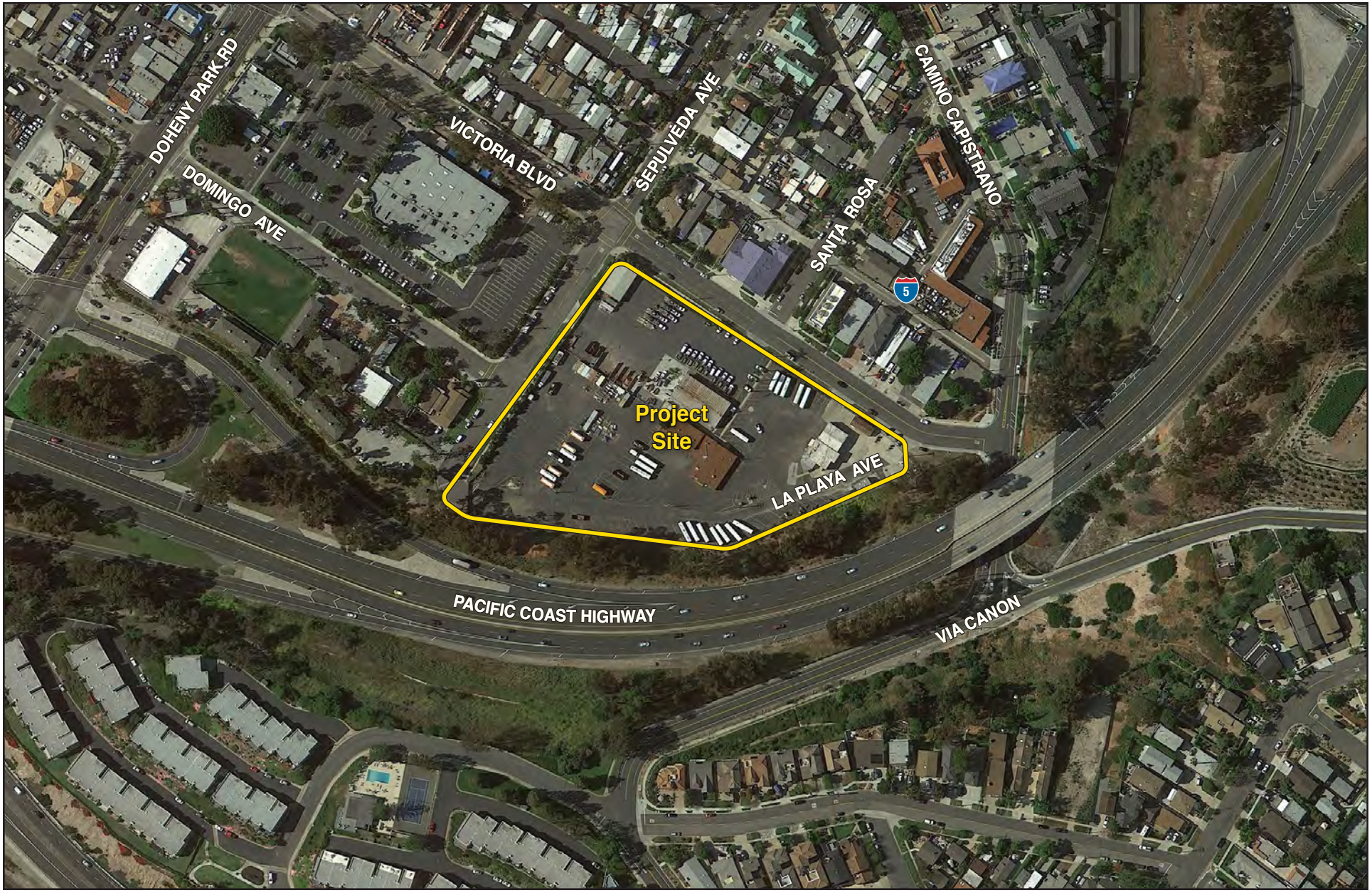
Michael Baker INTERNATIONAL

07/2020 | JN 179396

VICTORIA BOULEVARD APARTMENTS
INITIAL STUDY

Regional Vicinity

Exhibit 2-1



Source: Google Earth Pro, 2020
Project Site

NOT TO SCALE

Michael Baker INTERNATIONAL

07/2020 | JN 179396

VICTORIA BOULEVARD APARTMENTS
INITIAL STUDY

Site Vicinity

Exhibit 2-2

- *North*: Victoria Boulevard bounds the project site to the north. Single-family residential, multi-family residential (Beachwood Village Mobile Home Park), and institutional (Orange County Fire Station No. 29 and Nobis Preschool) uses are present north of Victoria Boulevard. These land uses are designated Commercial/Residential (C/R) and zoned Commercial/Residential (C/R).

- *East and South*: Pacific Coast Highway and associated right-of-way (approximately 100-foot wide swath of ornamental landscaping) bounds the project site to the east and south. This area is designated R/OS and zoned Open Space (OS).

- *West*: Sepulveda Avenue bounds the project site to the west. Further west, multi-family residential (Coffield Apartments) and institutional (San Felipe de Jesus Catholic Church and Capo Beach Church) uses are present. These land uses are designated C/R and zoned C/R and CF.

2.3 PROJECT BACKGROUND AND HISTORY

The project site was originally developed as the Serra (Elementary) School, with buildings built by architect Fay Spangler in 1929. By the mid-1960s, the school was vacated, and the site was utilized as the CUSD's administrative headquarters until 1971. In 1976, the Serra School playground was removed, and paved, and former school buildings remained in use to serve as the CUSD's bus yard.

Since 2011, the City has undertaken a planning effort to revitalize Doheny Village (which includes the project site). The intent is to establish a clear direction for future development of the area, both as an attractive, unique, and vibrant neighborhood within the Capistrano Beach neighborhood and to create a vital link to the City's other neighborhoods, facilities, businesses, and amenities. On March 20, 2018, the City Council adopted its revised "guiding principles" for the Doheny Village area. The City Council directed staff to prepare a draft zoning code update, a zone text amendment, and a beautification plan. The intent of the zone text amendment is to streamline existing, nonconforming property regulations and provide more flexibility for Doheny Village property owners to invest in updating and improving their properties. Per this direction, on October 2, 2018, the City Council adopted a zone text amendment to allow greater flexibility to expand, improve, and maintain existing, nonconforming structures and uses in Doheny Village.

Most structures in Doheny Village were built under County of Orange jurisdiction and are more than 45 years in age. As an incentive to encourage property owners to improve their existing properties in the short-term, the zone text amendment removes the requirement for a Conditional Use Permit and allows up to 75 percent demolition of existing structures. These amendments to the *City of Dana Point Local Coastal Plan* have been submitted to the California Coastal Commission for review and approval. If adopted, these provisions are set to expire on December 31, 2025.

The City of Dana Point is in the process of preparing the Doheny Village Zoning District Update Project, which involves development of a new chapter in the Dana Point Zoning Code for properties located within Doheny Village. The update includes Zoning Code, General Plan, and Local Coastal Plan Amendments, as well as an Environmental Impact report. Based on the historical pattern of development, the draft zoning map includes new zoning districts in Doheny Village. Some of the key land use changes would allow light industrial uses on the west side, residential development on upper floors along Doheny Park Road, and horizontal mixed-use on the east side. These land use changes would likely spur both small- and large-scale redevelopment in Doheny Village.

Given the potential redevelopment of the Doheny Village area and the Statewide housing demand, the proposed project considers redevelopment of the CUSD site for the purposes of housing in the Doheny Village area. The proposed project aims to enhance and preserve the cultural identity of Doheny Village and implement a vision that maximizes the area's future development potential.

It is acknowledged that the Doheny Village Zoning District Update Project would encompass the proposed project site. The proposed project, which includes the proposed Victoria Boulevard Specific Plan, could be processed concurrently with the Doheny Village Zoning District Update Project; however; the proposed Specific Plan and the Doheny Village Zoning District Update Project remain separate projects. Since this Specific Plan and the Doheny Village Zoning District Update Project both implement guidelines and standards for the project site, it is the intent that these two regulating documents are consistent with one another. Notwithstanding, in instances where the *Dana Point Municipal Code* (Municipal Code) and the proposed Specific Plan regulate the same subject matter, the standards of the proposed Specific Plan shall prevail. Thus, although the proposed project is being processed concurrently with the Doheny Village Zoning District Update Project, the proposed project is a separate project under CEQA and is the subject of this Initial Study.

2.4 PROJECT CHARACTERISTICS

The proposed project involves the demolition of the existing CUSD bus yard and development of a three- to five-story, 365-unit apartment complex with an attached six-story (seven level) parking structure and associated amenities in accordance with the proposed Victoria Boulevard Specific Plan (Specific Plan); refer to Exhibit 2-3, *Conceptual Site Plan*. As proposed, the project would construct approximately 82,106 square feet of open space, including private open space (patios, roof deck), common (residential) open space, and uncovered rooftop (amenity area) open space, as well as a minimum of 1.1 acres of public open space. Common (residential) open space would include four open space private courtyards (Pilgrim Lounge, Doheny Garden, Salt Creek Court, and Harbor Terrace) as well as a rooftop amenity with a fitness room, pool deck, and club house. The courtyards and green space would include various amenities such as a game table, chess court, ping pong table, dining table, bocce ball lawn, water fill stations, and dog water fountain, among others. An active open space area is also proposed at the corner of Victoria Boulevard and Sepulveda Avenue. In addition to the fitness room, pool, and club, the roof deck would include barbecues, tables, lounge seating, ping pong table, yoga/exercise lawn, spa, sun chaise, entertainment screen, and fire pits. Public improvements associated with the project include multi-purpose trails and sidewalks, enhanced landscape and streetscape amenities, and additional public parking within the right-of-way areas. The project is also subject to Section 9.05.240, *"Art in Public Places" Program*, of the Municipal Code for inclusion of public art, water features, and other decorative elements. Art elements may include murals, sculptures, and/or decorative water fountains designed to create artistic harmony between the community's buildings, landscape, and open spaces.

VICTORIA BOULEVARD SPECIFIC PLAN

The Specific Plan is intended to provide an orderly and efficient development of the Specific Plan area (the project site), in accordance with the provisions of the General Plan. The Specific Plan would serve both planning and regulatory functions including land use regulations, circulation pattern, public facilities/infrastructure, and development standards. All future development within the Specific Plan would be subject to compliance with the Specific Plan regulations, as well as other applicable City regulations.

Land Use Plan

The proposed Specific Plan is planned as an infill redevelopment project that includes up to 365 dwelling units on the approximately 5.5-acre project site. The project allows for numerous outdoor spaces and opportunities for recreation, including outdoor courtyard space with multiple recreational amenities, a rooftop amenity area, and recreation spaces surrounding the development. The Land Use Plan identifies the entirety of the 5.5-acre project site as "Village Multi-Family Residential" (VMFR) zone. The VMFR zone allows for the development of a combination of studio, one-, two-, and three-bedroom unit types within the Specific Plan area. On-site ancillary recreational, administrative mechanical, and equipment uses/facilities are also permitted in order to support the residential community. A central shared parking structure is intended to serve the development.

Source: ktgy Architecture • Planning, March 2021

NOT TO SCALE

Michael Baker INTERNATIONAL

04/2021 | JN 179396

VICTORIA BOULEVARD APARTMENTS
INITIAL STUDY

Conceptual Site Plan

Exhibit 2-3

Circulation Plan

The Specific Plan includes a Circulation Plan that establishes the general layout and standards for vehicular, pedestrian, bicyclist, and transit access to the project site. Primary vehicular access to the project site would be provided via a proposed ingress/egress driveway along Sepulveda Avenue. The entry drive would lead to the central parking garage. Secondary access would be provided via an unsignalized entryway from Victoria Boulevard, leading to the rear entry of the parking garage. A third driveway, for emergency access only, is proposed at the southern terminus of Sepulveda Avenue. The terminus would be improved with a cul-de-sac. All emergency vehicular access (EVA) drive aisles would be designed to meet minimum fire lane widths and turning radii requirements as required by the Orange County Fire Authority (OCFA). Pedestrian access and circulation would also be provided throughout the residential community, connecting each lot to one another. The project also proposes direct bicycle access to the proposed residential community via the project's secondary driveway along Victoria Boulevard.

Design Guidelines

Section 4, *Design Guidelines*, of the Specific Plan intends to provide guidance to builders, architects, landscape professionals, City staff, and decision makers when designing and approving future development proposals within the Specific Plan area. These guidelines provide general directions on implementing the unique, coastal, contemporary, high-density concepts envisioned for the Specific Plan area, ensuring cohesive, high-quality development of buildings, streetscapes, and other public spaces. The Design Guidelines detail site planning, architectural, landscaping, signage, lighting, art-in-public places, and sustainability design guidelines.

The proposed landscape plan includes trees, shrubs, and groundcover along the project boundaries and along the internal roadways, pedestrian walkways, courtyards, and common areas. Signage and enhanced pedestrian paving (e.g., boardwalk steps and paseos) would be implemented at the project entryway along Sepulveda Avenue and along internal pedestrian pathways. Wayfinding and street signage would be installed throughout the Specific Plan area consistent with the design guidelines detailed in Section 4.6, *Signage Guidelines*, of the Specific Plan.

Development Standards

Section 5, *Development Standards*, of the Specific Plan provides development regulations for any new development or use in the Specific Plan area. Development standards address general site development, including, but not limited to, allowable development, density, lot area per residential unit, building height, building setbacks, and open space requirements.

The Specific Plan permits a maximum of 365 multi-family residential dwelling units within the Specific Plan area. Ancillary uses are also permitted but are limited to those that support the operation and occupation of the primary use. Specific Plan Table 5.1, *Victoria Boulevard Permitted Uses*, identifies permitted uses on-site. Table 2-1, *Victoria Boulevard Specific Plan Development Standards*, details the proposed development standards and setbacks. Specific Plan Section 5.7, *Off-Street Parking Standards*, requires a range of 1.5 to 2.5 spaces per unit (depending on the number of bedrooms) and 0.2 spaces per unit for guest parking. Other development regulations detailed in Specific Plan Section 5, *Development Standards*, include those related to fences and walls, intersection sight line, water efficient landscaping, signage, and art-in-public places.

Table 2-1
Victoria Boulevard Specific Plan Development Standards

Development Standard	Requirement
Residential Development	
Density	66.2 du/ac
Maximum Number of Units	365 du
Minimum Lot Area Per Unit	600 sf/du
Maximum Building Coverage	80 %
Height[1]	
Residential Structure	35-65 feet
Parking Garage Structure	65 feet
Rooftop Amenities and Permitted Projections	75 feet
Minimum Building Setbacks	
Front Setback From Sepulveda Avenue	10 feet
Side Setback From Victoria Boulevard	10 feet
Rear Setback From SR-1	26 feet
Minimum Building Separation	6 feet or per CBC
Open Space	
Minimum Open Space Required Per Unit	100 sf/du
Minimum Landscape Coverage	10%

Notes: du = dwelling units; sf = square feet; du/ac = dwelling units per acre; CBC = California Building Code

[1] The proposed Specific Plan defines building height as: "*Building, Height of*. The vertical distance measured from finished pad to the highest point of the building directly above that point, exclusive of allowed projections identified in the proposed Specific Plan Section 5.6. Since the project site area slopes and finished grade varies throughout the site, building height is the vertical distance above a point of the structure. The point shall be measured from the top of the finished pad. In the event that the finished pad is submerged by more than four (4) feet than the adjacent finished grade (e.g. subterranean parking), the nearest finished grade elevation shall be used."

Source: KTGY Architecture + Planning, *Victoria Boulevard Specific Plan Screencheck Draft*, May 2020.

Infrastructure Plan

Infrastructure facilities, including but not limited to, water, sewer, and storm drains, are required to comply with all applicable requirements of the City and/or relevant service agencies. The following utilities and services would serve the project site:

- *Water*: South Coast Water District (SCWD) is the primary water supplier for the project site. Proposed water service improvements are located in the northeast corner of the project site along Victoria Boulevard and include potable water, irrigation, fire sprinklers, and fire hydrant service lines. The new facilities would connect to an existing 10-inch domestic water line located within Victoria boulevard. All water improvements would be designed to the City and SCWD's water standards and the location of fire hydrants and apparatuses would be reviewed by the OCFA to ensure adequate fire flow and pressure.

- *Sewer*: SCWD also operates and maintains the wastewater system that serves the project site. Three six-inch sewer service laterals have been proposed for the project site to connect to the existing eight-inch sewer main located within the Sepulveda Avenue. All wastewater improvements would be required to comply with SCWD and City's requirements and specifications.

- *Stormwater*: The City operates and maintains the City's storm drain system. Runoff from the northern portion of the site would be collected and conveyed to an existing 30-inch storm drain line located within Victoria

Boulevard. Runoff occurring on the southern portion of the Specific Plan area would be collected and conveyed either to an existing 36-inch storm drain line within Sepulveda Avenue, or into a proposed storm drain culvert that parallels the EVA along the southern project boundary. Runoff entering this culvert would also drain to the existing 36-inch storm drain within Sepulveda Avenue. All stormwater would be treated to meet water quality standards per State and City requirements before entering the public storm drain system.

- *Dry Utilities*: Similar to existing conditions, the project site would be served by San Diego Gas and Electric for electricity services, Southern California Gas Company for natural gas services, and AT&T and COX Communications for cable, telephone, and internet services.

It is acknowledged that the northwestern portion of the Specific Plan area is located in a special flood hazard area (Zone A) as designated by the Federal Emergency Management Agency (FEMA). A Site Development Permit is required to review new multi-family construction and to allow for construction within a Floodplain Overlay District.

GENERAL PLAN AMENDMENT

The proposed Specific Plan is an implementation tool of the General Plan. In order to ensure the General Plan land use designation for the project site is consistent with the portions of the General Plan that function as the Coastal Element of the Local Coastal Plan (LCP), a GPA is requested in accordance with Municipal Code Section 9.61.080, *Amendments*. The proposed General Plan Amendment would change the land use designation of the project site from CF and R/OS to "Specific Plan District."

ZONE CHANGE

A Zone Change is also requested as part of the project to rezone the site from CF and REC to "Specific Plan Overlay (Victoria Boulevard Specific Plan)" (SPO [VBSP]).

LCP AMENDMENT

The entire Specific Plan area is within the Coastal Zone and is subject to the California Coastal Commission's larger authority over the public resource of the California coast. The General Plan, along with City's Zoning Ordinance, must be certified by the California Coastal Commission as an LCP to ensure policy compatibility between State and local authorities, particularly with respect to specific issues related to public access and environmental quality related to coastal resources.

In order to make the Specific Plan consistent with the LCP, an LCP amendment is proposed in accordance with Municipal Code Section 9.61.080, *Amendments*.

DEVELOPMENT AGREEMENT

An application for a Development Agreement would be filed as part of the project in accordance with Municipal Code Chapter 9.73, *Development Agreements.* The Development Agreement is negotiated and considered for approval in combination with the legislative actions and project entitlement. The Development Agreement must include public benefits that extend beyond those which may be forthcoming through project approvals, as well as other negotiated terms. Physical improvements identified in the Development Agreement are identified and evaluated in this environmental clearance document.

2.5 CONSTRUCTION AND PHASING

Specific Plan Section 6, *Implementation*, addresses the project's phasing schedule. Development in accordance with the Specific Plan allows flexibility based on product types, construction phasing, and market conditions. However, based on the proposed development plan, it is anticipated that the Specific Plan would be built out in one complete phase over a period of two to three years with construction estimated to begin in January 2023 and completed in March 2025.

2.6 GOALS AND OBJECTIVES

CEQA Guidelines Section 15124(b) states that an EIR project description must include "[a] statement of objectives sought by the proposed project. The statement of objectives should include the underlying purpose of the project." As such, the Victoria Boulevard Specific Plan objectives, as detailed in Section 2.4, *Project Objectives*, of the Specific Plan, are outlined below:

- Increase the supply and diversity of housing types in the City of Dana Point, consistent with the goals and policies of the Housing Element.
- Implement infill development on underutilized parcels, consistent with the General Plan and Housing Element.
- Address the Statewide housing demand with a local approach by increasing density and availability of multi-family residential uses in Dana Point.
- Promote the character and surf heritage of the historical Doheny Village.
- Promote pedestrian-oriented development, consistent with the planned Doheny Village Zoning District Update Project by providing housing within walking distance of places of business and employment.
- Utilize architectural and landscape design to create public street frontages with pedestrian interest.
- Incorporate landscaping and streetscaping enhancements as a means of investing in City beautification.
- Reinforce a sense of place through unique and project-specific identity signage that adds interest and variety to the public realm.
- Incorporate amenitized open spaces within the Specific Plan area, including a focal element to enhance the public realm at the corner of Sepulveda Avenue and Victoria Boulevard.
- Utilize a planning process that is driven by the needs and desires of the community.
- Prepare specific provisions tailored to the particular conditions of the Dana Point Coastal Zone and Doheny Village Zoning District Update.

2.7 PERMITS AND APPROVALS

The City of Dana Point is the Lead Agency under CEQA and has discretionary authority over the proposed project. The project would be subject to various permits and approvals, including, but not limited to:

- General Plan Amendment: approval of a General Plan Amendment to change the General Plan land use designation of the project site from "Community Facility" (CF) and "Recreation/Open Space" (R/OS) to "Specific Plan District";
- Zone Change: approval of a Zone Change to change the zoning of the project site from "Community Facility" (CF) and "Recreation" (REC) to "Specific Plan Overlay (Victoria Boulevard Specific Plan)" (SPO [VBSP]);
- Specific Plan: adoption of the Victoria Boulevard Specific Plan;
- Tentative Parcel Map (TPM): to consolidate the underlying lots on the project site in accordance with Chapter 7 of the Municipal Code and with the Subdivision Map Act of the California Government Code;
- Local Coastal Plan Amendment: to ensure consistency between the Specific Plan and the City of Dana Point Local Coastal Program in accordance with Section 9.61.080(e) of the Municipal Code;
- Coastal Development Permit: to allow for the demolition of existing infrastructure on-site and the development of the proposed apartment community and associated amenities per Chapter 9.69 of the Municipal Code;
- Site Development Permit: to review new multi-family construction and allow for construction within a Floodplain Overlay District;
- Development Agreement;
- Site Plan Review;
- CEQA Clearance; and
- Issuance of applicable grading and building permits.

In addition, the following permits/approvals may be required of other agencies:

- LCP Amendment – California Coastal Commission;
- Encroachment Permit – California Department of Transportation;
- NPDES Construction General Permit – San Diego Regional Water Quality Control Board;
- Construction Permit – South Coast Air Quality Management District; and
- Monitoring Well Destruction Permit – Orange County Health Care Agency.

This page intentionally left blank.

3.0 INITIAL STUDY CHECKLIST

3.1 PROJECT DESCRIPTION AND BACKGROUND

1. **Project Title:**
   Victoria Boulevard Apartments

2. **Lead Agency Name and Address:**
   City of Dana Point, 33282 Golden Lantern, Dana Point, CA 92629

3. **Contact Person and Phone Number:**
   Ms. Belinda Deines, 949.248.3570

4. **Project Location:**
   The proposed 5.5-acre project site is located at 26126 Victoria Boulevard on the southeast corner of Victoria Boulevard and Sepulveda Boulevard in the southeastern portion of the City of Dana Point.

5. **Project Sponsor's Name and Address:**
   Toll Brothers Apartment Living, 200 Spectrum Center Drive, Suite 300, Irvine, CA 92618

6. **General Plan Designation:**
   Based on the *Dana Point General Plan* (General Plan) Land Use Map, the project site is designated "Community Facility" (CF) and "Recreation/Open Space" (R/OS) and is situated within the Coastal Overlay Boundary.

7. **Zoning:**
   Based on the *Dana Point Zoning Map* (Zoning Map), the project site is zoned "Community Facilities" (CF) and "Recreation" (REC) and is situated within the Coastal Overlay boundary. The northwestern portion of the project site is also located in the Floodplain Overlay (FP-2) boundary.

8. **Description of Project:**
   The project involves the demolition of the existing Capistrano Unified School District (CUSD) facility and development of a three- to five-story, 365-unit apartment complex with an attached six-story (seven level) parking structure and associated amenities in accordance with the proposed Victoria Boulevard Specific Plan (Specific Plan). Project approval would require a General Plan Amendment, Zone Change, Specific Plan, Tentative Parcel Map, Local Coastal Plan Amendment, Coastal Development Permit, Site Development Permit, Site Plan Review, CEQA Clearance, and Issuance of applicable grading and building permits.

9. **Surrounding Land Uses and Setting:**
   Surrounding uses in proximity to the project site include a mix of residential, commercial, and institutional uses.

10. **Other public agencies whose approval is required:**
    Other public agency approvals may include the following, among others:

    - LCP Amendment – California Coastal Commission;
    - Encroachment Permit – California Department of Transportation;
    - NPDES Construction General Permit – San Diego Regional Water Quality Control Board;
    - Construction Permit – South Coast Air Quality Management District; and
    - Monitoring Well Destruction Permit – Orange County Health Care Agency.

11. Environmental Factors Potentially Affected:

The environmental factors checked below potentially would be affected by this project, involving at least one impact that is a "Potentially Significant Impact."

☒	Aesthetics	☐	Agriculture and Forestry	☒	Air Quality
☐	Biological Resources	☒	Cultural Resources	☒	Energy
☒	Geology and Soils	☒	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☒	Hydrology and Water Quality	☒	Land Use and Planning	☐	Mineral Resources
☒	Noise	☒	Population and Housing	☒	Public Services
☒	Recreation	☒	Transportation	☒	Tribal Cultural Resources
☒	Utilities and Service Systems	☐	Wildfire	☒	Mandatory Findings of Significance

3.2 DETERMINATION

On the basis of this initial evaluation:

☐	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
☐	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
☒	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
☐	I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
☐	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

City of Dana Point
Agency

Ms. Belinda Ann Deines, Principal Planner
Printed Name/Title

7.15.2021
Date

3.3 EVALUATION OF ENVIRONMENTAL IMPACTS

This section analyzes the potential environmental impacts associated with the proposed project. The issue areas evaluated in this Initial Study include:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire
- Mandatory Findings of Significance

The environmental analysis in this section is patterned after the Initial Study Checklist recommended by the CEQA Guidelines Appendix G and used by the City of Dana Point in its environmental review process. For the preliminary environmental assessment undertaken as part of this Initial Study's preparation, a determination that there is a potential for significant effects indicates the need to more fully analyze the development's impacts and to identify mitigation.

For the evaluation of potential impacts, the questions in the Initial Study Checklist are stated and an answer is provided according to the analysis undertaken as part of the Initial Study. The analysis considers the long-term, direct, indirect, and cumulative impacts of the development. To each question, there are four possible responses:

- *No Impact*. The development will not have any measurable environmental impact on the environment.

- *Less Than Significant Impact*. The development will have the potential for impacting the environment, although this impact will be below established thresholds that are considered to be significant.

- *Less Than Significant Impact With Mitigation Incorporated*. The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.

- *Potentially Significant Impact*. The development will have impacts which are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

Where potential impacts are anticipated to be significant, mitigation measures will be required, so that impacts may be avoided or reduced to the extent feasible.

This page intentionally left blank.

4.0 ENVIRONMENTAL EVALUATION

The following evaluation provides responses to the questions in the Initial Study. A brief explanation for each question in the Initial Study is provided to adequately support each impact determination. All responses consider the whole of the action involved including construction and operational impacts as well as direct and indirect impacts. Environmental factors potentially affected by the proposed project are presented below and organized according to the format of the Checklist.

4.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	✓			
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	✓			
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	✓			
d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	✓			

a) Have a substantial adverse effect on a scenic vista?

Potentially Significant Impact. The General Plan identifies public views toward ridge lines, inland mountains, and those views along scenic transportation corridors as significant public scenic views resources in the City. These vistas contribute to the unique community character. The project site is located in a highly urbanized area of Dana Point and surrounded by residential, commercial, and institutional uses. Specifically, the project is bound by the Interstate 5 (I-5) off-ramp to Pacific Coast Highway on the east and Pacific Coast Highway on the south. Both I-5 and Pacific Coast Highway are considered scenic transportation corridors by the City. The proposed project would redevelop the site from the existing CUSD bus yard into a 365-unit, three- to five-story multi-family residential complex and associated six story (seven level) parking structure with a maximum height of 75 feet, as contemplated in the proposed Specific Plan. The new multi-family residential complex may result in potential view blockage along I-5 and Pacific Coast Highway from the increased height. As such, additional analysis of the project's impacts on scenic vistas is required to determine the project's potential significance.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?

Potentially Significant Impact. As stated above, the project is bound by the Interstate 5 (I-5) off-ramp to Pacific Coast Highway on the east and Pacific Coast Highway on the south. Based on the California Department of Transportation's California Scenic Highway Mapping System, both I-5 and the Pacific Coast

Highway are eligible State scenic highways.[1] Views of the project site are afforded from the Pacific Coast Highway due to the close proximity and the lower elevation of the project area, but not afforded from I-5 due to distance, structures, and intervening topography. However, potential obstruction of scenic views would be afforded from the I-5 Pacific Coast Highway Corridor. As such, additional analysis of the project's impacts on scenic resources within a State scenic highway will be evaluated in the EIR to determine the project's potential significance.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Potentially Significant Impact. The proposed project would alter the visual character and quality of the project area, in comparison to the existing CUSD bus yard. Specifically, the Pacific Coast Highway is considered a type three urbanscape corridor, and the proposed project may result in potential view blockage along I-5 and Pacific Coast Highway from the increased height. The project proposes a General Plan Amendment, Zone Change, Specific Plan, and Local Coastal Plan Amendment, among other discretionary approvals. The proposed Specific Plan would include new design guidelines and development standards for the site. As such, additional analysis of the project's visual character and quality in comparison to that contemplated by the General Plan for the site is required to determine the project's potential significance. Consistency with the applicable scenic resources policies in the General Plan Urban Design Element and the *City of Dana Point Local Coastal Plan* will be considered in the EIR.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Potentially Significant Impact. The site is in an urbanized area of Dana Point that has various sources of existing light and glare. Sources include street lights and vehicular lights along Victoria Boulevard, Sepulveda Avenue, and Pacific Coast Highway, and building and signage lighting from neighboring commercial, residential, and institutional uses to the north and west. The site itself has minimal light sources generated by the existing CUSD bus yard (e.g., external security lighting.)

Land uses that are typically sensitive to excess light and glare include residential uses, hospitals, senior housing, and other types of uses. Existing light sensitive uses in the project area include the single-family and multi-family residences (Beachwood Village Mobile Home Park, Coffield Apartments) to the north and west of the site. The proposed project would generate new light sources associated with nighttime illumination for the proposed residential complex, parking structure, landscape, and associated amenities. Nighttime illumination would be used to enhance security and safety for pedestrians and vehicles within the residential development. Vehicular traffic generated by the project would also contribute to light and glare (from vehicle headlights) in areas of proposed ingress/egress driveway along Sepulveda Avenue. All these new light and glare sources would be partially or fully visible to light sensitive uses in the project area. As such, the EIR will evaluate the project's potential impacts related to light and glare.

[1] California Department of Transportation, *California State Scenic Highway System Map*, https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983, accessed May 14, 2021.

4.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	**Potentially Significant Impact**	**Less Than Significant Impact With Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. Per the California Department of Conservation, the Doheny Village area is situated within urban and built-up land.[1] The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Thus, no impacts would result in this regard.

[1] California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed April 30, 2021

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The project site is zoned "Community Facilities" (CF) and "Recreation" (REC) and is not covered under an existing Williamson Act contract.[2] Thus, the project would not conflict with existing zoning for agricultural use or a Williamson Act contract. No impacts would occur in this regard.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact. As stated above in Response 4.2(b), the project site and the surrounding area is not zoned for any forest land, timberland, or timberland production. Project implementation would not affect any existing lands zoned for forest land, timberland, or timberland production. Therefore, no impacts would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. Refer to Response 4.2(c).

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No Impact. Refer to Responses 4.2(a) through 4.2(d). No agricultural resources forest land exists within or adjacent to the project site. Therefore, construction activities would not result in to the conversion of farmland to non-agricultural use or forest land to non-forest use. No impacts would occur in this regard.

[2] California Department of Conservation, Division of Land Resource Protection, *State of California Williamson Act Contract Land*, 2017.

4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?	✓			
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?	✓			
c. Expose sensitive receptors to substantial pollutant concentrations?	✓			
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✓	

a) Conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact. The project site is located within the South Coast Air Basin (Basin), which is governed by the South Coast Air Quality Management District (SCAQMD). The U.S. Environmental Protection Agency has classified the Basin as a non-attainment area for Federal and State air quality standards. The SCAQMD *CEQA Air Quality Handbook* specifies the main criteria that must be addressed to determine consistency with the SCAQMD *2016 Air Quality Management Plan* (AQMP). Project implementation would result in temporary construction and long-term operational impacts. As such, the project could result in potentially significant impacts involving conflicts or obstruction of implementation of the AQMP. Further analysis will be conducted as part of the EIR.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable Federal or State ambient air quality standard?

Potentially Significant Impact.

Short-Term (Construction) Emissions

Construction activities associated with the project would generate short-term pollutant emissions during the demolition, grading/excavation, paving, building construction, and architectural coating phases. Project construction activities would include operation of construction equipment and vehicles. These activities could violate air quality standards or contribute substantially to an existing or projected air quality violation. An analysis of the project's impacts from construction-related activities will be conducted as part of the EIR to determine whether the project's construction-related emissions would exceed SCAQMD thresholds.

Long-Term (Operational) Emissions

Long-term air quality impacts typically consist of mobile source emissions generated from project-related traffic and emissions from stationary area and energy sources. Area source emissions would be generated due to an increased demand for natural gas, consumer products, area architectural coatings, and landscaping equipment associated with the development of the proposed project. Energy source emissions would be generated as a result of electricity and natural gas (non-hearth) usage associated with the proposed project.

An air quality analysis will be conducted for the proposed project to determine if operation-related activities would exceed SCAQMD's regional significance thresholds. This topic will be addressed in the EIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact. Sensitive receptors are defined as facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly, and people with illnesses. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers. The California Air Resources Board (CARB) has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

Sensitive uses near the project site include the single-family and multi-family residences (i.e., Beachwood Village Mobile Home Park, Coffield Apartments) to the north and west of the site and Nobis Preschool to the east. Project-related demolition, grading/excavation, paving, building construction, and architectural coating activities could result in air quality impacts to sensitive receptors. Construction of the project would also increase short-term construction vehicle trips on nearby roadways and result in associated air pollutants. Construction-related air quality impacts to sensitive receptors will be analyzed utilizing the SCAQMD's Localized Significance Thresholds (LST) methodology. Operational impacts of the project, including project-generated vehicle trips and on-site landscaping and maintenance may also expose sensitive uses to substantial pollutants. These impacts require additional analysis in the EIR and specific emissions quantification to assess their level of potential significance.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed project involves development of a multi-family residential complex and would not include any uses identified by the SCAQMD as being associated with odors.

Construction activities associated with the proposed project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, construction-related odors would be short-term in nature and cease upon project completion. In addition, the project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by requiring equipment to be shut off when not in use or limiting idling time to no more than five minutes. Compliance with these existing regulations would further reduce the detectable odors from heavy-duty equipment exhaust. The project would also be required to comply with the SCAQMD Regulation XI, *Rule 1113 – Architectural Coating*, which would minimize odor impacts from reactive organic gas (ROG) emissions during architectural coating applications. Any odor impacts to existing adjacent land uses would be short-term and negligible. As such, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. Impacts would be less than significant in this regard.

4.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
c. Have 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?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓	

This section is primarily based upon the *Results of a Biological Resources Assessment for the Doheny Village Zoning District Update Project – City of Dana Point, Orange County, California* (Biological Assessment), dated July 2, 2020, prepared by Michael Baker International; refer to Appendix A, *Biological Assessment*.

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. The site is developed with the existing CUSD bus yard and associated structures. According to the Biological Assessment, no special-status plant species are expected to occur within the Doheny Village area, including the project site, particularly because Doheny Village is completely developed and built out. The Biological Assessment also concluded that special-status wildlife species have either low potentials or are not expected to occur within the Doheny Village area with the exception of Cooper's hawk (*Accipiter cooperii*; California Department of Fish and Wildlife [CDFW] Watch List), which has a high potential to occur, and yellow warbler (*Setophaga petechia*; CDFW Species of Special Concern), which has a moderate potential to occur. However, the project site itself is completely developed and paved with no vegetation on-site that could provide foraging or nesting opportunities. As such, no impacts would occur in this regard.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. Riparian habitats are those occurring along the banks of rivers and streams. Sensitive natural communities are natural communities that are considered rare in the region by regulatory agencies, known to provide habitat for sensitive animal or plant species, or known to be important wildlife corridors. According to the Biological Assessment, no special-status vegetation communities occur within the Doheny Village area. As such, no impacts would result in this regard.

c) Have 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?

No Impact. Wetlands are defined under the Federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, and bogs. The project site is completely paved and developed with the CUSD bus yard and associated structures. No wetlands are present on-site. As such, no impact would result in this regard.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact. Habitat linkages provide links between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet inadequate for others. Wildlife corridors are key features for dispersal, seasonal migration, breeding, and foraging. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

The project area is located in the *Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan* (NCCP/MSAA/HCP). According to the Biological Assessment, Doheny Village, including the project site, is not located within any identified wildlife corridors or habitat linkages in the NCCP/MSAA/HCP study area, most of which are located within Rancho Mission Viejo and the Cleveland National Forest. Additionally, the project site is entirely built out and surrounded by urban development and provides no opportunities for wildlife to move through the site. Thus, the project site would not act as a wildlife movement corridor or habitat linkage.

Further, the Migratory Bird Treaty Act (MBTA) governs the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests. Mandatory compliance with the MBTA would reduce the project's potential construction-related impacts to migratory birds. As such, impacts would be less than significant in this regard.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The project would not conflict with any local policies or ordinances protecting biological resources. The General Plan Conservation/Open Space Element does not contain a tree preservation policy or

ordinance. Additionally, the project would not remove any existing street trees along Victoria Boulevard or Sepulveda Avenue. Therefore, no impacts would occur in this regard.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Less Than Significant Impact. As stated above, the project area is located within the NCCP/MSAA/HCP. The central purpose of the NCCP/MSAA/HCP is to undertake natural community-based planning for the major habitat systems found in the NCCP/MSAA/HCP in a manner that would: (1) further the statutory purposes of the Natural Community Conservation Plan (NCCP) Act, CFGC Section 1600 et seq., and Federal Endangered Species Act (FESA); (2) meet the requirements of the Special Rule for the coastal California gnatcatcher and Draft Southern Planning Guidelines and Draft Watershed Planning Principles, including the NCCP Conservation Guidelines; and (3) in so doing, provide the basis for authorizing regulatory coverage for the impacts of Covered Activities on designated Covered Species (including both listed and unlisted species) and other provisions pursuant to the NCCP/MSAA/HCP's Conservation Strategy and Implementation Agreement.

According to the Biological Assessment, the project area is not located within any identified wildlife corridors or habitat linkages in the NCCP/MSAA/HCP study area. No other approved local, regional, or State habitat conversation plans apply to the site. Thus, development of the proposed project would not conflict with any approved habitat conservation plan or natural community conservation plan. Less than significant impacts would occur in this regard.

This page intentionally left blank.

4.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 15064.5?	✓			
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	✓			
c. Disturb any human remains, including those interred outside of formal cemeteries?			✓	

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Potentially Significant Impact. The project site was originally developed as the Serra (Elementary) School, with buildings built by architect Fay Spangler in 1929. By the mid-1960s, the school was vacated, and the site was utilized as the CUSD's administrative headquarters until 1971. In 1976, the Serra School playground was removed, and paved, and former school buildings remained in use to serve as the CUSD's bus yard. As existing on-site structures are more than 50 years in age, the potential for on-site historical resources will be analyzed in the EIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Potentially Significant Impact. The City, including the project site, is built out and is located in a highly urbanized area of Orange County. As the project involves grading activities, a records search of on-site and surrounding archaeological resources within the available Federal, State, and local registries will be conducted to determine if any known archeological resources are present on-site or the immediate vicinity. As such, these records search findings, as well as evaluation of such resources, if found, will be conducted in the EIR to assess potentially significant project impacts in this regard.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. Due to the level of past disturbance on-site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. State of California Public Resources Health and Safety Code Section 7050.5-7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance

with the aforementioned regulations, impacts related to the disturbance of human remains would be less than significant.

4.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	✓			
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	✓			

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact. Energy consumption associated with the proposed project could result in potential direct and indirect environmental impacts. Such impacts include the depletion of nonrenewable resources (e.g., oil, natural gas, coal, etc.) and emissions of pollutants during both construction and operations of the project. As such, the EIR will analyze the project's energy consumption impacts related to electricity, natural gas, and transportation fuel for vehicle trips associated with the new residential complex as well as the fuel necessary for project construction.

b) Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Potentially Significant Impact. The 2019 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), commonly referred to as "Title 24," became effective on January 1, 2020. Regulated by the California Energy Commission, Title 24 requires the design of building shells and building components to conserve energy. Compliance with the most recent standards would substantially reduce Statewide electricity and natural gas consumption. Additionally, the 2019 California Green Building Code (California Code of Regulations, Title 24, Part 11) is a mandatory construction code requiring new residential and commercial buildings to comply with mandatory measures under five topical areas: planning and design; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. City policies and implementation measures pertaining to energy are contained in the *Dana Point General Plan* (General Plan). Further, the City established the *Dana Point Energy Efficiency and Conservation Plan* (Energy Plan) in 2011 to identify goals and measures that can be utilized to reduce energy consumption and promote the conservation of natural resources in Dana Point. As such, the EIR will evaluate the project's consistency with the State's renewable energy and energy efficiency standards, as well as the General Plan and Energy Plan.

This page intentionally left blank.

4.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
1) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
2) Strong seismic ground shaking?	✓			
3) Seismic-related ground failure, including liquefaction?	✓			
4) Landslides?				✓
b. Result in substantial soil erosion or the loss of topsoil?	✓			
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	✓			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	✓			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓			

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

No Impact. The Alquist-Priolo Earthquake Fault Zoning Act (Act) (Public Resources Code 2621-2624, Division 2 Chapter 7.5) was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy. The Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. The Act requires the State Geologist to establish regulatory zones, known as "Earthquake Fault Zones," around the surface traces of active faults and to issue appropriate maps. Local agencies must regulate most development projects within these zones. Before a project can be permitted, cities and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults. An evaluation and written report of a specific site must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy cannot be placed over the trace of the fault and must be set back from the fault (typically 50-foot setbacks are required).

The project area is not transected by known active or potentially active faults.[1] The closest active fault zone is the Newport-Inglewood/Offshore Zone of Deformation fault zone, located offshore approximately three miles east of the site.[2] Therefore, the potential for surface rupture is considered low. As such, the project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. No impact would occur in this regard.

ii. Strong seismic ground shaking?

Potentially Significant Impact. Southern California is known to be earthquake prone, and the project would likely be subjected to some degree of seismic ground shaking. The project area has a high potential for experiencing strong ground motion considering the proximity of the site to active faults capable of producing a maximum moment magnitude of 6.0 or more.[3] Known regional active faults that could produce significant ground shaking in the project area include the Newport-Inglewood/Offshore Zone of Deformation fault zone located offshore approximately three miles west of the site as state above, and the active San Joaquin Hills Blind Thrust fault located approximately nine miles northwest of the site.[4] The intensity of ground shaking at the project site would depend primarily upon the earthquake magnitude, the distance from the source, and the site response characteristics.

In accordance with the 2019 California Building Code (CBC), structures built for human occupancy must be designed to meet or exceed the CBC standards for earthquake resistance. The CBC includes earthquake safety standards based on a variety of factors including occupancy type, types of soils and rocks on-site, and strength of probable ground motion at the project site. Notwithstanding, since the project site is potentially subject to strong seismic ground shaking, impacts in this regard will be further analyzed in the EIR.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact. The potential for seismic-related ground failure is associated with the probability of severe ground shaking because of a nearby active fault. Liquefaction is the phenomenon that occurs when saturated granular soils develop high pore water pressures during seismic shaking and behave like a heavy fluid. This phenomenon generally occurs in areas of high seismicity where groundwater is shallow and loose granular soils or hydraulic fill soils subject to liquefaction are present. For liquefaction to develop, loose granular sediments below the groundwater table must be present; and shaking of sufficient magnitude and duration must occur.

The project area is located within an area that has been identified as being susceptible to liquefaction.[5] Liquefaction can result in sand boils, excessive settlement, bearing capacity failures below structural foundations, and seismically-induced lateral ground displacements. There is also potential for ground cracking due to liquefaction. Therefore, a project-specific Geotechnical Investigation will be prepared to further analyze the project's potential impacts regarding seismic-related ground failure, including liquefaction, and potential project impacts will be evaluated in the EIR.

---

1 Ninyo & Moore, *Preliminary Geotechnical Evaluation, Doheny Village Plan, Dana Point California,* dated June 8, 2016.

2 Ibid.

3 Ibid.

4 Ibid.

5 Ibid.

iv. Landslides?

No Impact. Seismically induced landslides can overrun structures, people or property, sever utility lines, and block roads. The potential for landslide hazards is considered low on the project area as the majority of the project area, including the project site, is relatively level and has been extensively developed with pavements, hardscape, and structures.[6] Therefore, project implementation would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides.

b) Result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact. Erosion is the movement of rock and soil from place to place and is a natural process. Common agents of erosion in the project region include wind and flowing water. Significant erosion typically occurs on steep slopes where stormwater and high winds can carry topsoil down hillsides. Erosion can be increased greatly by earthmoving activities if erosion-control measures are not implemented.

Development of the proposed project would involve demolition, excavation, grading, and construction activities that would disturb soil and leave exposed soil on the ground surface. Common means of soil erosion from construction sites include water, wind, and being tracked off-site by vehicles. These activities could result in soil erosion. As such, potential soil erosion or loss of topsoil during construction will be evaluated in the EIR. Further, potential erosion conditions as a result of project operations, including any changes in drainage patterns, which could increase potential soil erosion, will be evaluated in the EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Potentially Significant Impact. Evaluation of liquefaction and landslides is provided in Responses 4.7(a)(iii) and (iv), respectively. Based on the Geotechnical Evaluation, the project area is underlain by younger to older alluvial deposits that are considered poorly to relatively well consolidated. Due to the presence of potentially compressible/collapsible soils at the project area, there is a potential for differential settlement to affect future developments without appropriate mitigation during detailed project design and construction. As such, further analysis regarding geologic hazards (i.e., lateral spreading, subsidence, and collapse) will be conducted as part of a project-specific Geotechnical Investigation and potential project impacts will be evaluated in the EIR.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Potentially Significant Impact. Expansive soils are found associated with soils, alluvium, and bedrock formations that contain clay minerals susceptible to expansion under wetting conditions and contraction under drying conditions. Depending upon the type and amount of clay present in a geologic deposit, these volume changes (shrink and swell) can cause severe damage to slabs, foundations, and concrete flatwork. Collapsible soils undergo a volume reduction when the pore spaces become saturated causing loss of grain-to-grain contact and possibly dissolving of interstitial cement holding the grains apart. The weight of overlying structures can cause uniform or differential settlements and damage to foundations and walls.

[6] Ninyo & Moore, *Preliminary Geotechnical Evaluation, Doheny Village Plan, Dana Point California,* dated June 8, 2016.

The project area has a wide areal extent and variable surface soils present. As such, further analysis will be conducted as part of the project-specific Geotechnical Investigation and potential project impacts in this regard will be evaluated in the EIR.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No Impact. No septic tanks or alternative wastewater disposal systems are proposed for the project. The proposed development would be connected to existing sewer mainlines and service lines, which are currently available in the project area. Therefore, no impact would occur in this regard.

f) Directly or indirectly destroy a unique paleontological resource on site or unique geologic feature?

Potentially Significant Impact. According to the Geotechnical Evaluation, there is potential for unknown paleontological resources to be located within the project area given the site's proximity to the coast. As such, the project could result in potential impacts to previously undiscovered paleontological resources. Thus, a project-specific Paleontological Resources Assessment will be prepared and analyzed in the EIR to assess the project's impacts in this regard.

4.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	✓			
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	✓			

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Potentially Significant Impact. Greenhouse gases (GHGs) are gases in the atmosphere that absorb and emit radiation from the sun. The main GHGs that are found in the earth's atmosphere are water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), ozone (O_3), hydrofluorocarbons (HCFs), perfluorocarbons (PFCs), and sulfur hexafluoride (SF_6). Direct GHG emissions include emissions from construction activities, area sources, and mobile (vehicle) sources. Indirect GHG emissions are generated by incremental electricity consumption and waste generation. As a 365-unit multi-family residential development, the proposed project could generate greenhouse gas emissions that may have a significant impact on the environment during both construction and operational activities. As such, project-related GHG emissions will be quantified and analyzed in the EIR to determine the significance of potential impacts.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact. Refer to Response 4.8(a), above. Since the project could potentially result in impacts related to GHGs, further analysis will be provided in the EIR related to conflicts with plans, policies, or regulations reducing the emissions of GHGs.

This page intentionally left blank.

4.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✓	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	✓			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	✓			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✓
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	✓			
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				✓

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. Substantial risks associated with hazardous materials are not typically associated with residential uses. Minor cleaning products along with the occasional use of pesticides and herbicides for landscape maintenance of the project site are generally the extent of hazardous materials that would be routinely utilized on-site. Thus, as the presence and on-site storage of these materials are common for residential uses and would not be stored in substantial quantities (quantities required to be reported to a regulatory agency), impacts in this regard are less than significant.

Limited amounts of some hazardous materials could be used in the short-term construction of the project, including standard construction materials (e.g., paints and solvents), vehicle fuel, and other hazardous materials. The routine transportation, use, and disposal of these materials would be required to adhere to State and local standards and regulations for handling, storage, and disposal of hazardous substances. With compliance with the existing State and local procedures that are intended to minimize potential health risks associated with their use, impacts associated with the handling, storage, and transport of these hazardous materials during construction would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact. The project site is currently developed with seven structures and is used by the CUSD Ground Department for operations, maintenance, storage, bus/vehicle wash area, and refueling of school buses and other district vehicles. These operations have included use of underground storage tank(s). As such, there is a potential to encounter hazardous materials during site disturbance activities, which could result in accidental conditions. Additionally, according to the General Plan, there is an existing natural gas transmission line along Pacific Coast Highway. As such, these potential impacts will be evaluated in the EIR.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Potentially Significant Impact. The closest school is Nobis Preschool, located approximately 65 feet to the north of the project site at 26153 Victoria Boulevard, Capistrano Beach. Thus, the project could result in the handling of hazardous waste during site disturbance activities within proximity to this existing school. As such, potential impacts in this regard will be evaluated in the EIR.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact. Government Code Section 65962.5 requires the Department of Toxic Substance Control and State Water Resources Control Board to compile and update a regulatory sites-listing (per the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

The project site is listed pursuant to Government Code Section 65962.5 due to the former presence of underground storage tank(s).[1] As such, potential impacts in this regard will be evaluated in the EIR.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No Impact. The closest public use airport, John Wayne Airport, is located approximately 17.5 miles to the northwest of the project site. The closest private airstrip is the Mission Hospital Helistop Heliport, located approximately 6.7 miles to the north of the site at 27700 Medical Center Road in the City of Mission Viejo. The project site is located outside of the John Wayne Airport Influence Area and is not located within the vicinity of a private airstrip or any airport land use plan, or within two miles of a public airport.[2] As such, no impacts would occur in this regard.

[1] California Environmental Protection Agency, *Cortese Listing*, https://calepa.ca.gov/sitecleanup/corteselist/, accessed May 14, 2021.

[2] County of Orange Airport Land Use Commission, *Airport Environs Land Use Plan for John Wayne Airport*, amended April 17, 2008, http://www.ocair.com/commissions/aluc/docs/JWA_AELUP-April-17-2008.pdf, accessed May 14, 2021.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Potentially Significant Impact. The *City of Dana Point Emergency Preparedness Plan* (Emergency Preparedness Plan) provides the framework for responding to major emergencies or disasters within the City. The Emergency Preparedness Plan identifies potential hazards; identifies authorities and assigns responsibilities to the appropriate agencies; identifies other jurisdictions and organizations with which planning and emergency response activities are coordinated; establishes an organizational structure to manage the emergency response; outlines preplanned response actions to be taken by emergency personnel to mitigate the effects of a disaster; outlines a process of disseminating emergency information and instructions to the public; describes the resources available to support emergency response activities; establishes responsibilities for maintaining the overall City emergency preparedness program; and provides the basis for initial training and subsequent retraining of emergency workers.[3] Moreover, the General Plan Public Safety Element includes a Public Safety Plan which described the approach to be used in implementing the goals and policies outlined in the Public Safety Element.

The proposed project would not cause any permanent alterations to vehicular circulation routes or obstruct public access along adjacent roadways as a result of operations of the proposed project. However, construction activities would require installation of utility connections and modification/striping for on-street parking proposed along Victoria Boulevard and Sepulveda Avenue. As such, potential impacts as a result of partial lane closures during construction will be considered in the EIR.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The project site consists of, and is surrounded by, urban/developed land, and no areas of wildland are present in the project vicinity. Additionally, the California Department of Forestry and Fire Protection's *Dana Point Very High Fire Hazard Severity Zones in LRA Map* does not identify the project site or immediate project vicinity in a very high fire hazard severity zone.[4] Therefore, project implementation would not expose people or structures to a significant risk involving wildland fires, and no impacts would occur in this regard.

[3] City of Dana Point (website), *Emergency Services*, https://www.danapoint.org/department/general-services/emergency-services, accessed May 14, 2021.

[4] California Department of Forestry and Fire Protection, *Dana Point Very High Fire Hazard Severity Zones in LRA, As Recommended by CAL FIRE,* October 2011, https://osfm.fire.ca.gov/media/5882/c30_danapoint.pdf, accessed May 13, 2021.

This page intentionally left blank.

4.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	✓			
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✓	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	✓			
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	✓			
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	✓			
iv) Impede or redirect flood flows?	✓			
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	✓			
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	✓			

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Potentially Significant Impact. As part of Section 402 of the Clean Water Act, the U.S. Environmental Protection Agency (EPA) has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control direct storm water discharges. In California, the State Water Regional Control Board (SWRCB) administers the NPDES permitting program and is responsible for developing NPDES permitting requirements. The NPDES program regulates industrial pollutant discharges, which include construction activities. The SWRCB works in coordination with the Regional Water Quality Control Boards (RWQCB) to preserve, protect, enhance, and restore water quality. The project site is within the jurisdiction of the San Diego RWQCB.

Construction

The proposed project would result in site disturbance/construction activities that could result in temporary increased discharge of pollutants into the storm drain system. Dischargers whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the SWRCB's General Permit for Discharges of Storm Water Associated with Construction Activity Construction General

Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, and disturbances to the ground such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. As such, the potential temporary discharge during construction will be analyzed in the EIR.

Operations

The project would be regulated under the NPDES Phase I Municipal Stormwater Permits issued by the San Diego RWQCB for the southern portion of Orange County. Since 1990, operators of municipal separate storm sewer systems are required to develop a stormwater management program designed to prevent harmful pollutants from impacting water resources via stormwater runoff. The Orange County Stormwater Program (Stormwater Program) is a cooperative of the County of Orange, Orange County Flood Control District (OCFCD), and all 34 Orange County cities. As the Principal Permittee on the San Diego RWQCB NPDES permits, the City guides development and implementation of the Stormwater Program, collaborating regularly with co-permittees to ensure compliance and prevent ocean pollution.

The Stormwater Program's specific water pollutant control elements are documented in the Drainage Area Management Plan (DAMP). The DAMP satisfies the NPDES permit conditions for creating and implementing an Urban Runoff Management Program (URMP). The intent of an URMP is to reduce pollutant discharges to the maximum extent practicable for the protection of water quality at receiving water bodies and the support of designated beneficial uses. The DAMP contains guidance on both structural and nonstructural BMPs for meeting these goals. With implementation of the DAMP requirements (as required by Municipal Code Chapter 15.10, *Storm Water/Surface Runoff Water Quality*), the project would be required to prepare a WQMP in accordance with the requirements of the NPDES standards. The WQMP would specify BMPs to be used in project design and project operation to minimize operational water quality impacts. As such, a WQMP and associated hydrology analysis will be prepared for the project and potential project impacts will be further evaluated in the EIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. The project site is already built out and developed with the existing CUSD bus yard. Therefore, the site is mostly impervious and is not currently utilized for groundwater recharge. There are also no designated groundwater recharge basins or infrastructure in the project vicinity.[1] Thus, redevelopment of the site would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management. Impacts would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

Potentially Significant Impact. Soil disturbance would temporarily occur during project construction due to earth-moving activities such as excavation, soil compaction and moving, and grading. Disturbed soils can be susceptible to high rates of erosion from wind and rain, resulting in sediment transport via stormwater runoff if construction conditions are not properly controlled. As such, project construction

[1] California Department of Water Resources, *SGMA Basin Prioritization Dashboard*, https://gis.water.ca.gov/app/bp-dashboard/final/, accessed May 13, 2021.

could result in erosion or siltation on- or -off-site. Further, depending on the proposed rate of discharge that would result after construction of the project, increased drainage into off-site facilities could result in downstream erosion or siltation off-site. As such, potential impacts from increased erosion or siltation on- or off-site will be evaluated in the EIR.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

Potentially Significant Impact. The project site is developed with impervious surfaces. At project completion, the site would mostly be developed with impervious surfaces with the exception of landscaped areas and recreational spaces. A Hydrology/Drainage Study will be prepared to determine whether project development would result in flooding on- or off-site due to an increase in surface runoff. Potential impacts as a result of increased runoff will be evaluated in the EIR.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact. A Hydrology/Drainage Study will be prepared to analyze pre- and post-development runoff volumes and to determine whether existing and planned stormwater drainage systems have adequate capacity to accommodate such volumes. Potential project impacts in this regard will be further evaluated in the EIR.

iv. Impede or redirect flood flows?

Potentially Significant Impact. Refer to Response 4.10(c)(ii) and 4.10(c)(iii).

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Potentially Significant Impact.

Flood Hazard

According to the Federal Emergency Management Agency (FEMA) flood hazard maps, the northwestern portion of the project site is designated as Zone A, which is defined as areas subject to inundation by a one-percent-annual-chance flood event (i.e., 100-year flood zone).[2] Further, the northwestern portion of the project site is located in the Floodplain Overlay (FP-2) boundary per the City's Zoning Map. As such, potentially significant impacts in this regard will be further analyzed in the EIR.

Seiche

A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. The project site is not in the vicinity of a reservoir, harbor, lake, or storage tank capable of creating a seiche that could inundate into the project area. The closest semi-enclosed body of water is the Dana Point Harbor, which is located approximately 0.86-mile to the southwest of the project site. At this distance, the risk of seiche would be negligible. No impact would occur in this regard.

[2] Federal Emergency Management Agency, *National Flood Hazard Layer FIRMette*, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd, May 14, 2021.

Tsunami

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. According to the California Geologic Survey, the closest tsunami flood zone is mapped within San Juan Creek approximately one mile west of the project site. However, the flood zone is confined to the limits of the creek and does not extend to surrounding properties, such as the project site.[3] Thus, development of the project would not place people or structures within a tsunami flood zone and no impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The *Dana Point Water Quality Local Implementation Plan* establishes water quality standards for surface runoff waters within the City, and is in compliance with the San Diego RWQCB's *Water Quality Control Plan for the San Diego Basin* (Basin Plan).

The 2014 Sustainable Groundwater Management Act requires local public agencies and groundwater sustainability agencies in high- and medium-priority basins to develop and implement groundwater sustainability plans (GSPs) or prepare an alternative to a GSP. The City is located within the San Juan Valley Basin, which is designated as a "very low" priority basin and regulated by the San Juan Basin Authority (SJBA).[4] Currently, there is no groundwater sustainability plan established for the San Juan Valley Basin. As such, the project would not conflict with or obstruct a sustainable groundwater management plan in this regard.

The EIR will analyze whether development of the project would conflict with or obstruct implementation of the *Dana Point Water Quality Local Implementation Plan*.

[3] California Geologic Survey, *Tsunami Inundation Map for Emergency Planning Dana Point Quadrangle/San Juan Capistrano Quadrangle*, March 15, 2009, https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Inundation_DanaPointSanJuanCapistrano_Quad_Orange.pdf , accessed May 14, 2021.

[4] California Department of Water Resources, *SGMA Portal GSA Map Viewer*, https://sgma.water.ca.gov/webgis/index.jsp?appid=gasmaster&rz=true, accessed May 13, 2021.

4.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?				✓
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	✓			

a) Physically divide an established community?

No Impact. Factors that could physically divide a community include, but are not limited to:

- Construction of major highways or roadways;
- Construction of storm channels;
- Closing bridges or roadways; and
- Construction of utility transmission lines.

The key factor with respect to this threshold is the potential to create physical barriers that change the connectivity between areas of a community to the extent that persons are separated from other areas of the community. The proposed project would not physically divide an established community. The project site is already physically separated from surrounding uses given that it is bound by Victoria Boulevard to the north, Pacific Coast Highway and associated right-of-way to the east and south, and Sepulveda Avenue to the west; refer to Exhibit 2-2, *Site Vicinity*. Compared to the existing CUSD bus yard, redevelopment of the site into a residential development in accordance with the proposed Victoria Boulevard Specific Plan would enhance the site and integrate well into the existing Doheny Village residential community. Thus, development of the proposed project would not physically divide an established community, and no impacts would occur in this regard.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact. Based on the General Plan, the site has two general designations: "Community Facility" (CF) and "Recreation/Open Space" (R/OS), and is situated within the Coastal Overlay boundary. The site is zoned "Community Facilities" (CF) and "Recreation" (REC), and is situated within the Coastal Overlay boundary. Additionally, northwestern portion of the project site is located within the Floodplain Overlay (FP-2) boundary.

The proposed project would not be permitted under the current land use designations or existing zoning. A General Plan Amendment is proposed to change the general plan land use designation of the project site from CF and R/OS to Specific Plan District. A Zone Change is also proposed to change the zoning from CF and REC to "Specific Plan Overlay (Victoria Boulevard Specific Plan)" (SPO [VBSP]). Additional City discretionary approvals include a Specific Plan, Tentative Parcel Map, Local Coastal Plan Amendment, Coastal Development Permit, Site Development Permit, Site Plan Review, CEQA Clearance, and issuance of a Coastal Development Permit and Site Development Permit. A consistency analysis of the proposed project

with the General Plan, Zoning Code, Local Coastal Plan, and Parks, Recreation, and Open Space Master Plan will be conducted in the EIR to determine any potential conflicts.

4.12 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. The project site is mapped as Mineral Resource Zone 3 by the California Geological Survey, indicating that there are mineral resources in the area, the significance of which cannot be determined from available data.[1] Additionally, the project site is currently developed with the CUSD Ground Department facility for operations, maintenance, storage, bus/vehicle wash area, and refueling of school buses and other district vehicles and thus is not available as a mining site. Therefore, project development would not cause the loss of availability of mineral resources valuable to the region and the State, and no impact would occur.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact. Refer to Response 4.12(a). Additionally, according to the General Plan Conservation/Open Space Element, no mineral resources have been identified in the City. However, sand and gravel resources are located in San Juan Creek, north of the City. As the project would not impact this portion of San Juan Creek, no impact would occur in this regard.

[1] California Department of Conservation, *Generalized Mineral Land Classification of Orange County, California*, 1994, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf, accessed May 14, 2021.

This page intentionally left blank.

4.13 NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
b. Generation of excessive groundborne vibration or groundborne noise levels?	✓			
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Potentially Significant Impact. Noise from project-related construction activities would be generated by two primary sources: 1) the transport of workers and equipment to and from the construction site; and 2) the noise related to active construction equipment and operations. These noise sources could result in impacts to nearby sensitive receptors, including the single-family and multi-family residences (Beachwood Village Mobile Home Park, Coffield Apartments) to the north and west of the site.

The project would also generate long-term operational noise through new stationary and mobile noise sources associated with the proposed residential development (e.g., vehicular traffic; heating, cooling, and ventilation units; and landscaping maintenance). The EIR will evaluate the existing noise environment and the potential for project-generated short- and long-term noise to substantially increase existing noise levels at surrounding uses based on applicable noise standards.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact. Groundborne vibration or noise would primarily be associated with demolition, grading/excavation, and paving activities. These temporary increased levels of vibration could impact structures or vibration-sensitive receptors surrounding the project site and will be evaluated in the EIR.

c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact. The closest public use airport, John Wayne Airport, is located approximately 17.5 miles to the northwest of the project site. The closest private airstrip is the Mission Hospital Helistop Heliport, located approximately 6.7 miles to the north of the site at 27700 Medical Center Road in the City of Mission Viejo. The project site is located outside of the John Wayne Airport Influence Area and is not located within the

vicinity of a private airstrip or any airport land use plan, or within two miles of a public airport.[1] As such, no impacts would occur in this regard.

[1] County of Orange Airport Land Use Commission, *Airport Environs Land Use Plan for John Wayne Airport*, amended April 17, 2008, http://www.ocair.com/commissions/aluc/docs/JWA_AELUP-April-17-2008.pdf, accessed May 14, 2021.

4.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	✓			
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✓

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact. A project could induce population growth in an area either directly, through the development of new residences or businesses, or indirectly, through the extension of roads or other infrastructure. As described in Section 2.0, *Project Description*, the project involves the demolition of the existing CUSD facility and development of a new 365-unit multi-family residential apartment complex. Therefore, project implementation could induce direct population growth in the City through development of new residences. As such, potential impacts involving unplanned population growth will be evaluated in the EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The project would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. As described in Section 2.0, *Project Description*, the project involves the demolition of the existing CUSD facility and there are no existing people or housing on-site. Therefore, the proposed project would not displace existing people or housing necessitating the construction of replacement housing elsewhere. No impact would result in this regard.

This page intentionally left blank.

4.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire protection?	✓			
2) Police protection?	✓			
3) Schools?	✓			
4) Parks?	✓			
5) Other public facilities?	✓			

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Potentially Significant Impact. The Orange County Fire Authority (OCFA) serves the project site. The closest station to the project site is OCFA Station No. 29 located at 26111 Victoria Boulevard. The proposed project would introduce 365 new apartment units into the OCFA service area. The OCFA will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures, if necessary. The evaluation in the EIR will focus on the potential alteration of existing facilities, extension, or expansion of new facilities, and the increased demand on services based on the proposed development. The EIR will evaluate the ability of the project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service, and recommend mitigation measures, if necessary.

ii. Police protection?

Potentially Significant Impact. The Dana Point Police Services (Orange County Sheriff's Department) provides police protection services to the City and operates from the Dana Point Police Station located at 33282 Golden Lantern, Suite 140, approximately 1.6 miles northwest of the project site. According to the Orange County Sheriff's Department, Dana Point is served by approximately 25 fulltime deputies, 6 sergeants, and 6 parking control officers[1]. The Dana Point Police Services will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures, if necessary, as they relate to police protection services. The evaluation in the EIR will focus on the potential alteration of existing facilities, extension, or expansion of new facilities, and the increased demand on police

[1] Orange County Sheriff's Department, CA Website, *Dana Point*, https://www.ocsheriff.gov/patrol-areas/dana-point, accessed May 13, 2021.

protection services based on the proposed development. The EIR will evaluate the ability of the project to receive adequate service based on applicable City standards and, where adequate services are not available, will identify the effects of inadequate service, and recommend mitigation measures if necessary.

iii. Schools?

Potentially Significant Impact. The project site is served by the Capistrano Unified School District (CUSD) for elementary, middle, and high schools. The CUSD will be contacted to confirm relevant existing conditions, project impacts, and recommended mitigation measures, if necessary, as they relate to school services. The discussion will focus on the potential alteration of existing facilities, extension, or expansion of new facilities, and the increased demand on school services based on the proposed development. The EIR will evaluate the ability of the project to receive adequate service based on applicable school district standards and, where adequate services are not available, will identify the effects of inadequate service and recommend mitigation measures, if necessary.

iv. Parks?

Potentially Significant Impact. Implementation of the proposed project would construct a new 365-unit apartment complex, introducing new residents to the project area. Future residents on-site would increase the demand for City park facilities. Although the site does not currently provide any open space, implementation of the proposed project would also result in land use changes from recreation/open space to Specific Plan District. As such, the EIR will include further evaluation of the potential project impacts (including proposed residential units, open space, and land use changes) on the provision of new or physically altered park facilities or the need for new or physically altered park facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for park services.

v. Other public facilities?

Potentially Significant Impact. Library services for the City are provided by the Orange County Public Libraries (OCPL). The project site would be served by the Dana Point Library at 33841 Niguel Road, north west of the project site. Additionally, the City provides Senior Services and Recreation activities to residents at the Dana Point Community Center at 34052 Del Obispo. The project would introduce new residents into the City that could impact existing library services, senior services, and/or resources at the Dana Point Community Center. Impacts in this regard will be further evaluated in the EIR.

4.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	✓			
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	✓			

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Potentially Significant Impact. Refer to Response 4.15(a)(iv).

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Potentially Significant Impact. Refer to Response 4.15(a)(iv).

This page intentionally left blank.

4.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	✓			
b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	✓			
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓			
d. Result in inadequate emergency access?	✓			

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Potentially Significant Impact. Implementation of the proposed project would result in increased residents at the project site, increasing the demand on the existing circulation system. The project's impacts on the existing transit, roadway, bicycle, and pedestrian facilities will be evaluated in the EIR.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant Impact. Implementation of the proposed project would result in increased vehicle miles travelled (VMT). As such, further evaluation of the project's potential VMT impacts will be included in the EIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Potentially Significant Impact. The project proposes new/relocated driveways along Sepulveda Avenue and Victoria Boulevard. An evaluation of the project's proposed geometric design features will be conducted and potential project impacts due to design/safety hazards will be conducted.

d) Result in inadequate emergency access?

Potentially Significant Impact. The project site would have a primary access driveway along Sepulveda Avenue, an emergency vehicle access driveway at the southern terminus of Sepulveda Avenue, and an unsignalized entryway from Victoria Boulevard. The project's short- and long-term impacts related to emergency response or evacuation will be considered in the EIR.

This page intentionally left blank.

4.18 TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	✓			
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	✓			

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

California Senate Bill (SB) 18 states that prior to a local (city or county) government's adoption of any general plan or specific plan, or amendment to general and specific plans, or a designation of open space land proposed on or after March 1, 2005, the city or county shall conduct consultations with California Native American tribes for the purpose of preserving or mitigating impacts to Cultural Places. The intent of SB 18 is to establish meaningful consultation between tribal governments and local governments ("government-to-government") at the earliest possible point in the planning process so that cultural places can be identified and preserved and to determine necessary levels of confidentiality regarding Cultural Place locations and uses.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines, and these amendments are addressed within this Initial Study.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Potentially Significant Impact. The project site is developed with the existing CUSD facility and is surrounded by urban development. As part of the EIR, a records search of on-site and surrounding cultural resources within the California Register of Historical Resources and in local register(s) of historical resources, will be conducted to determine if any known historical resources are present on-site or the immediate vicinity.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Potentially Significant Impact. The project would require demolishing the existing CUSD facility and grading the site for construction of the proposed apartment complex. In compliance with AB 52 and SB 18, the City will distribute letters to potentially affected tribes for consultation regarding the proposed project. The EIR will include further analysis related to tribal cultural resources potentially affected by the project, if any, that may be subject to criteria set forth in Public Resources Code Section 5024.1(c).

4.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	✓			
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	✓			
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓			
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	✓			
e. Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?	✓			

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact.

Water

South Coast Water District (SCWD) is the water service provider and distributes water to project site and surrounding area. The proposed project would replace existing water connections on-site to accommodate the proposed apartment complex. SCWD will be contacted to confirm relevant existing conditions, potential project impacts, and recommended mitigation measures, if any. The analysis in the EIR will focus on the project's anticipated water demand and whether existing water supply sources and facilities would be able to accommodate such demand and, where adequate services are not available, will identify the effects of inadequate service, and recommended mitigation measures, if necessary.

Wastewater

SCWD also operates and maintains the wastewater system that serves the project site. The EIR will analyze the proposed project's net increase in wastewater generation compared to the existing CUSD facility. SCWD will also be contacted to confirm relevant existing conditions, potential project impacts, and recommended mitigation measures, if necessary. These potential impacts will be further evaluated in the EIR.

Stormwater Drainage

The City operates and maintains the City's storm drain system. Redevelopment of the project site into the proposed apartment complex could change runoff rates or volumes, possibly affecting storm drainage in the project area. A Hydrology/Drainage Study will be prepared to determine whether the existing storm drain system in the project area can accommodate storm events in the proposed development conditions. Impacts will be further evaluated in the EIR.

Dry Utilities

The project site would be served by San Diego Gas and Electric for electricity services, Southern California Gas Company for natural gas services, and AT&T and COX Communications for cable, telephone, and internet services. Future residents of the proposed project would utilize these existing services. Potential impacts due to the need for dry utility services will be further evaluated in the EIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Potentially Significant Impact. As discussed in Response 4.19(a), water supplies for the project site are provided by SCWD. The EIR will analyze whether there is sufficient water supply to meet the project's estimated water demand in addition to reasonably foreseeable future development during normal, dry, and multiple dry years. Potential impacts will be further evaluated in the EIR.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact. Refer to Response 4.19(a). The EIR will analyze whether SCWD has adequate capacity to serve the project plus existing commitments.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Potentially Significant Impact. The City contracts solid waste collection services with CR&R Environmental Services and disposes the majority of its solid waste at the Prima Deshecha Landfill at 32250 Avenida La Pata in San Juan Capistrano. Development of the proposed apartment complex is anticipated to result in increased generation of solid waste, compared to the existing condition. Further evaluation of the net change in solid waste demands on the local solid waste infrastructure will be provided in the EIR.

e) Comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

Potentially Significant Impact. AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code Sections 40000 et seq.), requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling.

Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts. Actual disposal amounts at or below target amounts comply with AB 939.

AB 1327, the California Solid Waste Reuse and Recycling Access Act of 1991 (California Public Resources Code Sections 42900 et seq.) required the California Integrated Waste Management Board to develop a model ordinance requiring adequate areas for the collection and loading of recyclable materials in development projects. Local agencies were then required to adopt and enforce either the model ordinance or an ordinance of their own by September 1, 1993.

Overall, the project would be required to comply with Federal, State, and local management and reduction statutes and regulations related to solid waste. The proposed project's generation of solid waste, proposed recycling/reduction measures, and existing regulatory requirements will be further evaluated in the EIR.

This page intentionally left blank.

4.20 WILDFIRE

If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?				✓
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				✓
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				✓
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				✓

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No Impact. According to the California Department of Forestry and Fire's *Orange County Very High Fire Hazard Severity Zones in SRA*, the City is not located in or near a State responsibility area (SRA).[1] Further, according to the California Department of Forestry and Fire's *Orange County Very High Fire Hazard Severity Zones in LRA*, the nearest local responsibility area (LRA) is situated greater than 0.5-mile east, in the cities of San Juan Capistrano and San Clemente.[2] As such, the project site and immediate vicinity are not classified as a very high fire hazard severity zone and no impact would occur in this regard.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. Refer to Response 4.20(a).

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. Refer to Response 4.20(a).

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. Refer to Response 4.20(a).

[1] California Department of Forestry and Fire Protection, *Orange County Fire Hazard Severity Zones in SRA*, November 7, 2007, https://osfm.fire.ca.gov/media/6737/fhszs_map30.pdf, accessed May 13, 2021.

[2] California Department of Forestry and Fire Protection, *Dana Point Very High Fire Hazard Severity Zones in LRA, As Recommended by CAL FIRE,* October 2011, https://osfm.fire.ca.gov/media/5882/c30_danapoint.pdf, accessed May 13, 2021.

This page intentionally left blank.

4.21 MANDATORY FINDINGS OF SIGNIFICANCE

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	✓			
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	✓			

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact. As concluded in Section 4.4, *Biological Resources*, implementation of the proposed project is not anticipated to substantially degrade environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal species. Impacts in this regard are less than significant. However, Section 4.5, *Cultural Resources*, Section 4.18, *Tribal Cultural Resources*, and Section 4.7, *Geology and Soils*, conclude that historical, archaeological, tribal cultural, and paleontological resources may be adversely impacted by project development. Therefore, further analysis will be conducted as part of the EIR in order to determine if the proposed project would result in the elimination of important examples of the major period of California history or prehistory.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Potentially Significant Impact. A significant impact may occur if a proposed project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately, but would be significant when viewed together. Further analysis will be conducted as part of the EIR to determine whether the project would have impacts that are individually limited, but cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact. As concluded within this Initial Study, project implementation could result in potentially significant environmental impacts that cause adverse effects on human beings. Therefore, further analysis will be conducted as part of the EIR in this regard.

5.0 PREPARERS AND CONTRIBUTORS

CITY OF DANA POINT (LEAD AGENCY)
33282 Golden Lantern
Dana Point, California 92629

Brenda Wisneski, Community Development Director
Belinda Deines, Principal Planner

TOLL BROTHERS APARTMENT LIVING (APPLICANT)
200 Spectrum Center Drive, Suite 300
Irvine, California 92618

John Hyde, Senior Project Manager

MICHAEL BAKER INTERNATIONAL (CEQA CONSULTANT)
5 Hutton Centre Drive, Suite 500
Santa Ana, California 92707

Eddie Torres, Project Director
Kristen Bogue, Project Manager
Frances Yau, AICP, Environmental Analyst/Biologist
Winnie Woo, Environmental Analyst
Eleni Getachew, Environmental Analyst
Clara Eddy, Environmental Analyst
Ryan Winkleman, Senior Biologist
Faye Stroud, Graphic Artist
Hilary Ellis, Document Specialist

This page intentionally left blank.

6.0 REFERENCES

1. California Department of Conservation, *California Important Farmland Finder*, https://maps.conservation.ca.gov/DLRP/CIFF/, accessed April 30, 2021.

2. California Department of Conservation, Division of Land Resource Protection, *State of California Williamson Act Contract Land*, 2017.

3. California Department of Conservation, *Generalized Mineral Land Classification of Orange County, California*, 1994, ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_94-15/OFR_94-15_Plate_1.pdf, accessed May 14, 2021.

4. California Department of Forestry and Fire Protection, *Dana Point Very High Fire Hazard Severity Zones in LRA, As Recommended by CAL FIRE,* October 2011, https://osfm.fire.ca.gov/media/5882/c30_danapoint.pdf, accessed May 13, 2021.

5. California Department of Forestry and Fire Protection, *Orange County Fire Hazard Severity Zones in SRA*, November 7, 2007, https://osfm.fire.ca.gov/media/6737/fhszs_map30.pdf, accessed May 13, 2021.

6. California Department of Transportation, *California State Scenic Highway System Map*, https://www.arcgis.com/apps/webappviewer/index.html?id=2e921695c43643b1aaf7000dfcc19983, accessed May 14, 2021.

7. California Department of Resources Recycling and Recovery, *Jurisdiction Per Capita Disposal Trends, Dana Point,* 2018, accessed May 26,2021.

8. California Department of Water Resources, *SGMA Basin Prioritization Dashboard*, https://gis.water.ca.gov/app/bp-dashboard/final/, accessed May 13, 2021

9. California Department of Water Resources, *SGMA Portal GSA Map Viewer*, https://sgma.water.ca.gov/webgis/index.jsp?appid=gasmaster&rz=true, accessed May 13, 2021.

10. California Environmental Protection Agency, *Cortese Listing*, https://calepa.ca.gov/sitecleanup/corteselist/, accessed May 14, 2021.

11. California Geologic Survey, *Tsunami Inundation Map for Emergency Planning Dana Point Quadrangle/San Juan Capistrano Quadrangle*, March 15, 2009, https://www.conservation.ca.gov/cgs/Documents/Publications/Tsunami-Maps/Tsunami_Inundation_DanaPointSanJuanCapistrano_Quad_Orange.pdf, accessed May 14, 2021.

12. City of Dana Point (website), *Emergency Services*, https://www.danapoint.org/department/general-services/emergency-services, accessed May 14, 2021.

13. City of Dana Point, *City of Dana Point General Plan*, July 1991.

14. City of Dana Point, *Dana Point Municipal Code* (current through Ordinance 20-03 and the January 2021 code supplement code supplement).

15. City of Dana Point, *Parks, Recreation and Open Space Master Plan*, 2005.

16. County of Orange Airport Land Use Commission, *Airport Environs Land Use Plan for John Wayne Airport,* amended April 17, 2008, http://www.ocair.com/commissions/aluc/docs/JWA_AELUP-April-17-2008.pdf, accessed May 14, 2021.

17. Federal Emergency Management Agency, *National Flood Hazard Layer FIRMette*, https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd, accessed May 14, 2021.

18. Michael Baker International, *Results of a Biological Resources Assessment for the Doheny Village Zoning District Update Project – City of Dana Point, Orange County, California*, dated July 2, 2020.

19. Ninyo & Moore, *Preliminary Geotechnical Evaluation Doheny Village Plan Dana Point, California*, dated June 8, 2016.

20. Orange County Sheriff's Department, CA Website, Dana Point, https://www.ocsheriff.gov/patrol-areas/dana-point, accessed May 13, 2021.

APPENDIX A
Biological Assessment

Michael Baker INTERNATIONAL

We Make a Difference

July 2, 2020 JN 150136

CITY OF DANA POINT
Belinda Deines, Senior Planner
33282 Golden Lantern
Dana Point, California 92629

SUBJECT: Results of a Biological Resources Assessment for the Doheny Village Zoning District Update Project – City of Dana Point, Orange County, California

Dear Ms. Deines,

Michael Baker International, Inc. (Michael Baker) is pleased to submit this report to the City of Dana Point documenting the results of a biological resources assessment for the proposed Doheny Village Zoning District Update Project (project) located in the City of Dana Point, Orange County, California. Michael Baker conducted a literature review and field survey to characterize existing site conditions and assess the potential for special-status[1] plant and wildlife species to occur on or within the immediate vicinity of the project site that could pose a constraint to implementation of the proposed project. Specifically, this report provides a detailed assessment of the suitability of the on-site habitat to support special-status plant and wildlife species that were identified by the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database RareFind 5 (CNDDB), California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (Online Inventory), and other databases as potentially occurring in the vicinity of the project site. Additionally, the relationship of the project site to the *Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan* (NCCP/MSAA/HCP) and Environmentally Sensitive Habitat Areas (ESHAs) are discussed in this report.

Project Location

The project site is located south of Interstate 5 (I-5), north of the Pacific Ocean, and east of San Juan Creek in the City of Dana Point (City), Orange County, California (refer to Figure 1, *Regional Vicinity*). More specifically, it is generally bound by I-5 to the north, the I-5 off-ramp to State Route 1 (Pacific Coast Highway) to the east, Pacific Coast Highway to the south, and the Southern California Regional Rail Authority/Orange County Transportation Authority railroad right-of-way to the west. The project site is depicted in an un-sectioned area of Township 8 South, Range 8 West, on the United States Geological

[1] As used in this report, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank (CRPR) species by the California Native Plant Society (CNPS); wildlife species that are designated by the California Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707
Office: 949-472-3505 | Fax: 949-472-8373

Survey's (USGS) *Dana Point, California* 7.5-minute quadrangle (refer to Figure 2, *Project Vicinity*, and Figure 3, *Project Site*).

Project Description

The purpose of the proposed project is to preserve and enhance the combination of commercial, light industrial, and residential uses in Doheny Village. The project provides the following three new zoning districts specific to the project area: Village Commercial/Industrial, Village Commercial/Residential, and Village Main Street. Allowed uses, development standards (e.g., lot size, setback, density, open space, landscaping requirements), special development standards (e.g., maximum density, accessory uses and structures, parking requirements, sign programs, and art-in-public-places program), and special use standards are also proposed, and would be comprehensively integrated into the *Dana Point Municipal Code* as Chapter 9.14, *Doheny Village Districts*. As a programmatic zoning district update, the proposed project does not propose any development but would accommodate future development in accordance with the zoning district update.

Methodology

Prior to conducting the field survey, Michael Baker conducted thorough literature reviews and records searches to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site. A general habitat assessment/field survey was conducted in order to document existing site conditions and determine the potential for special-status plant and wildlife species to occur within the project site.

Literature Review

Literature reviews and records searches were conducted for special-status biological resources potentially occurring on or within the vicinity of the project site. Previous special-status plant and wildlife species occurrence records within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles were determined through a query of the CNDDB, CNPS Online Inventory, and U.S. Fish and Wildlife Services (USFWS) Information, Planning, and Consultation System (IPaC) databases. In addition, Michael Baker reviewed all available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site to gain an understanding of existing site conditions, confirm previous species observations, and note the extent of any disturbances that have occurred within the project site that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- City of Dana Point General Plan (1991);
- Dana Point Municipal Code (2020);
- Orange County Southern Subregion NCCP/MSAA/HCP (2007);
- Google Earth Pro Historical Aerial Imagery from 1994 to 2019 (2020);
- United States Department of Agriculture's (USDA) *Custom Soil Resource Report for Orange County and Part of Riverside County, California* (2020); and
- USFWS Critical Habitat Mapper and National Wetlands Inventory (2020).

Habitat Assessment

Michael Baker senior biologist Ryan Winkleman conducted a habitat assessment/field survey on June 16, 2020 between 0730 and 0950 hours to confirm existing site conditions within the project site. Michael Baker extensively surveyed all special-status habitats and/or natural areas, where accessible, which have a higher potential to support special-status plant and wildlife species. Vegetation communities occurring within the project site were mapped on an aerial photograph and classified in accordance with the communities recognized by the NCCP/MSAA/HCP. In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features were noted. Michael Baker used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify the acreage of each vegetation community. Refer to Table 1 for a summary of the survey date, timing, surveyors, and weather conditions.

Table 1: Survey Date, Timing, Surveyors, and Weather Conditions

Date	Time (start / finish)	Surveyor(s)	Weather Conditions	
			Temperature (°F) (start / finish)	Average Wind Speed (mph)
June 16, 2020	0730 / 0950	Ryan Winkleman	64 cloudy / 65 cloudy	1.5

All wildlife species observed, as well as dominant plant species within each vegetation community, were recorded in a field notebook. Because nearly all of the vegetation within the project site consisted of ornamental plants, only those that were most representative of the area, as well as any naturally-occurring species, were recorded. Plant species observed during the habitat assessment were identified by visual characteristics and morphology in the field while unusual and less familiar plant species were photographed and later identified using taxonomical guides. Plant nomenclature used in this report follows the Jepson Flora Project (2018) and scientific names are provided immediately following common names of plant species (first reference only). Wildlife detections were made through aural and visual detection, as well as observation of sign including scat, trails, tracks, burrows, and nests. Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only).

Existing Site Conditions

The approximately 80-acre project site is commonly referred to as Doheny Village and is developed predominantly with commercial, residential, and industrial uses. On-site habitats have been eliminated and/or heavily disturbed due to existing urban development and vehicular traffic/noise associated with major roadways (e.g., Camino Capistrano, Doheny Park Road, I-5, and Pacific Coast Highway). Refer to Attachment B for representative photographs taken throughout the project site.

The project site is located at an elevation of approximately 20 to 110 feet above mean sea level. According to the USDA *Custom Soil Resource Report for Orange County and Part of Riverside County, California,* and Figure 4, *USDA Soils*, the project site is underlain by the following soil units: Alo clay, 30 to 50 percent slopes (102); Botella loam, 2 to 9 percent slopes (131); Cieneba sandy loam, 30 to 75 percent slopes (142); Sorrento loam, 0 to 2 percent slopes (206); and Sorrento loam, 2 to 9 percent slopes (207).

Land Cover Types

The land cover types present on-site are depicted on Figure 5, *Land Cover Types*, and described in further detail below. Refer also to Attachment C for a complete list of plant species observed within the project site during the field survey. Table 2 provides the acreages of each land cover type on-site.

Table 2: Land Cover Types

Land Cover Types	Acreages
Disturbed	0.84
Developed	78.45
TOTAL	**79.29**

Disturbed

Disturbed areas comprise approximately 0.84 acres of the project site. Disturbed areas within the project site do not represent a natural plant community and instead consist of unpaved or bare ground. Surface soils within these areas have been heavily disturbed/compacted from anthropogenic disturbances and are either devoid of vegetation or support non-native and ruderal/weedy plant species. Plant species dominating the disturbed areas include short podded mustard (*Hirschfeldia incana*), castor bean (*Ricinus communis*), ripgut brome (*Bromus diandrus*), dandelion (*Agoseris* sp.), and Japanese privet (*Ligustrum japonicum*). .

Developed

Developed areas comprise approximately 78.45 acres of the project site and consist of paved, impervious surfaces and buildings (i.e., residences, industrial and commercial businesses and associated parking lots, and roadways). Dominant plant species observed in the developed areas include Mexican fan palm (*Washingtonia robusta*), iceplant (*Carpobrotus edulis*), olive tree (*Olea europaea*), date palm (*Phoenix dactylifera*), lantana (*Lantana* sp.), southern magnolia (*Magnolia grandiflora*), African lily (*Agapanthus africanus*), bougainvillea (*Bougainvillea spectabilis*), crimson bottlebrush (*Callistemon citrinus*), fountain grass (*Pennisetum setaceum*), Peruvian pepper tree (*Schinus molle*), Brazilian pepper tree (*Schinus terebinthifolius*), and pride of Madeira (*Echium candicans*), among others.

Wildlife

Natural vegetation communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a general discussion of those wildlife species that were observed by Michael Baker during the field survey or that are expected to occur based on existing site conditions. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions in which the field survey was conducted. Wildlife detections were based on calls, songs, scat,

tracks, burrows, and direct observation. Refer to Attachment C for a complete list of wildlife species observed within the project site during the field survey.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the project site during the field survey. Although some culverts were found in the project site to drain local streets, the culverts are channelized, only flow with rainfall or street runoff, and, most importantly, drain directly off of surface streets and thus would not support the establishment of a fish population. Therefore, no fish species are expected to occur.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable breeding habitat for amphibians were observed within the project site during the field survey. As stated, the drainage features on-site would not be expected to support aquatic species. Therefore, no amphibian species are expected to occur.

Reptiles

No reptile species were observed on the project site during the field survey. However, the project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for a limited number of reptilian species that are acclimated to urban and disturbed environments, including the western fence lizard (*Sceloporus occidentalis*) and common side-blotched lizard (*Uta stansburiana*).

Birds

Twenty-one (21) bird species were detected during the field survey, the most common of which were house finch (*Haemorhous mexicanus*), northern mockingbird (*Mimus polyglottos*), American crow (*Corvus brachyrhynchos*), hooded oriole (*Icterus cucullatus*), house sparrow (*Passer domesticus*), Allen's hummingbird (*Selasphorus sasin*), rock pigeon (*Columba livia*), European starling (*Sturnus vulgaris*), bushtit (*Psaltriparus minimus*), western gull (*Larus occidentalis*), and lesser goldfinch (*Spinus psaltria*). A full list of observed bird species is in Attachment C. The project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for bird species that are acclimated to urban and disturbed environments.

Nesting birds are protected pursuant to the Federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC)[2]. To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to any ground disturbance or vegetation removal activities to avoid direct or indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts (e.g., nest abandonment, loss of reproductive effort) to nesting birds, it is considered "take" and is potentially punishable by fines and/or imprisonment.

The project site provides nesting habitat for year-round and seasonal avian residents that could occur in the area. Remnant stick nests were observed in the eucalyptus groves near Pacific Coast Highway. However,

[2] Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the CFGC or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA, as amended (16 U.S.C. § 703 *et seq.*).

no active nests or birds displaying overt nesting behavior were observed at these nests or elsewhere in the project site, although the field survey should not be construed as a nesting bird survey.

Mammals

Audubon's cottontail (*Sylvilagus audubonii*) was the only mammal observed during the field survey. The project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for mammalian species that are acclimated to urban and disturbed environments, such as the California ground squirrel (*Otospermophilus beecheyi*), coyote (*Canis latrans*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and raccoon (*Procyon lotor*).

Migratory Corridors and Linkages

Habitat linkages provide links between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet inadequate for others. Wildlife corridors are key features for dispersal, seasonal migration, breeding, and foraging. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

As stated, the project site is located in the Orange County Southern Subregion NCCP/MSAA/HCP. Based on Figure 41-M, *Wildlife Corridors and Habitat Linkages*, of the NCCP/MSAA/HCP, the project site is not located within any identified wildlife corridors or habitat linkages in the NCCP/MSAA/HCP study area, most of which are located within Rancho Mission Viejo and the Cleveland National Forest. Additionally, the project site is predominantly built out and surrounded by urban development and provides no opportunities for wildlife to move through the site. Thus, the project site does not act as a wildlife movement corridor or habitat linkage.

State and Federal Jurisdictional Areas

There are four key agencies that regulate activities within streams, wetlands, riparian, and coastal areas in California. The U.S. Army Corps of Engineers (Corps) Regulatory Branch regulates discharge of dredged or fill material into "waters of the U.S." (WoUS) pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the Regional Water Quality Control Board (Regional Board) regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act and the CDFW regulates alterations to streambed and associated vegetation communities under Section 1600 *et seq*. of the CFGC. In addition, for projects located within the Coastal Zone, the California Coastal Commission (CCC) plans and regulates the use of land and water in the Coastal Zone pursuant to the Coastal Act of 1976. Development projects, which are broadly defined by the California Coastal Act (CCA), generally require a coastal development permit from either the CCC or the local government. The City has a certified Local Coastal Program (LCP). Where an LCP has been certified by the CCC, the local jurisdiction has permit issuance authority for Coastal Development Permits.

Based on a review of aerial photographs, USGS quadrangle maps, and observations made during the field survey, two (2) channelized culverts located at the southern end of Sepulveda Avenue in the southeast

portion of the project site and at the western end of Las Vegas in the southwest portion of the project site were observed. These drainage features qualify as jurisdictional waters and fall under the regulatory authority of the Corps, CDFW, Regional Board, and/or CCC. Approvals from the regulatory agencies may be required if future development within the project site result in impacts to either of the drainage features.

Special-Status Biological Resources

The CNDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles. In addition, the USFWS IPaC database was queried to identify any threatened, endangered, and proposed species, designated Critical Habitat, and candidate species that may occur within the boundary of the project site. The field survey was conducted to assess the conditions of the habitat(s) within the boundaries of the project site to determine if existing vegetation communities, at the time of the field survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species.

The literature search identified fifty (50) special-status plant species and forty-two (42) special-status wildlife species as occurring within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles. In addition, seven (7) special-status vegetation communities were identified. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the vicinity of the project site are presented in Attachment D.

Special-Status Plants

Fifty (50) special-status plant species have been recorded in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB, CNPS Online Inventory, and IPaC database (refer to Attachment D). No special-status plant species were observed during the field survey. Based on the result of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that no special-status plant species identified by the CNDDB, CNPS, and IPaC databases are expected to occur within the project site, particularly because the project site is completely developed.

Special-Status Wildlife

Forty-two (42) special-status wildlife species have been recorded in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB and IPaC database (refer to Attachment D). No special-status wildlife species identified by the CNDDB and IPaC were observed within the project site during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that Cooper's hawk (*Accipiter cooperii*; CDFW Watch List [WL]) has a high potential to occur, yellow warbler (*Setophaga petechia*; CDFW Species of Special Concern [SSC]) has a moderate potential to occur, and all other special-status wildlife species identified by the CNDDB and IPaC database either have a low potential or are not expected to occur within the project site. Cooper's hawk, yellow warbler, and coastal California gnatcatcher (*Polioptila californica californica*; Federal Threatened and CDFW SSC) are described in further detail below.

Cooper's Hawk

Cooper's hawk is a California WL species that is adapted to urban environments and commonly occurs within the vicinity of the BSA. The species typically forages along broken woodlands and habitat edges and typically nests in deciduous trees in dense woodland and riparian areas, usually near streams. The breeding season for Cooper's hawk generally extends from March 1st through August 31st but can vary slightly from year to year based upon seasonal weather conditions. This species was not observed during the field survey conducted for this project but is generally widespread and has a high potential to forage anywhere throughout the project site, although is unlikely to nest in it.

Yellow Warbler

Yellow warbler is a CDFW SSC. It is a summer migrant to California. Its nesting habitat is typically characterized by wet, deciduous thickets (especially those dominated by willows), eucalyptus groves, and disturbed and early successional habitats (Lowther *et al*. 2020). Yellow warblers typically begin arriving in the region in mid-April, moving out of the lowlands in large numbers to breed from June to August before dispersing into lowlands again and ultimately leaving southern California in early October (Hamilton and Willick 1996). This species was not observed during the field survey conducted for this project but has a moderate potential to forage in the eucalyptus trees that are present within the project site during migration, although it is not expected to nest in the project site.

Coastal California Gnatcatcher

Coastal California gnatcatcher is a Federally threatened species with restricted habitat requirements, being an obligate resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. It ranges from Ventura County south to San Diego County and northern Baja California and is less common in sage scrub with a high percentage of tall shrubs. Coastal California gnatcatcher is considered a short-distance disperser through contiguous, undisturbed habitat (USFWS 2010). However, juveniles are capable of dispersing long distances (up to 14 miles) across fragmented and highly disturbed sage scrub habitat (USFWS 2010). Coastal California gnatcatcher prefers habitat with more low-growing vegetation (< 3 feet high). California gnatcatchers breed between mid-February and the end of August, with peak activity from mid-March to mid-May. Population estimates indicate that there are approximately 1,600 to 2,290 pairs of California gnatcatcher remaining. Declines are attributed to loss of sage scrub habitat due to development, as well as cowbird nest parasitism. Federally-designated Critical Habitat for coastal California gnatcatcher is not located within or directly adjacent to the project site; refer to Figure 6, *Critical Habitat*. The Primary Constituent Elements essential to support the biological needs of foraging, reproducing, rearing of young, intra-specific communication, dispersal, genetic exchange, or sheltering for coastal California gnatcatcher are:

1) Dynamic and successional sage scrub habitats and associated vegetation (coastal sage scrub, Riversidian sage scrub, Riversidian alluvial fan, etc.) that provide space for individual and population growth, normal behavior, breeding, reproduction, nesting, dispersal and foraging; and
2) Non-sage scrub habitats such as chaparral, grassland, and riparian areas, in proximity to sage scrub habitats that provide linkages to help with dispersal, foraging and nesting.

According to the CNDDB, there are sixty-three (63) occurrence records for coastal California gnatcatcher within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-

minute quadrangles. The nearest occurrence (Occurrence Number 690) was recorded in 2001, adjacent to the project's northern boundary in disturbed coastal sage scrub habitat along I-5 (CNDDB 2020). However, the project site ends on a sidewalk before the coastal sage scrub hillside begins, precluding this species from nesting within the project site. Further, project activities would be limited to previously disturbed and developed areas and are not expected to impact adjacent disturbed coastal sage scrub vegetation communities outside of the project site. Therefore, it was determined that coastal California gnatcatcher has a low potential to forage within the project site in vegetation bordering the aforementioned sidewalk, but this species would not nest within the project site.

Special-Status Vegetation Communities

Seven (7) special-status vegetation communities have been reported in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB: Southern Coast Live Oak Riparian Forest, Southern Coastal Salt Marsh, Southern Cottonwood Willow Riparian Forest, Southern Dune Scrub, Southern Foredunes, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland. Based on the results of the field survey and review of specific vegetation types in each community, no special-status vegetation communities occur within the project site.

Environmentally Sensitive Habitat Area (ESHA)

A portion of Dana Point lies within the Coastal Zone established under the CCA. The designated areas within the Coastal Zone are considered to have many special natural and scenic qualities that require protection. The City has a certified LCP under the CCC (adopted in 1986) and thereby is authorized to issue Coastal Development Permits for projects under their jurisdiction. Policies under the LCP determine whether an area is considered environmentally sensitive in order to identify and maintain habitat areas in their natural state as necessary for the preservation of species. The CCA provides a definition of "Environmentally Sensitive Habitat Area" (ESHA) as:

> "*Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments"* (CCA Section 30107.5).

Overall, three parameters should be used to determine ESHA. First, a geographic area can be designated ESHA due to the presence of individual species of plants or animals or due to the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Third, the area must be easily disturbed or degraded by human activities based on its pristine condition (Dixon 2003).

While the project site is located within the Coastal Zone, the area is predominantly urbanized with residential, commercial, and industrial development and surrounded by additional urban uses (refer to Figure 5, *Land Cover Types*). Based on the field survey, the project site is heavily disturbed, built out, and constrained by adjacent and surrounding uses. No special-status species or vegetation communities occur on-site that could be considered rare or especially valuable. Further, as described, the project site is not in pristine condition. Overall, the existing condition of the project site is neither pristine in character, physically complex, or biologically diverse and therefore, would not currently support the requirements needed for an ESHA. The CCC has the ultimate decision-making authority with regards to ESHA designations.

Critical Habitat

Under the Federal Endangered Species Act (FESA), "Critical Habitat" is designated at the time of listing of a species or within of year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. In the event that a project may result in take or adverse modification to a species' designated Critical Habitat, a project proponent may be required to engage in suitable mitigation. However, consultation for impacts to Critical Habitat is only required when a project has a Federal nexus. This may include projects that occur on Federal lands, require Federal permits (e.g., CWA Section 404 permit), or receive any Federal oversight or funding. If there is a Federal nexus, then the Federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA.

The project site is not located within Federally-designated Critical Habitat (refer to Figure 6, *Critical Habitat*). Therefore, consultation with the USFWS under Section 7 of the FESA would not be required for the loss or adverse modification of Critical Habitat.

Local, Regional, and State Habitat Conservation Plans

Orange County Southern Subregion NCCP/MSAA/HCP

The NCCP/MSAA/HCP study area encompasses 132,000 acres of developed, agricultural, and undeveloped natural lands in the southern portion of Orange County. The study area includes the 40,000-acre Cleveland National Forest and about 92,000 remaining acres that is divided into four subareas. The cities of Dana Point and Lake Forest are "not a part" of the four subareas. The central purpose of the NCCP/MSAA/HCP is to undertake natural community-based planning for the major habitat systems found in the Southern Subregion NCCP/MSAA/HCP in a manner that would: (1) further the statutory purposes of the NCCP Act, CFGC Section 1600 et seq., and FESA; (2) meet the requirements of the Special Rule for the coastal California gnatcatcher and Draft Southern Planning Guidelines and Draft Watershed Planning Principles, including the NCCP Conservation Guidelines; and (3) in so doing, provide the basis for authorizing regulatory coverage for the impacts of Covered Activities on designated Covered Species (including both listed and unlisted species) and other provisions pursuant to the NCCP/MSAA/HCP's Conservation Strategy and Implementation Agreement.

As stated, the City, including the project site, is not located within any of the four subareas of the NCCP/MSAA/HCP study area. As such, the project site is not located within any identified critical habitat areas, habitat reserves, wildlife corridors or habitat linkages, or restoration areas of the NCCP/MSAA/HCP. The proposed project is a programmatic zoning district update and would not result in any new development. Additionally, the project site is predominantly built out and surrounded by urban development. Thus, the project would not conflict with the biological goals and objectives of the NCCP/MSAA/HCP.

Conclusions and Recommendations

The project site encompasses Doheny Village, which is generally bound by the City of San Juan Capistrano and I-5 to the north, the I-5 off-ramp to Pacific Coast Highway to the east, Pacific Coast Highway to the south, and the Southern California Regional Rail Authority/Orange County Transportation Authority

railroad right-of-way to the west (refer to Figure 3, *Project Site*). The project site is mostly built out with residential, commercial, and industrial development in an urban environment. The project site's land cover types are classified as either Disturbed or Developed; no vegetation communities were observed within the project site.

No special-status plant species were observed during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that special-status plant species identified by the CNDDB, CNPS Online Inventory, and IPaC database are not expected to occur within the project site.

Similarly, no special-status wildlife species were observed within the project site during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that special-status wildlife species identified by the CNDDB and IPaC database either have a low potential or are not expected to occur within the project site with the exception of Cooper's hawk (CDFW WL), which has a high potential to occur and yellow warbler (CDFW SSC), which has a moderate potential to occur, both strictly as foraging birds in the project site.

Additionally, no special-status vegetation communities were observed during the field survey. Based on the results of the habitat assessment and review of specific vegetation types in each community, it was determined that special-status vegetation communities identified by the CNDDB are not expected to occur within the project site.

The project site and surrounding vegetation communities provide limited suitable foraging and/or nesting habitat for a variety of year-round and seasonal avian residents as well as migrating songbirds that could occur in the area. Nesting birds are protected under the MBTA, the Bald and Golden Eagle Protection Act, and the CFGC. If future project-related activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey should be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone (typically 500 feet) surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the species bird shall be identified and a "no-disturbance" buffer should be established around the active nest. The size of the "no-disturbance" buffer should be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur.

Two (2) channelized culverts were observed in the project site during the field survey. Based on a review of aerial photographs, USGS quadrangle maps, and observations made during the field survey, these drainage features qualify as jurisdictional waters and fall under the regulatory authority of the Corps, CDFW, Regional Board, and/or CCC. Approvals from the regulatory agencies may be required if future development within the project site in accordance with the proposed zoning district update result in impacts to either of the drainage features.

Please do not hesitate to contact me at (949) 330-4115 or ryan.winkleman@mbakerintl.com or Frances Yau at (949) 330-4105 or frances.yau@mbakerintl.com should you have any questions or require further information regarding this report.

Sincerely,

Ryan Winkleman
Senior Biologist/Project Manager
Natural Resources and Regulatory Permitting

Frances Yau
Biologist
Natural Resources and Regulatory Permitting

Attachments:

A. *Project Figures*
B. *Site Photographs*
C. *Plant and Wildlife Species Observed List*
D. *Potentially Occurring Special-Status Biological Resources*
E. *References*

Attachment A

Project Figures

7/1/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\S Figures\GIS\MXD\Fig 01 Regional Vicinity.mxd RP

Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: ArcGIS Online, 2018

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Regional Vicinity

Figure 1

6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5_Figures\GIS\MXD\Fig 02 Project Vicinity.mxd RP

Legend

Project Site

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

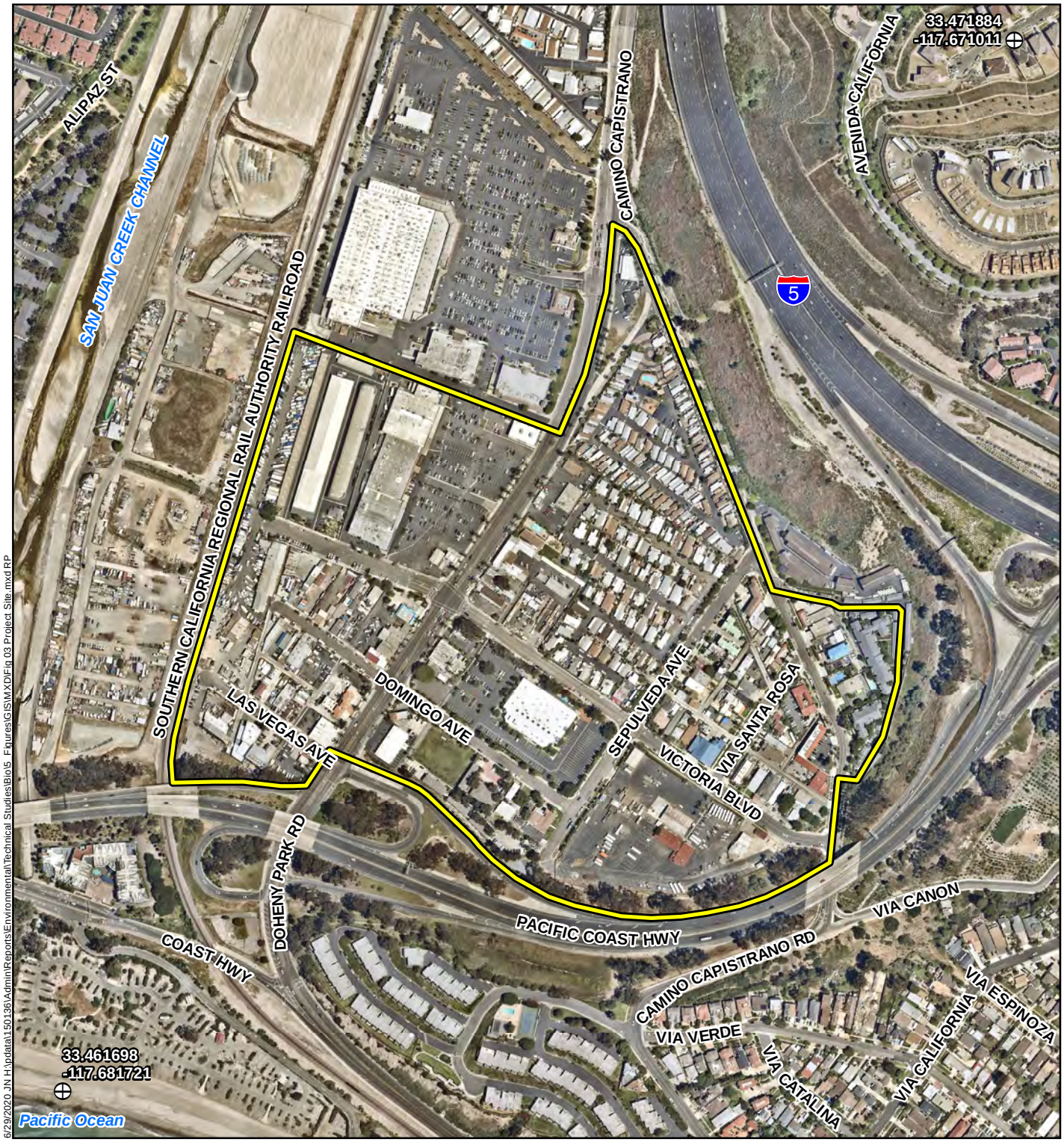
Project Vicinity

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: USGS 7.5-Minute topographic quadrangle maps: *Canada Gobernadora, Dana Point, San Clemente, and San Juan Capistrano, California (2018)*

Figure 2



6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 03 Project Site.mxd RP

Legend

Project Site

Reference Point

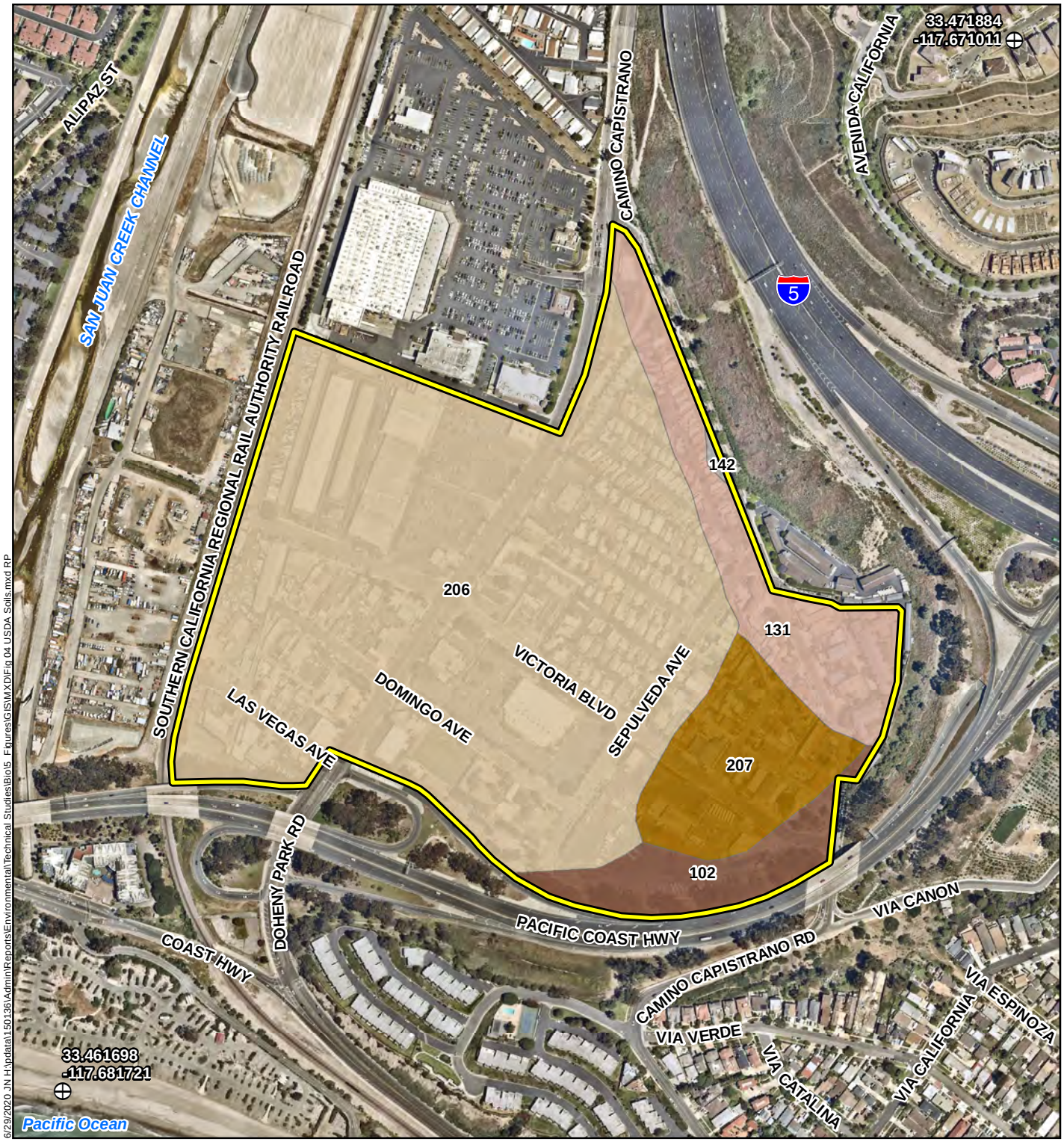
0 250 500 Feet

Source: Nearmap, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Project Site

Figure 3



Legend

- Project Site
- Reference Point
- 102 — Alo clay, 30 to 50 percent slopes, warm MAAT, MLRA 20
- 131 — Botella loam, 2 to 9 percent slopes, warm MAAT, lower MAP, MLRA 19
- 142 — Cieneba sandy loam, 30 to 75 percent slopes, eroded
- 206 — Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
- 207 — Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Michael Baker INTERNATIONAL

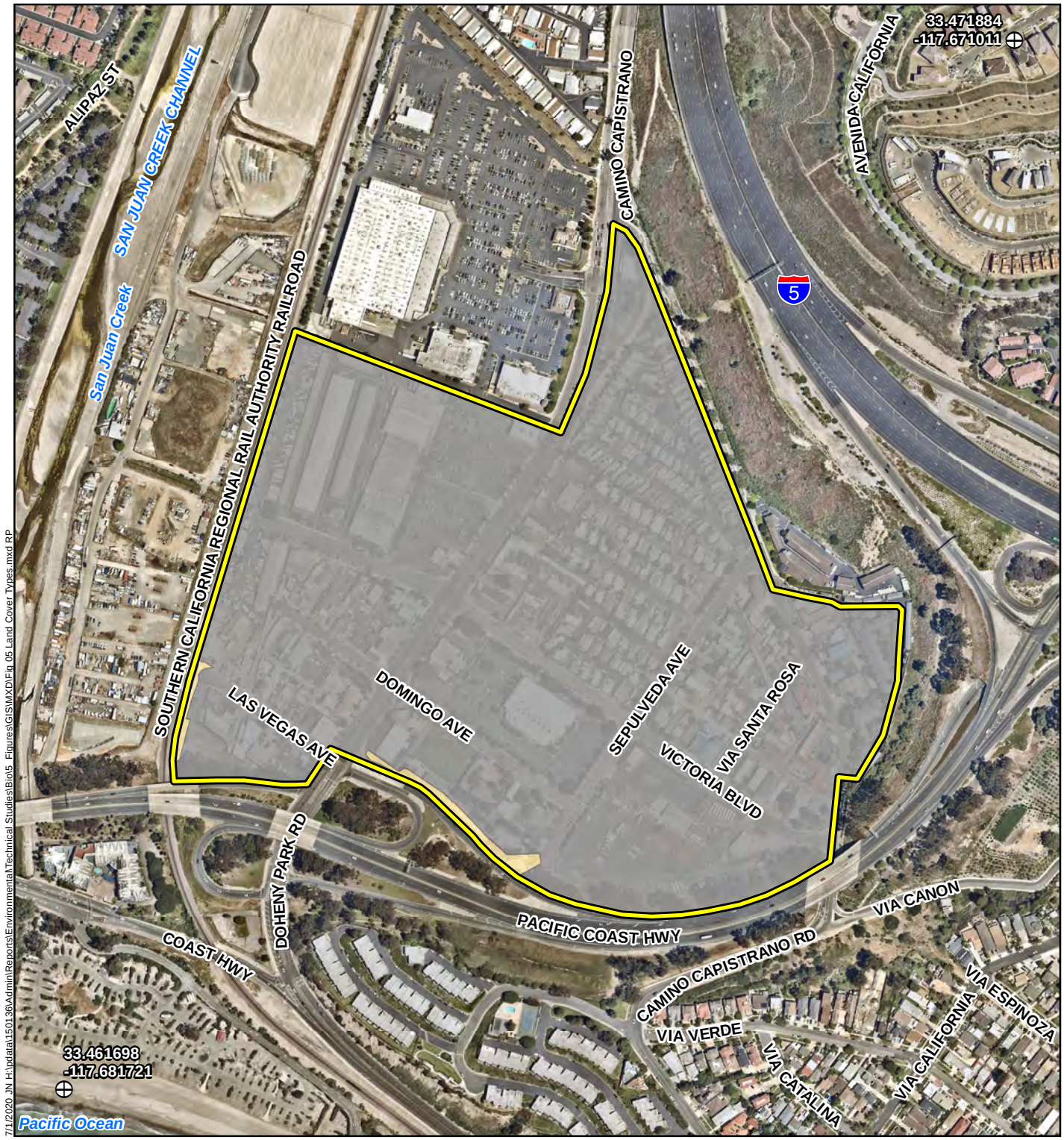
0 250 500 Feet

Source: Nearmap, 2020, USDA, 2019

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

USDA Soils

Figure 4



7/1/2020 JN H:\pdata\15013\6\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 05 Land Cover Types.mxd RP

Legend

- Project Site
- Reference Point
- Disturbed (0.84 acre)
- Developed (78.45 acres)

Michael Baker INTERNATIONAL

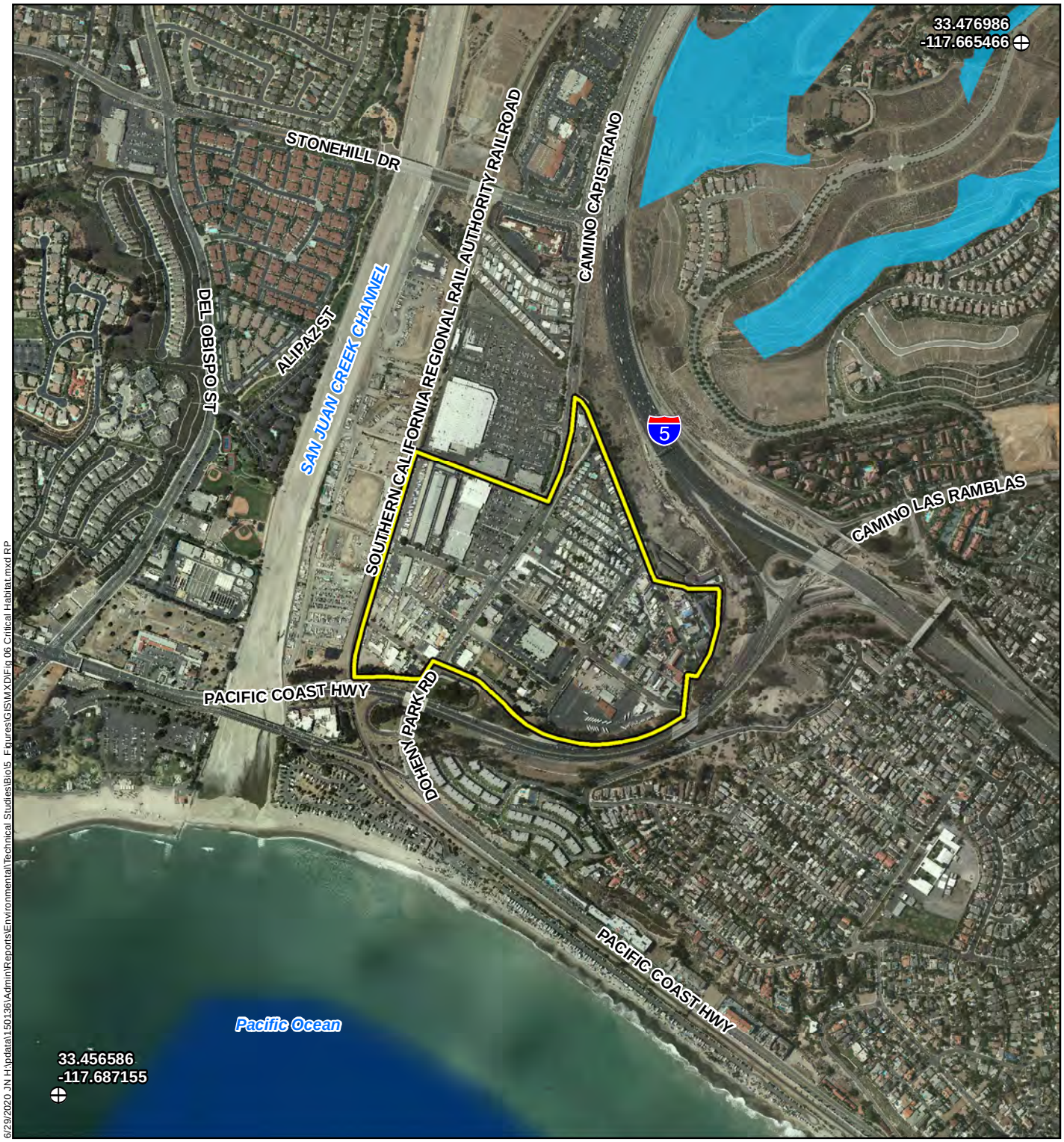
0 250 500 Feet

Source: Nearmap, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Land Cover Types

Figure 5



6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 06 Critical Habitat.mxd RP

Legend

- Project Site
- Reference Point
- Coastal California Gnatcatcher (*Polioptila californica californica*)

Michael Baker INTERNATIONAL

0 500 1,000 Feet

Source: Eagle Aerial, 2014, USFWS, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Critical Habitat

Figure 6

Attachment B

Site Photographs

Photograph 1: Standing along Victoria Boulevard in the southeastern portion of the survey area, facing east.

Photograph 2: View along Domingo Avenue lined with ornamental trees and shrubs in the southern portion of the survey area, facing west.

Photograph 3: View of the Doheny Park Road and Victoria Boulevard intersection in the central portion of the survey area, facing west.

Photograph 4: View standing in the Beachwood Park and Village Mobile Home Park in the northern portion of the survey area, facing northwest.

Photograph 5: View along Camino Capistrano lined with ornamental vegetation in the northern portion of the survey area, facing south.

Photograph 6: View of disturbed habitat and ornamental trees along Camino Capistrano, facing south.

Photograph 7: View of commercial uses along Doheny Park Road in the central portion of the survey area, facing southwest.

Photograph 8: View at the end of the Domingo Avenue cul-de-sac in the southwestern portion of the survey area, facing southeast.

Photograph 9: View of a channelized drainage in a parking lot at the end of the Las Vegas cul-de-sac in the southwestern portion of the survey area, facing south.

Photograph 10: View of eucalyptus rows and disturbed habitat near Pacific Coast Highway in the southwestern portion of the survey area, facing south.

Photograph 11: View of the Pacific Coast Highway off-ramp to Doheny Park Road and eucalyptus rows in the southern portion of the survey area, facing east.

Photograph 12: View of disturbed habitat adjacent to the Pacific Coast Highway off-ramp to Doheny Park Road in the southern portion of the survey area, facing east.

Attachment C

Plant and Wildlife Species Observed List

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	Common Name	Cal-IPC Rating**
Plants		
*Agapanthus africanus**	African lily	
Agoseris sp.	dandelion	
*Ailanthus altissima**	tree of heaven	Moderate
Artemisia californica	California sagebrush	
*Bougainvillea spectabilis**	bougainvillea	
*Brassica nigra**	black mustard	Moderate
*Bromus diandrus**	ripgut brome	Moderate
*Callistemon citrinus**	crimson bottlebrush	
*Carpobrotus edulis**	iceplant	High
*Echium candicans**	pride of Madeira	Limited
Eucalyptus sp.*	eucalyptus	
Heteromeles arbutifolia	toyon	
*Hirschfeldia incana**	short podded mustard	Moderate
Lantana sp.*	lantana	
*Ligustrum japonicum**	Japanese privet	
*Limonium perezii**	Canarian sea lavender	
*Magnolia grandiflora**	southern magnolia	
Malosma laurina	laurel sumac	
*Nicotiana glauca**	tree tobacco	Moderate
*Olea europaea**	olive	Limited
*Pennisetum setaceum**	fountain grass	Moderate
*Phoenix dactylifera**	date palm	
Pinus sp.	pine	
Platanus racemosa	western sycamore	
Pseudognaphalium californicum	pearly everlasting	
Rhus integrifolia	lemonade berry	
*Ricinus communis**	castor bean	Limited
*Schinus molle**	Peruvian pepper tree	Limited
*Schinus terebinthifolius**	Brazilian pepper tree	Moderate
*Tipuana tipu**	tipu tree	
*Washingtonia robusta**	Mexican fan palm	Moderate
Birds		
Aeronautes saxatalis	white-throated swift	
Buteo lineatus	red-shouldered hawk	
*Columba livia**	rock pigeon	
Corvus brachyrhynchos	American crow	
Haemorhous mexicanus	house finch	
Icterus cucullatus	hooded oriole	
Larus occidentalis	western gull	
Melospiza melodia	song sparrow	

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	Common Name	Cal-IPC Rating**
Mimus polyglottos	northern mockingbird	
*Passer domesticus**	house sparrow	
Picoides nuttallii	Nuttall's woodpecker	
Psaltriparus minimus	bushtit	
Sayornis nigricans	black phoebe	
Selasphorus sasin	Allen's hummingbird	
Sialia mexicana	western bluebird	
Spinus psaltria	lesser goldfinch	
*Streptopelia decaocto**	Eurasian collared dove	
*Sturnus vulgaris**	European starling	
Tyrannus vociferans	Cassin's kingbird	
Zenaida macroura	mourning dove	
*Zosterops simplex**	Swinhoe's white-eye	
Mammals		
Sylvilagus audubonii	Audubon's cottontail	

* Non-native species

** **California Invasive Plant Council (Cal-IPC) Ratings**

High — These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate — These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited — These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Attachment D

Potentially Occurring Special-Status Biological Resources

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
SPECIAL-STATUS WILDLIFE SPECIES				
Accipiter cooperii Cooper's hawk	WL G5 S4	Yearlong resident of California. Generally, found in forested areas up to 3,000 feet above mean sea level (amsl) in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests, but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	No	**High** This species is widespread in urban areas, including Dana Point, and can be present anywhere where large concentrations of songbirds (prey) are present. Although there are eucalyptus rows present along the eastern and southern boundaries of the project site, these are unlikely to be used for nesting by this species, which generally prefers trees that provide more dense foliage and visual cover as protection.
Agelaius tricolor tricolored blackbird	ST SSC G2G3 S1S2	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitat including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate freshwater marsh dominated by tall, dense cattails (*Typha* spp.), willow (*Salix* spp.) thickets, and bulrushes (*Schoenoplectus* spp.), and either flooded or thorny/spiny vegetation and suitable foraging space providing adequate insect prey.	No	**Not Expected** The project site does not consist of dense cattails, bulrushes, or willow thickets preferred by this species. Additionally, this species has been effectively extirpated from most of Orange County except for the occasional vagrant and there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Aimophila ruficeps canescens southern California rufous-crowned sparrow	WL G5T3 S3	Yearlong resident that breeds in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	No	**Not Expected** The project site does not contain suitable habitat for this species, which prefers more intact patches of coastal sage scrub.
Ammodramus savannarum grasshopper sparrow	SSC G5 S3	Breeding resident along the coast of southern California. Occurs in grassland, upland meadow, pasture, hayfield, and old field habitats. Optimal habitat contains short- to medium-height bunch grasses interspersed with patches of bare ground, a shallow litter layer, scattered forbs, and few shrubs. May inhabit thickets, weedy lawns, vegetated landfills, fence rows, open fields, or grasslands.	No	**Not Expected** No grassland vegetation communities are present within the project site.
Anaxyrus californicus arroyo toad	FE SSC G2G3 S2S3	Occurs in semi-arid regions near washes or intermittent streams, including valley-foothill grasslands, desert riparian, desert washes, and oak woodlands. Breeding habitat consists of shallow streams with a mixture of sandy and gravelly substrate and sandy terraces. Generally, requires mule fat (*Baccharis salicifolia*) and willow (*Salix* spp.) in the streambed for vegetative canopy for breeding areas and forages for insects primarily under oak (*Quercus* spp.), Fremont cottonwood (*Populus fremontii*), and California sycamore (*Platanus racemosa*) trees. Occurs at elevations from near sea level to about 4,600 feet amsl.	No	**Not Expected** The project site does not contain the sandy/rocky washes or intermittent streams preferred by this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Anniella stebbinsi southern California legless lizard	SSC G3 S3	Locally abundant specimens are found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. A large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport.	No	**Not Expected** There are no sand dunes, alluvial washes, or sandy wash habitats within the project site. A general lack of unpaved and undisturbed areas effectively eliminates the potential for this species to occur.
Antrozous pallidus pallid bat	SSC G5 S3	Locally common species in the Great Basin, Mojave, and Sonoran deserts (specifically Sonoran life zone) and grasslands throughout the western U.S. Also occurs in shrublands, woodlands, and forests from sea level to 8,000 ft amsl. Prefers rocky outcrops, cliffs, and crevices for roosting with access to open habitats for foraging. May also roost in caves, mines, bridges, barns, porches, and bat boxes, and even on the ground under burlap sacks, stone piles, rags, baseboards, and rocks.	No	**Not Expected** Desert, grasslands, shrublands, woodland, and forests preferred by this species are not present within the project site. Additionally, this species is not expected to roost within or adjacent to the project site due to a lack of suitable roosting habitat (i.e., rocky outcrops, cliffs, and crevices).
Arizona elegans occidentalis California glossy snake	SSC G5T2 S2	Inhabits arid scrub, rocky washes, grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	No	**Not Expected** Suitable habitats consisting of arid scrub, rocky washes, grasslands, and chaparral are not present within the project site. Additionally, while the nearest occurrence record (Occurrence Number 215) for this species was recorded 1.9 miles from the project site, it was recorded in 1946 (CNDDB 2020).
Aspidoscelis hyperythra orange-throated whiptail	WL G5 S2S3	Uncommon to fairly common over much of its range in Orange, Riverside, and San Diego counties. Also occurs in southwestern San Bernardino County near Colton. Semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral.	No	**Not Expected** The project site does not consist of brushy areas with loose soil and rocks, such as washes, stream sides, rocky hillsides, and coastal chaparral preferred by this species. Although there is disturbed coastal sage scrub on the hillside to the north of the project site (south of I-5), this species is typically found in more pristine areas. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Aspidoscelis tigris stejnegeri coastal whiptail	SSC G5T5 S3	This subspecies is found in coastal southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California. Found in a variety of ecosystems, primarily hot and dry open areas with sparse vegetation in chaparral, woodland, and riparian areas. Associated with rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations.	No	**Not Expected** The project site does not contain the brush scrub that this species is typically associated with. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Athene cunicularia burrowing owl	SSC G4 S3	Yearlong resident of California. Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	**Not Expected** Open, annual or perennial grasslands, deserts, and scrublands are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Bombus crotchii Crotch bumble bee	CSE G3G4 S1S2	Primarily occurs in California, including the Mediterranean region, Pacific coast, western desert, great valley, and adjacent foothills through most of southwestern California. Has also been recorded in Baja California, Baja California Sur, and in southwest Nevada. Inhabits open grassland and scrub habitats. Primarily nests underground. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	No	**Not Expected** The project site does not include any open grassland or scrub habitat. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Branchinecta sandiegonensis San Diego fairy shrimp	FE G2 S2	Crustaceans endemic to San Diego and Orange County mesas and found in vernal pools.	No	**Not Expected** There are no mesas or vernal pools within the project site.
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SSC G5T3Q S3	The yearlong resident coastal population (*C.b. sandiegensis*) has a very limited range, extending from extreme northwestern Baja California north through the coastal lowlands of San Diego County and apparently into southern Orange County. Restricted to thickets of cholla (*Cylindropuntia prolifera*) or prickly-pear cacti (*Opuntia littoralis*, *O. oricola*) tall enough to support and protect the birds' nests. Typically, habitat consists of coastal sage scrub at elevations below 1,500 feet amsl.	No	**Not Expected** Thickets of cholla or prickly-pear cacti preferred by this species for nesting are not present within the project site. While the nearest occurrence record (Occurrence Number 152) for this species is on the coastal sage scrub slope just outside the project site, it was recorded in 2001 and suitable habitat is not present in the project site (CNDDB 2020).
Chaetodipus californicus femoralis Dulzura pocket mouse	SSC G5T3 S3	Found most often in grass-chaparral edges but may also be found in coastal scrub or other habitats, primarily in San Diego County.	No	**Not Expected** The project site is outside of the current known range for this species. While the nearest occurrence record (Occurrence Number 34) for this species is approximately 1.8 miles from the project site, it was recorded in 1932 (CNDDB 2020).
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SSC G5T3T4 S3S4	Found terrestrially in a wide variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Open habitat on the Pacific slope from southwestern San Bernardino County to northwestern Baja California. Habitat types include coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. Major habitat requirement is the presence of low growing vegetation or rocky outcroppings, as well as sandy soil to dig burrows.	No	**Not Expected** The project site does not contain coastal sage scrub, sage scrub/grassland ecotones, or chaparral communities preferred by this species. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Choeronycteris mexicana Mexican long-tongued bat	SSC G4 S1	Occasionally found in San Diego County, which is on the periphery of their range. Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.	No	**Not Expected** The project site is outside of the known range for this species. While the nearest occurrence record (Occurrence Number 4) for this species is approximately 4.6 miles from the project site, it was recorded in 1993 (CNDDB 2020).
Coturnicops noveboracensis yellow rail	SSC G4 S1S2	Precise breeding and wintering ranges and relative abundances difficult to discern fully because of the species' secretive behavior within its marsh habitat. This species occurs year-round in California as a very local breeder in northeastern interior and as a winter visitor (early October to mid-April). Require sedge marshes/meadows with moist soil or shallow standing water.	No	**Not Expected** This species is a rare vagrant anywhere in California except in the extreme northeastern portion of the State.
Crotalus ruber red-diamond rattlesnake	SSC G4 S3	Found in southwestern California, from the Morongo Valley west to the coast and south along the peninsular ranges to mid Baja California. It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet amsl), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub associations; however, chamise and red shank (*Adenostoma sparsifolium*) associations may offer better structural habitat for refuges and food resources for this species than other habitats.	No	**Not Expected** Chaparral, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub habitat preferred by this species are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Dipodomys stephensi Stephens' kangaroo rat	FE ST G2 S2	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well drained substrate for building burrows and are typically found in areas with sandy soil.	No	**Not Expected** Air and semi-arid habitat with soft, well drained sandy soils are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Elanus leucurus white-tailed kite	FP G5 S3S4	Yearlong resident along the coastal ranges and valleys of California. Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover. Important prey item is the California vole (*Microtus californicus*). Nests in tall (20 to 50 feet) coast live oaks (*Quercus agrifolia*).	No	**Low (Foraging)** Open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands are not present within the project site. However, the nearest occurrence record for this species (Occurrence Number 134) is approximately 2.8 miles from the project site (CNDDB 2020). Nesting habitat is not present.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Empidonax traillii extimus southwestern willow flycatcher	FE SE G5T2 S1	Uncommon summer resident in southern California primarily found in lower elevation riparian habitats occurring along streams or in meadows. The structure of suitable breeding habitat typically consists of a dense mid-story and understory and can also include a dense canopy. Nest sites are generally located near surface water or saturated soils. The presence of surface water, swampy conditions, standing or flowing water under the riparian canopy are preferred.	No	**Not Expected** Suitable foraging or nesting habitat consisting of riparian habitats along streams or in meadows are not present within the project site. Further, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Emys marmorata western pond turtle	SSC G3G4 S3	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater. Found at elevations from sea level to over 5,900 feet amsl.	No	**Not Expected** No water sources are present within the project site. Additionally, while the nearest occurrence record for this species (Occurrence Number 958) is approximately 2.9 miles from the project site, it was recorded in 1974 (CNDDB 2020).
Eucyclogobius newberryi tidewater goby	FE SSC G3 S3	Found in brackish water within shallow lagoons and lower stream reaches and need fairly still but not stagnant water and high oxygen levels. Distributed along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	No	**Not Expected** In Orange County, this species is restricted to Aliso Creek. There are no brackish waters, shallow lagoons, or lower streams present within the project site.
Eumops perotis californicus western mastiff bat	SSC G5T4 S3S4	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	**Not Expected** Foraging habitat (dry desert washes, flood plains, chaparral, oak woodlands, pine forest, grassland, and agricultural areas) and roosting habitat (exfoliating rock slabs) preferred by this species is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Gila orcuttii arroyo chub	SSC G2 S2	Native to the Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita rivers and to Malibu and San Juan creeks. This species has been introduced and have successfully established populations in the Santa Ynez, Santa Maria, Cuyama and Mojave river systems as well as smaller coastal streams such as Arroyo Grande Creek and Chorro Creek in San Luis Obispo County. Warm streams of the Los Angeles Plain, which are typically muddy torrents during the winter, and clear quiet brooks in the summer, possibly drying up in places. They are found both in slow-moving and fast-moving sections, but generally deeper than 16 inches.	No	**Not Expected** This species is mostly restricted to streams and creeks located in Los Angeles, San Bernardino, and Riverside Counties. There are no streams or creeks within the project site.
Icteria virens yellow-breasted chat	SSC G5 S3	Summer resident of California. Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Breeding habitat within southern California primarily consists of dense, wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. It winters in Central America.	No	**Not Expected** Riparian scrub habitat is not present within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Neotoma lepida intermedia San Diego desert woodrat	SSC G5T3T4 S3S4	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Woodrats often are associated with cholla cactus which they use for water and dens or boulders and boulder piles. The most common natural habitats for records are chaparral, coastal sage scrub (including RSS and Diegan coastal sage scrub) and grassland.	No	**Not Expected** There is no suitable habitat within the project site. The nearest occurrence record for this species (Occurrence Number 53) is approximately 2.2 miles from the project site and recorded in 2002 (CNDDB 2020).
Nyctinomops femorosaccus pocketed free-tailed bat	SSC G4 S3	Often found in pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree (*Yucca brevifolia*) woodland, and palm oasis habitats. Prefers rocky desert areas with high cliffs or rock outcrops, which are used as roosting sites.	No	**Not Expected** There is no suitable foraging or roosting habitat for this species within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Nyctinomops macrotis big free-tailed bat	SSC G5 S3	Found in New Mexico, southern Arizona, and Texas. Rare in California. Records of this species are from urban areas of San Diego County. Prefers rugged, rocky terrain up to 8,000 feet amsl. Roosts in buildings, caves, and occasionally in holes in trees. Also roosts in crevices in high cliffs or rock outcrops.	No	**Not Expected** There is no rocky, rugged terrain preferred by this species present within the project site, or any roosting habitat. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
***Oncorhynchus mykiss irideus* pop. 10** steelhead - southern California DPS	FE G5T1Q S1	Steelhead can survive in a wide range of temperature conditions. Species is found where dissolved oxygen concentration is at least 7 parts per million. In streams, deep low-velocity pools are important wintering habitats. Spawning habitat consists of gravel substrates free of excessive silt.	No	**Not Expected** No streams are located within the project site.
Passerculus sandwichensis beldingi Belding's savannah sparrow	SE G5T3 S3	Found year round in coastal salt marsh habitats of southern California. Ecologically associated with dense pickleweed for nesting.	No	**Not Expected** Salt marsh habitats and dense pickleweed vegetation are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Perognathus longimembris pacificus Pacific pocket mouse	FE SSC G5T1 S1	One of sixteen currently recognized subspecies of little pocket mouse (*Perognathus longimembris*), which is a widespread species that is distributed throughout arid regions of the western U.S. extending into northern part of Baja California peninsula and west central Sonora, Mexico. Pacific pocket mouse is associated with fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium, and coastal sage scrub habitats within 2.5 miles of the ocean in southern California.	No	**Not Expected** The project site does not contain the fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium, and coastal sage scrub habitats preferred by this species. This species is known to occur on the Dana Point Headlands, but there is no suitable habitat within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Phrynosoma blainvillii coast horned lizard	SSC G3G4 S3S4	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Its elevational range extends up to 4,000 feet in the Sierra Nevada foothills and up to 6,000 feet in the mountains of southern California. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g. fire, floods, unimproved roads, grazing lands, and fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	**Not Expected** Loose, fine soils with high sand fraction in coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland, or coniferous forests are not present within the project site. While the nearest occurrence record for this species (Occurrence Number 766) is approximately 1.9 miles from the project site, it was recorded in 1939 (CNDDB 2020).
Plestiodon skiltonianus interparietalis Coronado skink	WL G5T5 S2S3	Occurs in grassland, chaparral, pinon-juniper and juniper sage woodland, pine oak, and pine forests in Coast Ranges of southern California. Prefers early successional stages or open areas. Found typically in rocky areas close to streams and on dry hillsides.	No	**Not Expected** Grassland, chaparral, pinon-juniper and juniper sage woodland, pine oak, or pine forests habitats are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Polioptila californica californica coastal California gnatcatcher	FT SSC G4G5T2Q S2	Yearlong resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet amsl in coastal regions and below 1,500 feet amsl inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	No	**Low (Foraging)** Coastal sage scrub habitat preferred by this species is not present within the project site. However, this species was recorded in 2001 adjacent to the project's northern boundary in disturbed coastal sage scrub habitat along Interstate 5 (Occurrence Number 690). However, suitable nesting habitat is not present within the project site boundaries. Further, project activities would be limited to previously disturbed and developed areas and are not expected to impact adjacent disturbed coastal sage scrub vegetation communities outside of the project site.
Setophaga petechia yellow warbler	SSC G5 S3S4	Yearlong resident along the southern coast of California with the remainder of the State being occupied during the summer. The species also winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, California sycamores, or alders (*Alnus* spp.) or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	**Moderate (Foraging)** This species has a moderate potential to occur in the eucalyptus trees along the eastern and southern boundaries of the project site during migration. However, these trees are likely not adequate for nesting, and otherwise willows, cottonwoods, California sycamores, or alders or mature chaparral are not present within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Spea hammondii western spadefoot	SSC G3 S3	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. Rain pools which do not contain American bullfrogs (*Lithobates catesbeianus*), predatory fish, or crayfish are necessary for breeding. Estivates in upland habitats adjacent to potential breeding sites in burrows approximating 3 feet in depth.	No	**Not Expected** Sandy washes, vernal pools, and other shallow aquatic habitats are not present within the project site. While the nearest occurrence record for this species (Occurrence Number 801) is approximately 1.6 miles from the project site, it was recorded in 1967 (CNDDB 2020).
Sternula antillarum browni California least tern	FE SE G4T2T3Q S2	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates, including sand beaches, alkali flats, landfills, or paved areas. Prefers broad, level expanses of open sandy or gravelly beach, dredge spoil, and other open shoreline areas, and broad river valley sandbars.	No	**Not Expected** Suitable nesting and foraging habitat for this species is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Streptocephalus woottoni Riverside fairy shrimp	FE G1G2 S1S2	Inhabits seasonally astatic pools filled by winter/spring rains. Hatches in warm water later in the season. Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland, and coastal sage scrub.	No	**Not Expected** Seasonally astatic pools are not present within the project site.
Thamnophis hammondii two-striped garter snake	SSC G4 S3S4	Occurs in or near permanent fresh water, often along streams with rocky beds and riparian growth up to 7,000 feet amsl.	No	**Not Expected** Permanent fresh water along streams with rocky beds and riparian growth are not present within the project site.
Vireo bellii pusillus least Bell's vireo	FE SE G5T2 S2	Summer resident in southern California. Breeding habitat generally consists of dense, low, shrubby vegetation in riparian areas, and mesquite brushlands, often near water in arid regions. Early successional cottonwood-willow riparian groves are preferred for nesting. The most critical structural component of nesting habitat in California is a dense shrub layer that is 2 to 10 feet (0.6 to 3.0 meters) above ground. The presence of water, including ponded surface water or moist soil conditions, may also be a key component for nesting habitat.	No	**Not Expected** Dense, low, shrubby vegetation in riparian areas or cottonwood-willow riparian groves are not present within the project site.
SPECIAL-STATUS PLANT SPECIES				
Aphanisma blitoides aphanisma	1B.2 G3G4 S2	Annual herb. Blooms March through June. Found in coastal scrub and dunes along bluffs and slopes near the ocean in sandy or clay soils. Known elevations range from 0 to 560 feet amsl.	No	**Not Expected** There are no suitable coastal scrub or dunes along bluffs and slopes preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Artemisia palmeri San Diego sagewort	4.2 G3 S3	Perennial deciduous shrub. Blooms February through September. Occurs in coastal scrub, chaparral, riparian forest, riparian woodland, and riparian scrub. Typically found in drainages and riparian areas in sandy soil within chaparral and other habitats. Known elevations range from 49 to 3,002 feet amsl.	No	**Not Expected** Drainages and riparian areas in sandy soil in chaparral habitat are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Atriplex coulteri Coulter's saltbush	1B.2 G3 S1S2	Perennial herb. Blooms March through October. Generally associated with alkaline or clay soils that occur in grasslands and coastal bluff habitats. Known elevations range from 30 to 1,440 feet amsl.	No	**Not Expected** There are no suitable grassland or coastal bluff habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex pacifica south coast saltscale	1B.2 G4 S2	Annual herb. Blooms March through October. Occurs on alkaline soils in coastal scrub, coastal bluff, and playas. Known elevations range from 3 to 1,640 feet amsl.	No	**Not Expected** There are no suitable alkaline soils in coastal scrub, coastal bluff, and playas present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex parishii Parish's brittlescale	1B.1 G1G2 S1	Annual herb. Blooms June through October. Usually found on drying alkali flats with fine soils in vernal pools, chenopod scrub, wet meadows, and playas. Known elevations range from 15 to 4,660 feet amsl.	No	**Not Expected** There are no drying alkali flats with fine soils in vernal pool, chenopod scrub, wet meadows, and playas preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex serenana* var. *davidsonii Davidson's saltscale	1B.2 G5T1 S1	Annual herb. Occurs on alkaline soils within coastal bluff scrub and coastal scrub habitats. Grows in elevations ranging from 33 to 656 feet amsl. Blooming period is April through October.	No	**Not Expected** There are no suitable coastal bluff scrub and coastal scrub habitats with alkaline soils preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Brodiaea filifolia thread-leaved brodiaea	FT SE 1B.1 G2 S2	Perennial bulbiferous herb. Often found on clay soils within chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Found at elevations ranging from 82 to 3,675 feet amsl. Blooming period is March through June.	No	**Not Expected** There are no suitable clay soils within chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, or vernal pools preferred by this species within the project site. Further, this species was not observed during the 2020 blooming period.
Calochortus catalinae Catalina mariposa-lily	4.2 G3G4 S3S4	Perennial herb (bulb). Habitats include chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Found at elevations ranging from 49 to 2,297 feet amsl. Blooming period is February through June.	No	**Not Expected** There are no suitable chaparral, cismontane woodland, coastal scrub, or valley and foothill grassland preferred by this species within the project site. Further, this species was not observed during the 2020 blooming period.
Calochortus weedii* var. *intermedius intermediate mariposa-lily	1B.2 G3G4T2 S2	Perennial bulbiferous herb. Found in chaparral, coastal scrub, and valley and foothill grasslands in rocky or calcareous soils. Found at elevations ranging from 344 to 2,805 feet amsl. Blooming period is May through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Centromadia parryi* ssp. *australis southern tarplant	1B.1 G3T2 S2	Annual herb. Occurs in marshes and swamps (margins), valley and foothill grassland (vernally mesic), and vernal pools. Found at elevations ranging from 0 to 1,575 feet amsl. Blooming period is May through November.	No	**Not Expected** There are no suitable marsh and swamp habitats, vernal pools, or vernally mesic valley and foothills grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Chaenactis glabriuscula* var. *orcuttiana Orcutt's pincushion	1B.1 G5T1T2 S1	Annual herb. Occurs on coastal bluff scrub (sandy) and coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is January through August.	No	**Not Expected** There are no suitable sandy coastal bluff scrub and coastal dune habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Chorizanthe leptotheca Peninsular spineflower	4.2 G3 S3	Annual herb. Occurs on alluvial, granitic soils within chaparral, coastal scrub, and lower montane coniferous forest habitats. Found at elevations ranging from 984 to 6,233 feet amsl. Blooming period is May through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Chorizanthe polygonoides* var. *longispina long-spined spineflower	1B.2 G5T3 S3	Annual herb. Occurs on clay soils within chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools. Found at elevations ranging from 98 to 5,020 feet amsl. Blooming period is April through July.	No	**Not Expected** There are no suitable clay soils within chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, or vernal pools preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Cistanthe maritima seaside cistanthe	4.2 G3G4 S3	Annual herb. Blooms March through June. Occurs in sandy sites within coastal bluff scrub, coastal scrub, and valley and foothill grassland. Known elevations range from 50 to 590 feet amsl.	No	**Not Expected** There are no suitable sandy sites within coastal bluff scrub, coastal scrub, or valley and foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Comarostaphylis diversifolia* ssp. *diversifolia summer holly	1B.2 G3T2 S2	Perennial evergreen shrub. Blooms April through June. Often in mixed chaparral and cismontane woodland, sometimes in post-burn areas. Known elevations range from 130 to 1,835 feet amsl.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Convolvulus simulans small-flowered morning-glory	4.2 G4 S4	Annual herb. Found on wet clay and serpentine ridges within chaparral, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 100 to 2820 feet amsl. Blooming period is March through July.	No	**Not Expected** There are no suitable chaparral, coastal scrub, or valley and foothill grassland habitats on wet clay and serpentine ridges preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Deinandra paniculata paniculate tarplant	4.2 G4 S4	Annual herb. Occurs in coastal scrub, vernal pools, and valley/foothill grassland habitats. Found at elevations ranging from 82 to 3,084 feet amsl. Blooming period is April through November.	No	**Not Expected** There are no suitable coastal scrub, vernal pools, or valley/foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dichondra occidentalis western dichondra	4.2 G3G4 S3S4	Perennial rhizomatous herb. Occurs on sandy loam, clay, and rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 130 to 1640 feet amsl. Blooming period is March through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Dudleya blochmaniae* ssp. *blochmanae Blochman's dudleya	1B.1 G3T2 S2	Perennial herb. Found in coastal scrub, coastal bluff scrub, chaparral, and valley and foothill grassland. Occurs on open, rocky slopes, often in shallow clays over serpentine or in rocky areas with little soil. Known elevations ranging from 16 to 951 feet amsl. Blooming period is April through June.	No	**Not Expected** There are no suitable open, rocky slopes in coastal scrub, coastal bluff scrub, chaparral, or valley and foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dudleya multicaulis many-stemmed dudleya	1B.2 G2 S2	Perennial herb. Often occurs on clay soils and around granitic outcrops in chaparral, coastal sage scrub, and grasslands. Found at elevations ranging from 0 to 2,592 feet amsl. Blooming period is April through July.	No	**Not Expected** There are no suitable clay soils or granitic outcrops in chaparral, coastal sage scrub, or grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dudleya stolonifera Laguna Beach dudleya	FT ST 1B.1 G1 S1	Perennial stoloniferous herb. Blooms May through July. Found on thin soils of north-facing sandstone cliffs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Known elevations range from 15 to 855 feet amsl.	No	**Not Expected** North-facing sandstone cliffs with thin soils are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Eryngium pendletonense Pendleton button-celery	1B.1 G1 S1	Perennial herb. Occurs on clay, vernally mesic sites in coastal bluff scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 66 to 98 feet amsl. Blooming period occurs from April through July.	No	**Not Expected** There are no suitable clay, vernally mesic sites in coastal bluff scrub, valley and foothill grassland, or vernal pool habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Euphorbia misera cliff spurge	2B.2 G5 S2	Perennial shrub. Often occurs on rocky soils in coastal bluff scrub, chaparral, coastal scrub, and Mojavean desert scrub habitats. Found at elevations ranging from 33 to 1,640 feet amsl. Blooming period is December through August (October).	No	**Not Expected** There are no rocky soils in coastal bluff scrub, chaparral, coastal scrub, or Mojavean desert scrub habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Harpagonella palmeri Palmer's grapplinghook	4.2 G4 S3	Annual herb. Occurs on clay soils within open grassy areas within chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 66 to 3,133 feet amsl. Blooming period is March through May.	No	**Not Expected** Clay soils within open grassy areas preferred by this species is not present within the project site. Further, this species was not observed during the 2020 blooming period.
Hordeum intercedens vernal barley	3.2 G3G4 S3S4	Annual herb. Habitat includes coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland. Grows in elevations ranging from 16 to 3,281 feet amsl. Blooming period is March through June.	No	**Not Expected** Coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland habitat preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Horkelia cuneata* var. *puberula mesa horkelia	1B.1 G4T1 S1	Perennial herb. Found in sandy or gravelly soils within chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 230 to 2,657 feet amsl. Blooming period is February through September.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Isocoma menziesii* var. *decumbens decumbent goldenbush	1B.2 G3G5T2T3 S2	Perennial shrub. Blooms April through November. Found on sandy soils within coastal scrub and chaparral, as well as disturbed sites. Known elevations range from 65 to 1640 feet amsl.	No	**Not Expected** Although the disturbed habitats within the survey area provide marginal habitat for this species, this species was not observed during the 2020 blooming period and there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Lasthenia glabrata* ssp. *coulteri Coulter's goldfields	1B.1 G4T2 S2	Annual herb. Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet amsl. Blooming period is February through June.	No	**Not Expected** There are no suitable playas, vernal pool, or coastal salt marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Lycium brevipes* var. *hassei Santa Catalina Island desert-thorn	3.1 G5T1Q S1	Perennial deciduous shrub. Typically found in coastal bluffs and slopes. Known elevations range from 98 to 312 feet amsl. Blooming period is from June through August.	No	**Not Expected** Coastal bluffs and slopes preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Lycium californicum California box-thorn	4.2 G4 S4	Perennial shrub. Blooms March through August. Found within coastal bluff scrub and coastal scrub. Known elevations range from 0 to 525 feet amsl.	No	**Not Expected** Coastal bluff scrub and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Malacothrix saxatilis* var. *saxatilis cliff malacothrix	4.2 G5T4 S4	Perennial rhizomatous herb. Blooms March through September. Found within coastal bluff scrub and coastal scrub. Known elevations range from 15 to 100 feet amsl.	No	**Not Expected** Coastal bluff scrub and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Microseris douglasii* ssp. *platycarpha small-flowered microseris	4.2 G4T4 S4	Annual herb. Found in alkaline clay in river bottoms. General habitats include cismontane woodland, valley and foothill grassland, coastal scrub, and vernal pools. Known elevations range from 49 to 3,510 feet amsl. Blooming period occurs from March through May.	No	**Not Expected** Alkaline clay in river bottoms preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Monardella hypoleuca* ssp. *intermedia intermediate monardella	1B.3 G4T2? S2?	Perennial rhizomatous herb. Usually found in the understory, within chaparral, cismontane woodland, and sometimes lower montane coniferous forest habitats. Grows in elevation ranging from 1,312 to 4,101 feet amsl. Blooming period is from April to September.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Myosurus minimus* ssp. *apus little mousetail	3.1 G5T2Q S2	Annual herb. Typically found in alkaline soils in vernal pools and valley and foothill grasslands. Known elevations range from 66 to 2,100 feet amsl. Blooming period occurs from March through June.	No	**Not Expected** Alkaline soils in vernal pools and valley and foothill grasslands preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Nama stenocarpa mud nama	2B.2 G4G5 S1S2	Annual/perennial herb. Found in marshes and swamps (lake margins, riverbanks). Grows in elevation ranging from 16 to 1,640 feet amsl. Blooming period is January through July.	No	**Not Expected** There are no suitable marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Navarretia prostrata prostrate vernal pool navarretia	1B.2 G2 S2	Annual herb. Blooms April through July. Occurs in mesic sites and on alkaline soils in coastal scrub, valley and foothill grassland, vernal pool, meadows, and seeps. Known elevations range from 5 to 4,055 feet amsl.	No	**Not Expected** There are no suitable mesic sites or alkaline soils in coastal scrub, valley and foothill grassland, vernal pool, meadows, and seep habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Nolina cismontane chaparral nolina	1B.2 G3 S3	Perennial evergreen shrub. Occurs on sandstone or gabbro soils within chaparral and coastal scrub habitats. Found at elevations ranging from 459 to 4,183 feet amsl. Blooming period is (March) May through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Pentachaeta aurea* ssp. *allenii Allen's pentachaeta	1B.1 G4T1 S1	Annual herb. Found in coastal scrub (openings) and valley and foothill grassland habitats. Found at elevations ranging from 246 to 1,706 feet amsl. Blooming period is March through June.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Phacelia ramosissima* var. *austrolitoralis south coast branching phacelia	3.2 G5?T3Q S3	Perennial herb. Found on sandy, sometimes rocky sites within chaparral, coastal scrub, coastal dunes, and coastal salt marsh. Found at elevations ranging from 15 to 980 feet amsl. Blooming period is March through August.	No	**Not Expected** Sandy, rocky sites within chaparral, coastal scrub, coastal dunes, and coastal salt marsh habitat preferred by this species is not present within the project site. Additionally, this species was not observed during the 2020 blooming period.
Piperia cooperi chaparral rein orchid	4.2 G3G4 S3S4	Perennial herb. Generally found in chaparral, cismontane woodland, and valley and foothill grassland. Occurs at elevations ranging from 49 to 5,200 feet amsl. Blooming period is from March through June.	No	**Not Expected** There are no suitable chaparral, cismontane woodland, or valley and foothill grassland habitats preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Polygala cornuta* var. *fishiae Fish's milkwort	4.3 G5T4 S4	Perennial deciduous shrub. Occurs in chaparral, cismontane woodland, and riparian woodland habitats. Found at elevations ranging from 328 to 3,281 feet amsl. Blooming period is May through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Pseudognaphalium leucocephalum white rabbit-tobacco	2B.2 G4 S2	Perennial herb. Found on sandy and gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 0 to 6,890 feet amsl. Blooming period is July through December.	No	**Not Expected** There are no suitable sandy or gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Quercus dumosa Nuttall's scrub oak	1B.1 G3 S3	Perennial evergreen shrub. Generally, occurs on sandy soils near the coast, and sometimes clay loam. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Known elevations range from 50 to 4030 feet amsl. Blooming period is February through March.	No	**Not Expected** There are no suitable sandy soils or clay loam in coniferous forest, chaparral, or coastal scrub habitat preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Romneya coulteri Coulter's matilija poppy	4.2 G4 S4	Perennial rhizomatous herb. Habitats include chaparral and coastal scrub. Grows at elevations ranging from 66 to 3,937 feet amsl. Blooming period is from March to July.	No	**Not Expected** Chaparral and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Senecio aphanactis chaparral ragwort	2B.2 G3 S2	Annual herb. Blooms January through April. Occurs on drying alkaline flats in chaparral, cismontane woodland, and coastal scrub. Known elevations range from 45 to 2,625 feet amsl.	No	**Not Expected** Drying alkaline flats in chaparral, cismontane woodland, and coastal scrub habitat preferred by this species are not present within the project site. Additionally, this species was not observed during the 2020 blooming period.
Suaeda esteroa estuary seablite	1B.2 G3 S2	Perennial herb. Blooms June through October (sometimes May through January). Found on clay, silt, and sand substrates in coastal salt marshes and swamps. Known elevations range from 0 to 395 feet amsl.	No	**Not Expected** There are no suitable coastal salt marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Suaeda taxifolia woolly seablite	4.2 G4 S4	Perennial evergreen shrub. Blooms January through December (year-round). Found along the margins of salt marshes in coastal bluff scrub, coastal dunes, marshes and swamps. Known elevations range from 0 to 315 feet amsl.	No	**Not Expected** There are no suitable salt marsh habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Tetracoccus dioicus Parry's tetracoccus	1B.2 G2G3 S2	Perennial deciduous shrub. Found on stony, decomposed gabbro soil in chaparral and coastal scrub. Known elevations range from 443 to 2,313 feet amsl. Blooming period is from April through May.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Verbesina dissita big-leaved crownbeard	FT ST 1B.1 G1G2 S1	Perennial herb. Blooms April through July (sometimes as early as March). Found on gravelly soils of steep, rocky, primarily north-facing slopes in coastal scrub and maritime chaparral less than 1.5 miles from the ocean. Known elevations range from 145 to 955 feet amsl.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Viguiera laciniata San Diego County viguiera	4.3 G4 S4	Perennial shrub. Typically found on slopes and ridges in chaparral and coastal scrub habitat. Known elevations range from 197 to 2,461 feet amsl. Blooms from February through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
SPECIAL-STATUS VEGETATION COMMUNITIES				
CNDDB/Holland (1986) Southern Coast Live Oak Riparian Forest **MCV (1995)** Coast Live Oak Series **NVCS (2009)** *Quercus agrifolia* Woodland Alliance	G4 S4	Found at elevations ranging from sea level to 3,937 feet amsl in alluvial terraces, canyon bottoms, stream banks, slopes, and flats, Soils are deep, sandy or loamy with high organic matter. Coast live oak is a dominant or co-dominant in the tree canopy with bigleaf maple (*Acer macrophyllum*), box elder (*Acer negundo*), madrono (*Arbutus menziesii*), southern California black walnut, California sycamore, Fremont cottonwood, blue oak (*Quercus douglasii*), Engelmann oak (*Quercus engelmannii*), California black oak (*Quercus kelloggii*), valley oak, arroyo willow (*Salix lasiolepis*), and California bay (*Umbellularia californica*). Trees are less than 98 feet tall; canopy is open to continuous. Shrub layer is sparse to intermittent. Herbaceous layer is sparse or grassy.	No	**Absent** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
CNDDB/Holland (1986) Southern Coastal Salt Marsh **MCV (1995)** Cordgrass Series **NVCS (2009)** *Spartina foliosa* Herbaceous Alliance	G2 S2.1	Occurs at elevations ranging from 0 to 3 feet amsl on mudflats, banks, berms, and margins of bays and deltas. Plant community with long growing season and great abundance of suffrutescent species in the higher, drier sites. Dominant species include California cord grass (*Spartina foliosa*), pineapple weed (*Amblyopappus pussilus*), Watson's saltbush (*Atriplex watsonii*), beachwort (*Batis maritima*), alkaliweed (*Cressa truxiliensis*), salt marsh dodder (*Cuscuta sallna*), seashore saltgrass (*Distichlis spicata* var. *spicata*), alkali heath (*Frankenia grandifolia*), salt heliotrope (*Heliotropium curassavicum*), marsh jaumea (*Jaumea carnosa*), wire grass (*Juncus acutus sphaerocarpus*), and California seablite (*Suaeda californica*). Typical distribution includes bays, lagoons, and estuaries along the coast.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Cottonwood Willow Riparian Forest **MCV (1995)** Fremont Cottonwood Series **NVCS (2009)** *Populus fremontii* Forest Alliance	G3 S3.2	Found at elevations ranging from sea level to 7,874 feet amsl on floodplains, along low-gradient rivers, perennial or seasonally intermittent streams, springs, in lower canyons in desert mountains, in alluvial fans, and in valleys with a dependable subsurface water supply that varies considerably during the year. Fremont cottonwood is a dominant or co-dominant in the tree canopy with box elder, desert baccharis (*Baccharis sergiloides*), Oregon ash (*Fraxinus latifolia*), northern California black walnut (*Juglans hindsii*), California sycamore, coast live oak, narrowleaf willow (*Salix exigua*), Goodding's willow (*Salix goodingii*), polished willow (*Salix laevigata*), arroyo willow, pacific willow (*Salix lasiandra* ssp. *lasiandra*), and yellow willow (*Salix lutea*). Trees and less than 25 meters tall; canopy is continuous to open. Shrub layer is intermittent to open. Herbaceous layer is variable.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Dune Scrub **MCV (1995)** Mixed Saltbush Series **NVCS (2009)** *Atriplex* Shrubland Alliance	G1 S1.1	A dense coastal scrub community of scattered shrubs, subshrubs, and herbs that are generally less than 3 feet in height, often developing considerable cover, and often succulent. Characteristic species include saltbush (*Atriplex leucophylla*), California croton (*Croton californicus*), desert tea (*Ephedra californica*), coast goldenbush (*Isocoma menziesii* var. *vernonioides*), bush lupine (*Lupinus chamissonis*), box thorn (*Lycium brevipes*), prickly pear (*Opuntia littoralis*), lemonade berry (*Rhus integrifolia*), jojoba (*Simmondis chinensis*), and the nonnative crystalline iceplant (*Mesembryanthemum crystallinum*). Along the coast, Southern Dune Scrub intergrades with the Southern Foredune plant community.	No	**Absent** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
CNDDB/Holland (1986) Southern Foredunes **MCV (1995)** Sand Verbena-Beach Bursage Series **NVCS (2009)** *Ambrosia chamissonis* Herbaceous Alliance	G2 S2.1	A sparsely vegetated community that is dominated by perennial species with a high proportion of suffrutescent (slightly woody at base) up to one foot high. Species such as red sand verbena (*Abronia maritima*), beach burr (*Ambrosia* sp.), and the nonnative sea rocket (*Cakile* sp.) usually occur in exposed sites, and pink sand verbena (*Abronia umbellata*) and morning-glory (*Calystegia* sp.) occur in less exposed sites. Establishment of these plants reduces the amount of blowing sand, partially stabilizing the dunes.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Sycamore Alder Riparian Woodland **MCV (1995)** California Sycamore Series **NVCS (2009)** *Platanus racemosa* Woodland Alliance	G4 S4	Found at elevations ranging from sea level to 7,874 feet amsl in gullies, intermittent streams, springs, seeps, stream banks, and terraces adjacent to floodplains that are subject to high-intensity flooding. Soils are rocky or cobbly alluvium with permanent moisture at depth. California sycamore is a dominant or co-dominant in the tree canopy with white alder (*Alnus rhombifolia*), southern California black walnut, Fremont cottonwood, coast live oak, valley oak, narrowleaf willow, Gooding's willow, polished willow, arroyo willow, yellow willow, Peruvian pepper tree (*Schinus mole*), and California bay.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Valley Needlegrass Grassland **MCV (1995)** Foothill Needlegrass Series, Nodding Needlegrass Series, Purple Needlegrass Series **NVCS (2009)** *Nassella cernua* Herbaceous Alliance, *Nassella lepida* Herbaceous Alliance, *Nassella pulchra* Herbaceous Alliance	G3 S3.1	Occurs at elevations ranging from 0 to 5,577 feet amsl on all topographic locations. Soils may be deep with high clay content, loamy, sandy, or silty derived from mudstone, sandstone, or serpentine substrates. California melicgrass (*Melica californica*), Torrey melic (*Melica torreyana*), nodding needle grass (*Stipa cernua*), foothill needle grass (*Stipa lepida*) and/or purple needle grass (*Stipa pulchra*) is dominant or characteristically present in the herbaceous layer with other perennial grasses and herbs including spidergrass (*Aristida ternipes*), milkvetch (*Astragalus* spp.), wild oat (*Avena* spp.), bromes (*Bromus* spp.), fire reedgrass (*Calamagrostis koelerioides*), mariposa (*Calochortus* spp.), morning glory (*Calystegia* spp.), amole (*Chlorogalum pomeridianum*), clarkia (*Clarkia* spp.), common sandaster (*Corethrogyne filaginifolia*), turkey-mullein (*Croton setiger*), cryptantha (*Cryptantha* spp.), American wild carrot, (*Daucus pusillus*), blue dicks (*Dichelostemma capitatum*), blue wildrye (*Elymus glaucus*), buckwheat (*Eriogonum* spp.), erodium (*Erodium* spp.), California poppy (*Eschscholzia californica*), California fescue (*Festuca californica*), shortpod mustard (*Hirschfeldia incana*), narrow tarplant (*Holocarpha virgata*), meadow barley (*Hordeum brachyantherum*), June grass (*Koeleria macrantha*), goldfields (*Lasthenia* spp.), plantain (*Plantago* spp.), one sided blue grass (*Poa secunda*), sanicle (*Sanicula* spp.), western blue eyed grass (*Sisyrinchium bellum*), clover (*Trifolium* spp.) and/or fescue (*Vulpia* spp.). Emergent trees and shrubs may be present at low cover. Herbs are less than 3 feet; cover is open to continuous.	No	**Absent** This vegetation community does not occur within the project site.

* **U.S. Fish and Wildlife Service (USFWS)**

FE Endangered – any species which is in danger of extinction throughout all or a significant portion of its range.

FT Threatened – any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

California Department of Fish and Wildlife (CDFW)

SE Endangered – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST Threatened – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required under the California Endangered Species Act.

CSE Candidate State Endangered – The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed as being under review by the Department of Fish and Wildlife for addition to the list of endangered species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of endangered species.

FP Fully Protected – any native species or subspecies of bird, mammal, fish, amphibian, or reptile that were determined by the State of California to be rare or face possible extinction.

SSC Species of Special Concern – any species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following criteria:

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

WL Watch List - taxa that were previously designated as “Species of Special Concern” but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

California Native Plant Society (CNPS) 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.

3 Plant that lack the necessary information to assign them to one of the other ranks or to reject them.

4 Plants of limited distribution – Watch List.

Threat Ranks

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

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

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

NatureServe Conservation Status Rank

The Global Rank (G#) reflects the overall condition and imperilment of a species throughout its global range. The Infraspecific Taxon Rank (T#) reflects the global situation of just the subspecies or variety. The State Rank (S#) reflects the condition and imperilment of an element throughout its range within California. (G#Q) reflects that the element is very rare but there are taxonomic questions associated with it; the calculated G rank is qualified by adding a Q after the G#). Adding a ? to a rank expresses uncertainty about the rank.

G1/T1 Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2/T2 Imperiled— At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3/T3 Vulnerable— At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4/T4	Apparently Secure— Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5/T5	Secure – Common; widespread and abundant.
S1	Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.
S2	Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.
S3	Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
S4	Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

Attachment E

References

Calflora: Information on California plants for education, research and conservation. [web application]. 2020. Berkeley, California: The Calflora Database [a non-profit organization]. Accessed online at: https://www.calflora.org/.

California Department of Fish and Wildlife (CDFW). 2020. RareFind 5, California Natural Diversity Data Base, California. Data base report on threatened, endangered, rare or otherwise sensitive species and communities for the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles.

California Native Plant Society (CNPS). 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Accessed online at: http://www.rareplants.cnps.org/.

City of Dana Point. 1991, July 9. *City of Dana Point General Plan.*

City of Dana Point. 2020. Dana Point Municipal Code. Current through Ordinance 19-05 and the January 2020 code supplement.

Dixon, John. 2003, March 25. Memo to Ventura CCC Staff Regarding ESHA in the Santa Monica Mountains.

Google, Inc. 2020. Google Earth Pro Imagery Version 7.3.3.7699. Build date 05/07/2020.

Hamilton, R.A. and D.R. Willick. 1996. *The Birds of Orange County, California: Status and Distribution.* Sea and Sage Press, Irvine, California.

Jepson Flora Project. 2018. Jepson eFlora. Accessed online at: http://ucjeps.berkeley.edu/eflora/.

Lowther, P. E., C. Celada, N. K. Klein, C. C. Rimmer, and D. A. Spector. 2020. *Yellow Warbler (Setophaga petechia), version 1.0. In Birds of the World (A. F. Poole and F. B. Gill, Editors)*. Cornell Lab of Ornithology, Ithaca, New York.

Reid, F.A. 2006. *A Field Guide to Mammals of North America, Fourth Edition*. Houghton Mifflin Company, New York, New York.

Sibley, D.A. 2014. *The Sibley Guide to Birds, Second Edition*. Alfred A. Knopf, Inc., New York, New York.

Stebbins, R.C. 2003. *A Field Guide to Western Reptiles and Amphibians, Third Edition*. Houghton Mifflin Company, New York, New York.

U.S. Department of Agriculture (USDA). 2020. *Custom Soil Resource Report for Orange County and Part of Riverside County, California.* Accessed online at: http://websoilsurvey.nrcs.usda.gov/app/.

U.S. Fish and Wildlife Service (USFWS). 2007. *Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan.*

U.S. Fish and Wildlife Service (USFWS). 2010, September 29. *Coastal California Gnatcatcher (Polioptila californica californica) 5-year Review: Summary and Evaluation.*

U.S. Fish and Wildlife Service (USFWS). 2020. ECOS Environmental Conservation Online System: Information for Planning and Consultation (IPaC). Accessed online at: https://ecos.fws.gov/ipac/.

U.S. Fish and Wildlife Service (USFWS). 2020. ECOS Environmental Conservation Online System: Threatened and Endangered Species Active Critical Habitat Report. Accessed online at: https://ecos.fws.gov/ecp/report/table/critical-habitat.html.

U.S. Fish and Wildife Service (USFWS). 2020. National Wetlands Inventory. Accessed online at: https://www.fws.gov/wetlands/Data/Mapper.html.

APPENDIX A
Biological Assessment

Michael Baker INTERNATIONAL

We Make a Difference

July 2, 2020 JN 150136

CITY OF DANA POINT
Belinda Deines, Senior Planner
33282 Golden Lantern
Dana Point, California 92629

SUBJECT: Results of a Biological Resources Assessment for the Doheny Village Zoning District Update Project – City of Dana Point, Orange County, California

Dear Ms. Deines,

Michael Baker International, Inc. (Michael Baker) is pleased to submit this report to the City of Dana Point documenting the results of a biological resources assessment for the proposed Doheny Village Zoning District Update Project (project) located in the City of Dana Point, Orange County, California. Michael Baker conducted a literature review and field survey to characterize existing site conditions and assess the potential for special-status[1] plant and wildlife species to occur on or within the immediate vicinity of the project site that could pose a constraint to implementation of the proposed project. Specifically, this report provides a detailed assessment of the suitability of the on-site habitat to support special-status plant and wildlife species that were identified by the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database RareFind 5 (CNDDB), California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (Online Inventory), and other databases as potentially occurring in the vicinity of the project site. Additionally, the relationship of the project site to the *Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan* (NCCP/MSAA/HCP) and Environmentally Sensitive Habitat Areas (ESHAs) are discussed in this report.

Project Location

The project site is located south of Interstate 5 (I-5), north of the Pacific Ocean, and east of San Juan Creek in the City of Dana Point (City), Orange County, California (refer to Figure 1, *Regional Vicinity*). More specifically, it is generally bound by I-5 to the north, the I-5 off-ramp to State Route 1 (Pacific Coast Highway) to the east, Pacific Coast Highway to the south, and the Southern California Regional Rail Authority/Orange County Transportation Authority railroad right-of-way to the west. The project site is depicted in an un-sectioned area of Township 8 South, Range 8 West, on the United States Geological

[1] As used in this report, "special-status" refers to plant and wildlife species that are Federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank (CRPR) species by the California Native Plant Society (CNPS); wildlife species that are designated by the California Department of Fish and Wildlife (CDFW) as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707
Office: 949-472-3505 | Fax: 949-472-8373

Survey's (USGS) *Dana Point, California* 7.5-minute quadrangle (refer to Figure 2, *Project Vicinity*, and Figure 3, *Project Site*).

Project Description

The purpose of the proposed project is to preserve and enhance the combination of commercial, light industrial, and residential uses in Doheny Village. The project provides the following three new zoning districts specific to the project area: Village Commercial/Industrial, Village Commercial/Residential, and Village Main Street. Allowed uses, development standards (e.g., lot size, setback, density, open space, landscaping requirements), special development standards (e.g., maximum density, accessory uses and structures, parking requirements, sign programs, and art-in-public-places program), and special use standards are also proposed, and would be comprehensively integrated into the *Dana Point Municipal Code* as Chapter 9.14, *Doheny Village Districts*. As a programmatic zoning district update, the proposed project does not propose any development but would accommodate future development in accordance with the zoning district update.

Methodology

Prior to conducting the field survey, Michael Baker conducted thorough literature reviews and records searches to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site. A general habitat assessment/field survey was conducted in order to document existing site conditions and determine the potential for special-status plant and wildlife species to occur within the project site.

Literature Review

Literature reviews and records searches were conducted for special-status biological resources potentially occurring on or within the vicinity of the project site. Previous special-status plant and wildlife species occurrence records within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles were determined through a query of the CNDDB, CNPS Online Inventory, and U.S. Fish and Wildlife Services (USFWS) Information, Planning, and Consultation System (IPaC) databases. In addition, Michael Baker reviewed all available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site to gain an understanding of existing site conditions, confirm previous species observations, and note the extent of any disturbances that have occurred within the project site that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status and non-special-status biological resources, as well as the following resources:

- City of Dana Point General Plan (1991);
- Dana Point Municipal Code (2020);
- Orange County Southern Subregion NCCP/MSAA/HCP (2007);
- Google Earth Pro Historical Aerial Imagery from 1994 to 2019 (2020);
- United States Department of Agriculture's (USDA) *Custom Soil Resource Report for Orange County and Part of Riverside County, California* (2020); and
- USFWS Critical Habitat Mapper and National Wetlands Inventory (2020).

Habitat Assessment

Michael Baker senior biologist Ryan Winkleman conducted a habitat assessment/field survey on June 16, 2020 between 0730 and 0950 hours to confirm existing site conditions within the project site. Michael Baker extensively surveyed all special-status habitats and/or natural areas, where accessible, which have a higher potential to support special-status plant and wildlife species. Vegetation communities occurring within the project site were mapped on an aerial photograph and classified in accordance with the communities recognized by the NCCP/MSAA/HCP. In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features were noted. Michael Baker used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify the acreage of each vegetation community. Refer to Table 1 for a summary of the survey date, timing, surveyors, and weather conditions.

Table 1: Survey Date, Timing, Surveyors, and Weather Conditions

Date	Time (start / finish)	Surveyor(s)	Weather Conditions	
			Temperature (°F) (start / finish)	Average Wind Speed (mph)
June 16, 2020	0730 / 0950	Ryan Winkleman	64 cloudy / 65 cloudy	1.5

All wildlife species observed, as well as dominant plant species within each vegetation community, were recorded in a field notebook. Because nearly all of the vegetation within the project site consisted of ornamental plants, only those that were most representative of the area, as well as any naturally-occurring species, were recorded. Plant species observed during the habitat assessment were identified by visual characteristics and morphology in the field while unusual and less familiar plant species were photographed and later identified using taxonomical guides. Plant nomenclature used in this report follows the Jepson Flora Project (2018) and scientific names are provided immediately following common names of plant species (first reference only). Wildlife detections were made through aural and visual detection, as well as observation of sign including scat, trails, tracks, burrows, and nests. Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only).

Existing Site Conditions

The approximately 80-acre project site is commonly referred to as Doheny Village and is developed predominantly with commercial, residential, and industrial uses. On-site habitats have been eliminated and/or heavily disturbed due to existing urban development and vehicular traffic/noise associated with major roadways (e.g., Camino Capistrano, Doheny Park Road, I-5, and Pacific Coast Highway). Refer to Attachment B for representative photographs taken throughout the project site.

The project site is located at an elevation of approximately 20 to 110 feet above mean sea level. According to the USDA *Custom Soil Resource Report for Orange County and Part of Riverside County, California,* and Figure 4, *USDA Soils*, the project site is underlain by the following soil units: Alo clay, 30 to 50 percent slopes (102); Botella loam, 2 to 9 percent slopes (131); Cieneba sandy loam, 30 to 75 percent slopes (142); Sorrento loam, 0 to 2 percent slopes (206); and Sorrento loam, 2 to 9 percent slopes (207).

Land Cover Types

The land cover types present on-site are depicted on Figure 5, *Land Cover Types*, and described in further detail below. Refer also to Attachment C for a complete list of plant species observed within the project site during the field survey. Table 2 provides the acreages of each land cover type on-site.

Table 2: Land Cover Types

Land Cover Types	Acreages
Disturbed	0.84
Developed	78.45
TOTAL	**79.29**

Disturbed

Disturbed areas comprise approximately 0.84 acres of the project site. Disturbed areas within the project site do not represent a natural plant community and instead consist of unpaved or bare ground. Surface soils within these areas have been heavily disturbed/compacted from anthropogenic disturbances and are either devoid of vegetation or support non-native and ruderal/weedy plant species. Plant species dominating the disturbed areas include short podded mustard (*Hirschfeldia incana*), castor bean (*Ricinus communis*), ripgut brome (*Bromus diandrus*), dandelion (*Agoseris* sp.), and Japanese privet (*Ligustrum japonicum*). .

Developed

Developed areas comprise approximately 78.45 acres of the project site and consist of paved, impervious surfaces and buildings (i.e., residences, industrial and commercial businesses and associated parking lots, and roadways). Dominant plant species observed in the developed areas include Mexican fan palm (*Washingtonia robusta*), iceplant (*Carpobrotus edulis*), olive tree (*Olea europaea*), date palm (*Phoenix dactylifera*), lantana (*Lantana* sp.), southern magnolia (*Magnolia grandiflora*), African lily (*Agapanthus africanus*), bougainvillea (*Bougainvillea spectabilis*), crimson bottlebrush (*Callistemon citrinus*), fountain grass (*Pennisetum setaceum*), Peruvian pepper tree (*Schinus molle*), Brazilian pepper tree (*Schinus terebinthifolius*), and pride of Madeira (*Echium candicans*), among others.

Wildlife

Natural vegetation communities provide foraging habitat, nesting/denning sites, and shelter from adverse weather or predation. This section provides a general discussion of those wildlife species that were observed by Michael Baker during the field survey or that are expected to occur based on existing site conditions. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions in which the field survey was conducted. Wildlife detections were based on calls, songs, scat,

tracks, burrows, and direct observation. Refer to Attachment C for a complete list of wildlife species observed within the project site during the field survey.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the project site during the field survey. Although some culverts were found in the project site to drain local streets, the culverts are channelized, only flow with rainfall or street runoff, and, most importantly, drain directly off of surface streets and thus would not support the establishment of a fish population. Therefore, no fish species are expected to occur.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable breeding habitat for amphibians were observed within the project site during the field survey. As stated, the drainage features on-site would not be expected to support aquatic species. Therefore, no amphibian species are expected to occur.

Reptiles

No reptile species were observed on the project site during the field survey. However, the project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for a limited number of reptilian species that are acclimated to urban and disturbed environments, including the western fence lizard (*Sceloporus occidentalis*) and common side-blotched lizard (*Uta stansburiana*).

Birds

Twenty-one (21) bird species were detected during the field survey, the most common of which were house finch (*Haemorhous mexicanus*), northern mockingbird (*Mimus polyglottos*), American crow (*Corvus brachyrhynchos*), hooded oriole (*Icterus cucullatus*), house sparrow (*Passer domesticus*), Allen's hummingbird (*Selasphorus sasin*), rock pigeon (*Columba livia*), European starling (*Sturnus vulgaris*), bushtit (*Psaltriparus minimus*), western gull (*Larus occidentalis*), and lesser goldfinch (*Spinus psaltria*). A full list of observed bird species is in Attachment C. The project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for bird species that are acclimated to urban and disturbed environments.

Nesting birds are protected pursuant to the Federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC)[2]. To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to any ground disturbance or vegetation removal activities to avoid direct or indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts (e.g., nest abandonment, loss of reproductive effort) to nesting birds, it is considered "take" and is potentially punishable by fines and/or imprisonment.

The project site provides nesting habitat for year-round and seasonal avian residents that could occur in the area. Remnant stick nests were observed in the eucalyptus groves near Pacific Coast Highway. However,

[2] Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the CFGC or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA, as amended (16 U.S.C. § 703 *et seq.*).

no active nests or birds displaying overt nesting behavior were observed at these nests or elsewhere in the project site, although the field survey should not be construed as a nesting bird survey.

Mammals

Audubon's cottontail (*Sylvilagus audubonii*) was the only mammal observed during the field survey. The project site consists primarily of developed and disturbed areas and is expected to provide marginal habitat for mammalian species that are acclimated to urban and disturbed environments, such as the California ground squirrel (*Otospermophilus beecheyi*), coyote (*Canis latrans*), opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and raccoon (*Procyon lotor*).

Migratory Corridors and Linkages

Habitat linkages provide links between larger habitat areas that are separated by development. Wildlife corridors are similar to linkages but provide specific opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow animal movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. It is possible for a habitat corridor to be adequate for one species yet inadequate for others. Wildlife corridors are key features for dispersal, seasonal migration, breeding, and foraging. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

As stated, the project site is located in the Orange County Southern Subregion NCCP/MSAA/HCP. Based on Figure 41-M, *Wildlife Corridors and Habitat Linkages*, of the NCCP/MSAA/HCP, the project site is not located within any identified wildlife corridors or habitat linkages in the NCCP/MSAA/HCP study area, most of which are located within Rancho Mission Viejo and the Cleveland National Forest. Additionally, the project site is predominantly built out and surrounded by urban development and provides no opportunities for wildlife to move through the site. Thus, the project site does not act as a wildlife movement corridor or habitat linkage.

State and Federal Jurisdictional Areas

There are four key agencies that regulate activities within streams, wetlands, riparian, and coastal areas in California. The U.S. Army Corps of Engineers (Corps) Regulatory Branch regulates discharge of dredged or fill material into "waters of the U.S." (WoUS) pursuant to Section 404 of the Federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the Regional Water Quality Control Board (Regional Board) regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act and the CDFW regulates alterations to streambed and associated vegetation communities under Section 1600 *et seq*. of the CFGC. In addition, for projects located within the Coastal Zone, the California Coastal Commission (CCC) plans and regulates the use of land and water in the Coastal Zone pursuant to the Coastal Act of 1976. Development projects, which are broadly defined by the California Coastal Act (CCA), generally require a coastal development permit from either the CCC or the local government. The City has a certified Local Coastal Program (LCP). Where an LCP has been certified by the CCC, the local jurisdiction has permit issuance authority for Coastal Development Permits.

Based on a review of aerial photographs, USGS quadrangle maps, and observations made during the field survey, two (2) channelized culverts located at the southern end of Sepulveda Avenue in the southeast

portion of the project site and at the western end of Las Vegas in the southwest portion of the project site were observed. These drainage features qualify as jurisdictional waters and fall under the regulatory authority of the Corps, CDFW, Regional Board, and/or CCC. Approvals from the regulatory agencies may be required if future development within the project site result in impacts to either of the drainage features.

Special-Status Biological Resources

The CNDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles. In addition, the USFWS IPaC database was queried to identify any threatened, endangered, and proposed species, designated Critical Habitat, and candidate species that may occur within the boundary of the project site. The field survey was conducted to assess the conditions of the habitat(s) within the boundaries of the project site to determine if existing vegetation communities, at the time of the field survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species.

The literature search identified fifty (50) special-status plant species and forty-two (42) special-status wildlife species as occurring within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles. In addition, seven (7) special-status vegetation communities were identified. Special-status plant and wildlife species were evaluated for their potential to occur within the project site based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the vicinity of the project site are presented in Attachment D.

Special-Status Plants

Fifty (50) special-status plant species have been recorded in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB, CNPS Online Inventory, and IPaC database (refer to Attachment D). No special-status plant species were observed during the field survey. Based on the result of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that no special-status plant species identified by the CNDDB, CNPS, and IPaC databases are expected to occur within the project site, particularly because the project site is completely developed.

Special-Status Wildlife

Forty-two (42) special-status wildlife species have been recorded in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB and IPaC database (refer to Attachment D). No special-status wildlife species identified by the CNDDB and IPaC were observed within the project site during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that Cooper's hawk (*Accipiter cooperii*; CDFW Watch List [WL]) has a high potential to occur, yellow warbler (*Setophaga petechia*; CDFW Species of Special Concern [SSC]) has a moderate potential to occur, and all other special-status wildlife species identified by the CNDDB and IPaC database either have a low potential or are not expected to occur within the project site. Cooper's hawk, yellow warbler, and coastal California gnatcatcher (*Polioptila californica californica*; Federal Threatened and CDFW SSC) are described in further detail below.

Cooper's Hawk

Cooper's hawk is a California WL species that is adapted to urban environments and commonly occurs within the vicinity of the BSA. The species typically forages along broken woodlands and habitat edges and typically nests in deciduous trees in dense woodland and riparian areas, usually near streams. The breeding season for Cooper's hawk generally extends from March 1st through August 31st but can vary slightly from year to year based upon seasonal weather conditions. This species was not observed during the field survey conducted for this project but is generally widespread and has a high potential to forage anywhere throughout the project site, although is unlikely to nest in it.

Yellow Warbler

Yellow warbler is a CDFW SSC. It is a summer migrant to California. Its nesting habitat is typically characterized by wet, deciduous thickets (especially those dominated by willows), eucalyptus groves, and disturbed and early successional habitats (Lowther *et al*. 2020). Yellow warblers typically begin arriving in the region in mid-April, moving out of the lowlands in large numbers to breed from June to August before dispersing into lowlands again and ultimately leaving southern California in early October (Hamilton and Willick 1996). This species was not observed during the field survey conducted for this project but has a moderate potential to forage in the eucalyptus trees that are present within the project site during migration, although it is not expected to nest in the project site.

Coastal California Gnatcatcher

Coastal California gnatcatcher is a Federally threatened species with restricted habitat requirements, being an obligate resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet elevation in coastal regions and below 1,500 feet inland. It ranges from Ventura County south to San Diego County and northern Baja California and is less common in sage scrub with a high percentage of tall shrubs. Coastal California gnatcatcher is considered a short-distance disperser through contiguous, undisturbed habitat (USFWS 2010). However, juveniles are capable of dispersing long distances (up to 14 miles) across fragmented and highly disturbed sage scrub habitat (USFWS 2010). Coastal California gnatcatcher prefers habitat with more low-growing vegetation (< 3 feet high). California gnatcatchers breed between mid-February and the end of August, with peak activity from mid-March to mid-May. Population estimates indicate that there are approximately 1,600 to 2,290 pairs of California gnatcatcher remaining. Declines are attributed to loss of sage scrub habitat due to development, as well as cowbird nest parasitism. Federally-designated Critical Habitat for coastal California gnatcatcher is not located within or directly adjacent to the project site; refer to Figure 6, *Critical Habitat*. The Primary Constituent Elements essential to support the biological needs of foraging, reproducing, rearing of young, intra-specific communication, dispersal, genetic exchange, or sheltering for coastal California gnatcatcher are:

1) Dynamic and successional sage scrub habitats and associated vegetation (coastal sage scrub, Riversidian sage scrub, Riversidian alluvial fan, etc.) that provide space for individual and population growth, normal behavior, breeding, reproduction, nesting, dispersal and foraging; and
2) Non-sage scrub habitats such as chaparral, grassland, and riparian areas, in proximity to sage scrub habitats that provide linkages to help with dispersal, foraging and nesting.

According to the CNDDB, there are sixty-three (63) occurrence records for coastal California gnatcatcher within the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-

minute quadrangles. The nearest occurrence (Occurrence Number 690) was recorded in 2001, adjacent to the project's northern boundary in disturbed coastal sage scrub habitat along I-5 (CNDDB 2020). However, the project site ends on a sidewalk before the coastal sage scrub hillside begins, precluding this species from nesting within the project site. Further, project activities would be limited to previously disturbed and developed areas and are not expected to impact adjacent disturbed coastal sage scrub vegetation communities outside of the project site. Therefore, it was determined that coastal California gnatcatcher has a low potential to forage within the project site in vegetation bordering the aforementioned sidewalk, but this species would not nest within the project site.

Special-Status Vegetation Communities

Seven (7) special-status vegetation communities have been reported in the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles by the CNDDB: Southern Coast Live Oak Riparian Forest, Southern Coastal Salt Marsh, Southern Cottonwood Willow Riparian Forest, Southern Dune Scrub, Southern Foredunes, Southern Sycamore Alder Riparian Woodland, and Valley Needlegrass Grassland. Based on the results of the field survey and review of specific vegetation types in each community, no special-status vegetation communities occur within the project site.

Environmentally Sensitive Habitat Area (ESHA)

A portion of Dana Point lies within the Coastal Zone established under the CCA. The designated areas within the Coastal Zone are considered to have many special natural and scenic qualities that require protection. The City has a certified LCP under the CCC (adopted in 1986) and thereby is authorized to issue Coastal Development Permits for projects under their jurisdiction. Policies under the LCP determine whether an area is considered environmentally sensitive in order to identify and maintain habitat areas in their natural state as necessary for the preservation of species. The CCA provides a definition of "Environmentally Sensitive Habitat Area" (ESHA) as:

> "*Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments"* (CCA Section 30107.5).

Overall, three parameters should be used to determine ESHA. First, a geographic area can be designated ESHA due to the presence of individual species of plants or animals or due to the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Third, the area must be easily disturbed or degraded by human activities based on its pristine condition (Dixon 2003).

While the project site is located within the Coastal Zone, the area is predominantly urbanized with residential, commercial, and industrial development and surrounded by additional urban uses (refer to Figure 5, *Land Cover Types*). Based on the field survey, the project site is heavily disturbed, built out, and constrained by adjacent and surrounding uses. No special-status species or vegetation communities occur on-site that could be considered rare or especially valuable. Further, as described, the project site is not in pristine condition. Overall, the existing condition of the project site is neither pristine in character, physically complex, or biologically diverse and therefore, would not currently support the requirements needed for an ESHA. The CCC has the ultimate decision-making authority with regards to ESHA designations.

Critical Habitat

Under the Federal Endangered Species Act (FESA), "Critical Habitat" is designated at the time of listing of a species or within of year of listing. Critical Habitat refers to specific areas within the geographical range of a species at the time it is listed that include the physical or biological features that are essential to the survival and eventual recovery of that species. Maintenance of these physical and biological features requires special management considerations or protection, regardless of whether individuals or the species are present or not. In the event that a project may result in take or adverse modification to a species' designated Critical Habitat, a project proponent may be required to engage in suitable mitigation. However, consultation for impacts to Critical Habitat is only required when a project has a Federal nexus. This may include projects that occur on Federal lands, require Federal permits (e.g., CWA Section 404 permit), or receive any Federal oversight or funding. If there is a Federal nexus, then the Federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA.

The project site is not located within Federally-designated Critical Habitat (refer to Figure 6, *Critical Habitat*). Therefore, consultation with the USFWS under Section 7 of the FESA would not be required for the loss or adverse modification of Critical Habitat.

Local, Regional, and State Habitat Conservation Plans

Orange County Southern Subregion NCCP/MSAA/HCP

The NCCP/MSAA/HCP study area encompasses 132,000 acres of developed, agricultural, and undeveloped natural lands in the southern portion of Orange County. The study area includes the 40,000-acre Cleveland National Forest and about 92,000 remaining acres that is divided into four subareas. The cities of Dana Point and Lake Forest are "not a part" of the four subareas. The central purpose of the NCCP/MSAA/HCP is to undertake natural community-based planning for the major habitat systems found in the Southern Subregion NCCP/MSAA/HCP in a manner that would: (1) further the statutory purposes of the NCCP Act, CFGC Section 1600 et seq., and FESA; (2) meet the requirements of the Special Rule for the coastal California gnatcatcher and Draft Southern Planning Guidelines and Draft Watershed Planning Principles, including the NCCP Conservation Guidelines; and (3) in so doing, provide the basis for authorizing regulatory coverage for the impacts of Covered Activities on designated Covered Species (including both listed and unlisted species) and other provisions pursuant to the NCCP/MSAA/HCP's Conservation Strategy and Implementation Agreement.

As stated, the City, including the project site, is not located within any of the four subareas of the NCCP/MSAA/HCP study area. As such, the project site is not located within any identified critical habitat areas, habitat reserves, wildlife corridors or habitat linkages, or restoration areas of the NCCP/MSAA/HCP. The proposed project is a programmatic zoning district update and would not result in any new development. Additionally, the project site is predominantly built out and surrounded by urban development. Thus, the project would not conflict with the biological goals and objectives of the NCCP/MSAA/HCP.

Conclusions and Recommendations

The project site encompasses Doheny Village, which is generally bound by the City of San Juan Capistrano and I-5 to the north, the I-5 off-ramp to Pacific Coast Highway to the east, Pacific Coast Highway to the south, and the Southern California Regional Rail Authority/Orange County Transportation Authority

railroad right-of-way to the west (refer to Figure 3, *Project Site*). The project site is mostly built out with residential, commercial, and industrial development in an urban environment. The project site's land cover types are classified as either Disturbed or Developed; no vegetation communities were observed within the project site.

No special-status plant species were observed during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, distributions, and elevation ranges, it was determined that special-status plant species identified by the CNDDB, CNPS Online Inventory, and IPaC database are not expected to occur within the project site.

Similarly, no special-status wildlife species were observed within the project site during the field survey. Based on the results of the habitat assessment and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that special-status wildlife species identified by the CNDDB and IPaC database either have a low potential or are not expected to occur within the project site with the exception of Cooper's hawk (CDFW WL), which has a high potential to occur and yellow warbler (CDFW SSC), which has a moderate potential to occur, both strictly as foraging birds in the project site.

Additionally, no special-status vegetation communities were observed during the field survey. Based on the results of the habitat assessment and review of specific vegetation types in each community, it was determined that special-status vegetation communities identified by the CNDDB are not expected to occur within the project site.

The project site and surrounding vegetation communities provide limited suitable foraging and/or nesting habitat for a variety of year-round and seasonal avian residents as well as migrating songbirds that could occur in the area. Nesting birds are protected under the MBTA, the Bald and Golden Eagle Protection Act, and the CFGC. If future project-related activities are to be initiated during the nesting season (January 1st to August 31st), a pre-construction nesting bird clearance survey should be conducted by a qualified biologist no more than three (3) days prior to the start of any vegetation removal or ground disturbing activities. The qualified biologist shall survey all suitable nesting habitat within the project impact area, and areas within a biologically defensible buffer zone (typically 500 feet) surrounding the project impact area. If no active nests are detected during the clearance survey, project activities may begin, and no additional avoidance and minimization measures would be required. If an active nest is found, the species bird shall be identified and a "no-disturbance" buffer should be established around the active nest. The size of the "no-disturbance" buffer should be increased or decreased based on the judgement of the qualified biologist and level of activity and sensitivity of the species. It is further recommended that the qualified biologist periodically monitor any active nests to determine if project-related activities occurring outside the "no-disturbance" buffer disturb the birds and if the buffer should be increased. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, project activities within the "no-disturbance" buffer may occur.

Two (2) channelized culverts were observed in the project site during the field survey. Based on a review of aerial photographs, USGS quadrangle maps, and observations made during the field survey, these drainage features qualify as jurisdictional waters and fall under the regulatory authority of the Corps, CDFW, Regional Board, and/or CCC. Approvals from the regulatory agencies may be required if future development within the project site in accordance with the proposed zoning district update result in impacts to either of the drainage features.

Please do not hesitate to contact me at (949) 330-4115 or ryan.winkleman@mbakerintl.com or Frances Yau at (949) 330-4105 or frances.yau@mbakerintl.com should you have any questions or require further information regarding this report.

Sincerely,

Ryan Winkleman
Senior Biologist/Project Manager
Natural Resources and Regulatory Permitting

Frances Yau
Biologist
Natural Resources and Regulatory Permitting

Attachments:

A. *Project Figures*
B. *Site Photographs*
C. *Plant and Wildlife Species Observed List*
D. *Potentially Occurring Special-Status Biological Resources*
E. *References*

Attachment A

Project Figures

7/1/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\S Figures\GIS\MXD\Fig 01 Regional Vicinity.mxd RP

Michael Baker INTERNATIONAL

0 2.5 5 Miles

Source: ArcGIS Online, 2018

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Regional Vicinity

Figure 1

6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5_Figures\GIS\MXD\Fig 02 Project Vicinity.mxd RP

Legend

Project Site

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

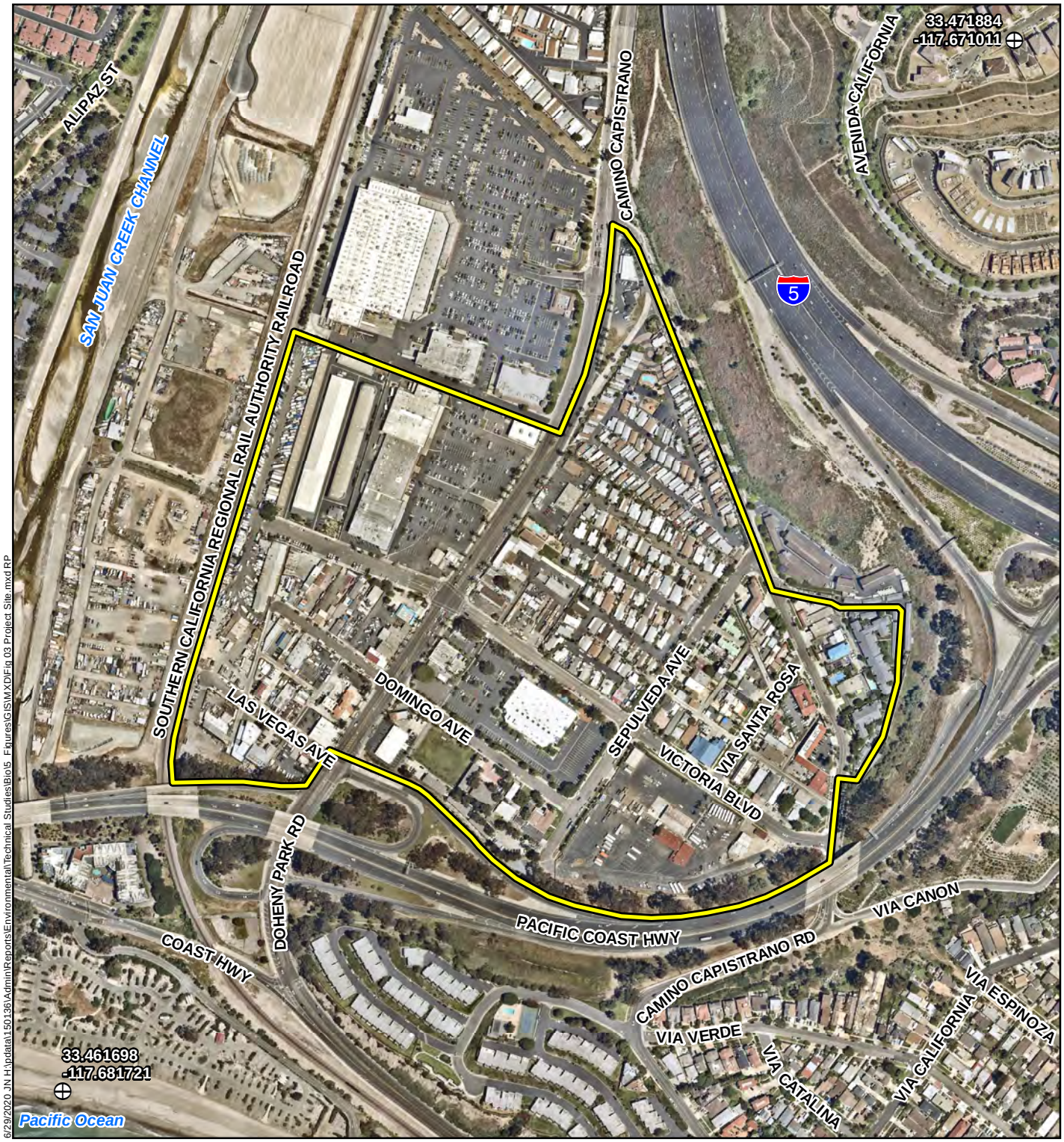
Project Vicinity

Michael Baker INTERNATIONAL

0 0.25 0.5 Miles

Source: USGS 7.5-Minute topographic quadrangle maps: *Canada Gobernadora, Dana Point, San Clemente, and San Juan Capistrano, California (2018)*

Figure 2



6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 03 Project Site.mxd RP

Legend

Project Site

Reference Point

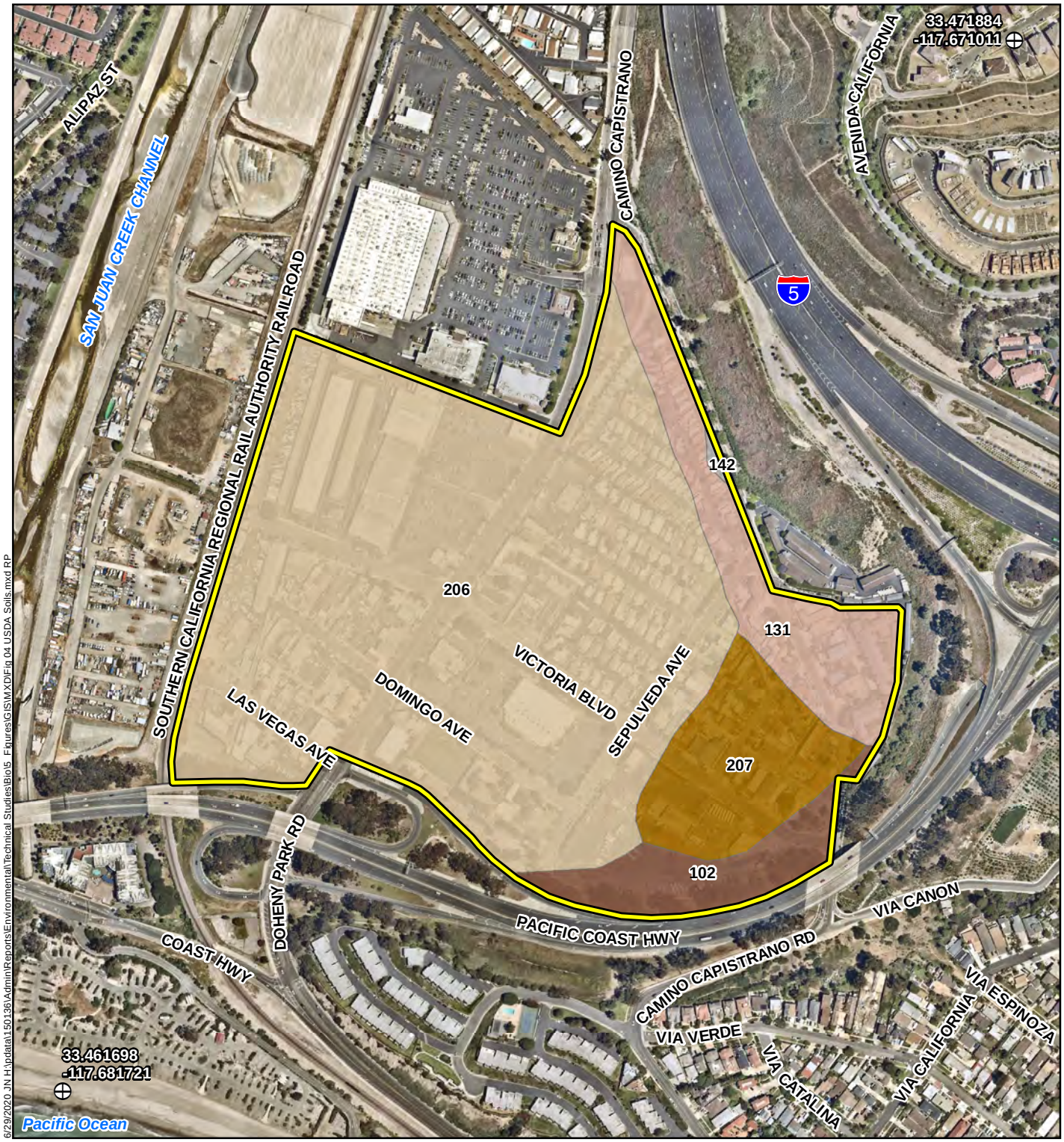
0 250 500 Feet

Source: Nearmap, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Project Site

Figure 3



Legend

- Project Site
- Reference Point
- 102 — Alo clay, 30 to 50 percent slopes, warm MAAT, MLRA 20
- 131 — Botella loam, 2 to 9 percent slopes, warm MAAT, lower MAP, MLRA 19
- 142 — Cieneba sandy loam, 30 to 75 percent slopes, eroded
- 206 — Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19
- 207 — Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Michael Baker INTERNATIONAL

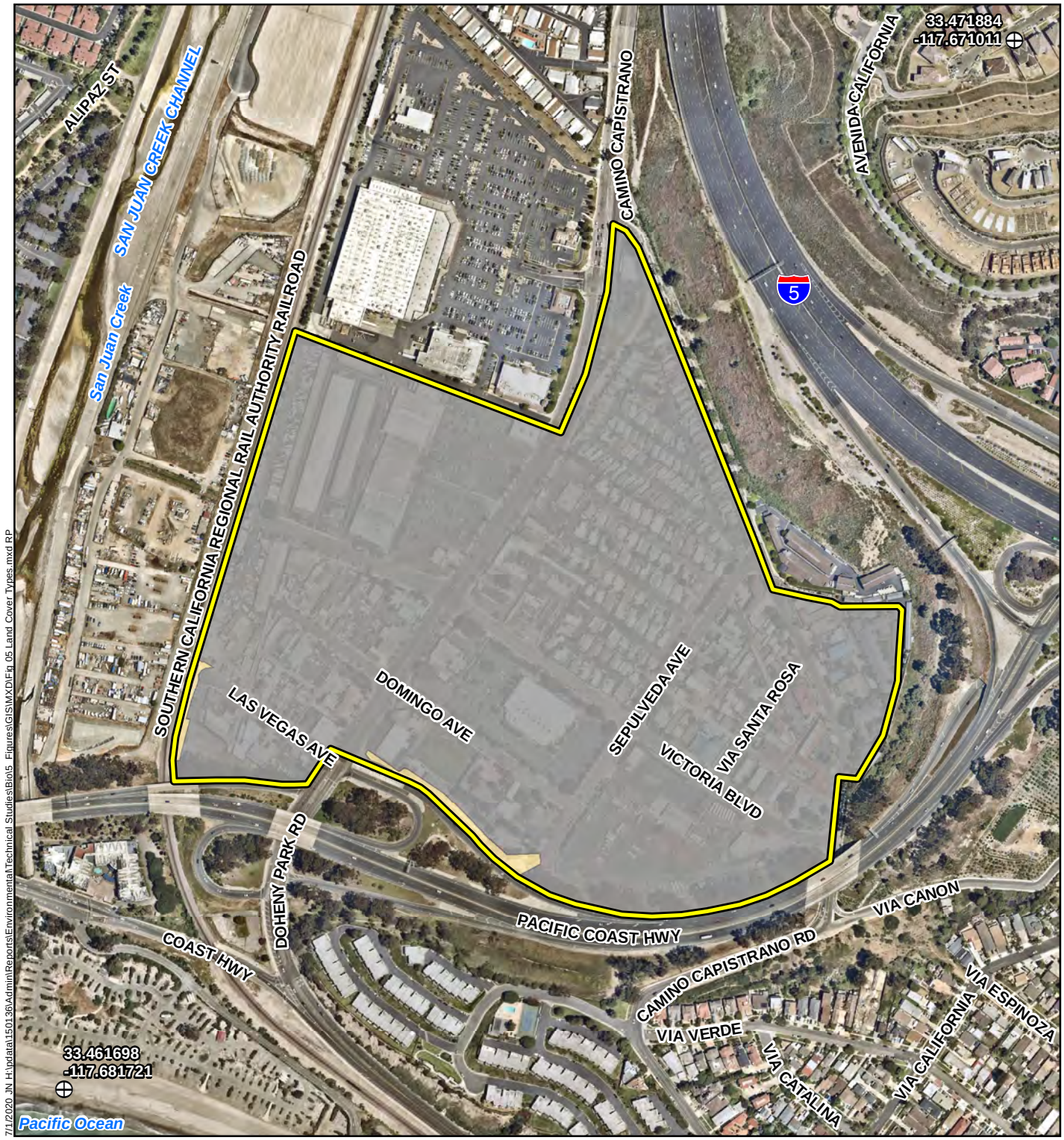
0 250 500 Feet

Source: Nearmap, 2020, USDA, 2019

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

USDA Soils

Figure 4



7/1/2020 JN H:\pdata\15013\6\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 05 Land Cover Types.mxd RP

Legend

- Project Site
- Reference Point
- Disturbed (0.84 acre)
- Developed (78.45 acres)

Michael Baker INTERNATIONAL

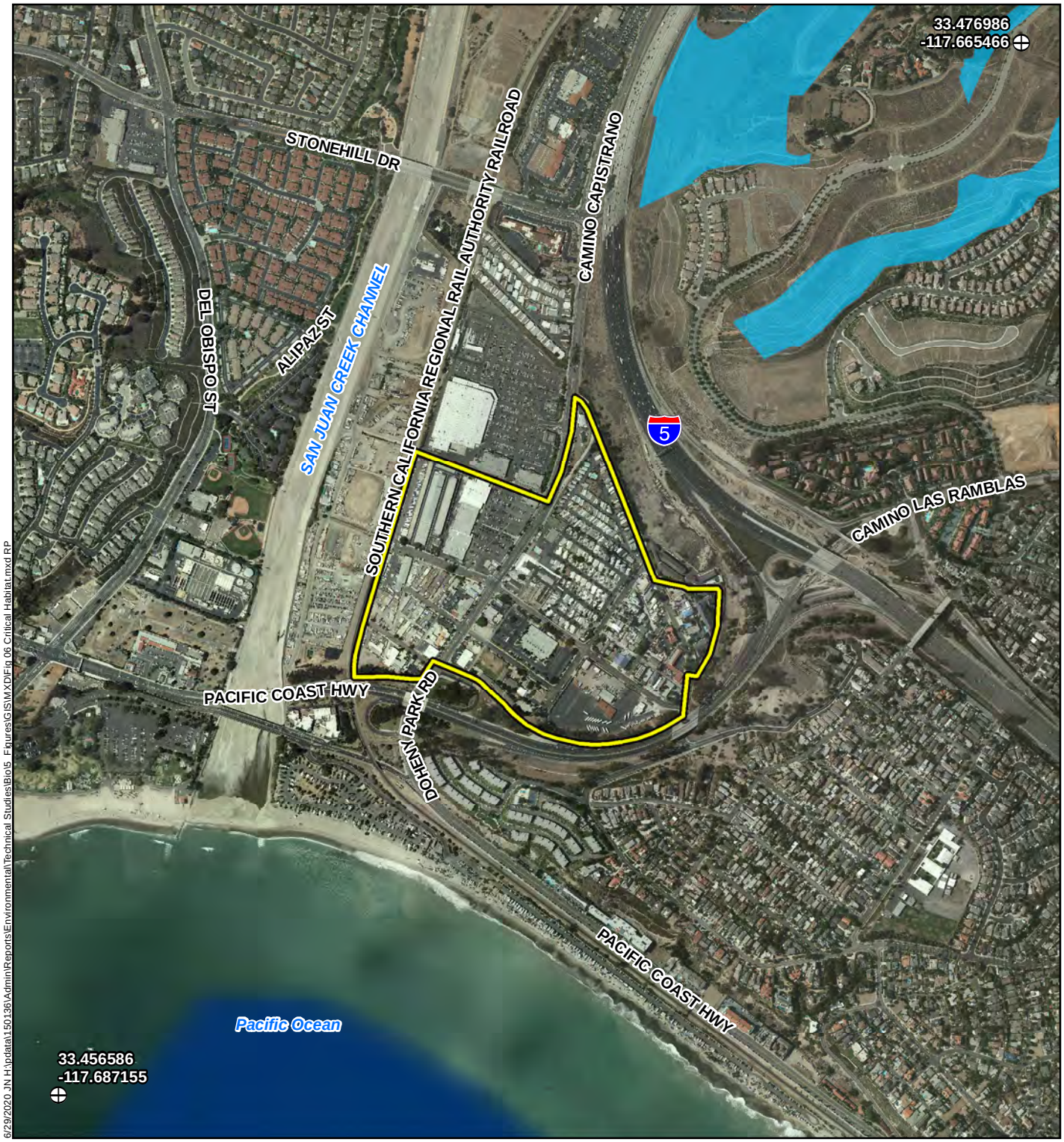
0 250 500 Feet

Source: Nearmap, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Land Cover Types

Figure 5



6/29/2020 JN H:\pdata\150136\Admin\Reports\Environmental\Technical Studies\Bio\5 Figures\GIS\MXD\Fig 06 Critical Habitat.mxd RP

Legend

- Project Site
- Reference Point
- Coastal California Gnatcatcher (*Polioptila californica californica*)

Michael Baker INTERNATIONAL

0 500 1,000 Feet

Source: Eagle Aerial, 2014, USFWS, 2020

DOHENY VILLAGE ZONING DISTRICT UPDATE PROJECT
BIOLOGICAL RESOURCES ASSESSMENT REPORT

Critical Habitat

Figure 6

Attachment B

Site Photographs

Photograph 1: Standing along Victoria Boulevard in the southeastern portion of the survey area, facing east.

Photograph 2: View along Domingo Avenue lined with ornamental trees and shrubs in the southern portion of the survey area, facing west.

Photograph 3: View of the Doheny Park Road and Victoria Boulevard intersection in the central portion of the survey area, facing west.

Photograph 4: View standing in the Beachwood Park and Village Mobile Home Park in the northern portion of the survey area, facing northwest.

Photograph 5: View along Camino Capistrano lined with ornamental vegetation in the northern portion of the survey area, facing south.

Photograph 6: View of disturbed habitat and ornamental trees along Camino Capistrano, facing south.

Photograph 7: View of commercial uses along Doheny Park Road in the central portion of the survey area, facing southwest.

Photograph 8: View at the end of the Domingo Avenue cul-de-sac in the southwestern portion of the survey area, facing southeast.

Photograph 9: View of a channelized drainage in a parking lot at the end of the Las Vegas cul-de-sac in the southwestern portion of the survey area, facing south.

Photograph 10: View of eucalyptus rows and disturbed habitat near Pacific Coast Highway in the southwestern portion of the survey area, facing south.

Photograph 11: View of the Pacific Coast Highway off-ramp to Doheny Park Road and eucalyptus rows in the southern portion of the survey area, facing east.

Photograph 12: View of disturbed habitat adjacent to the Pacific Coast Highway off-ramp to Doheny Park Road in the southern portion of the survey area, facing east.

Attachment C

Plant and Wildlife Species Observed List

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	Common Name	Cal-IPC Rating**
Plants		
*Agapanthus africanus**	African lily	
Agoseris sp.	dandelion	
*Ailanthus altissima**	tree of heaven	Moderate
Artemisia californica	California sagebrush	
*Bougainvillea spectabilis**	bougainvillea	
*Brassica nigra**	black mustard	Moderate
*Bromus diandrus**	ripgut brome	Moderate
*Callistemon citrinus**	crimson bottlebrush	
*Carpobrotus edulis**	iceplant	High
*Echium candicans**	pride of Madeira	Limited
Eucalyptus sp.*	eucalyptus	
Heteromeles arbutifolia	toyon	
*Hirschfeldia incana**	short podded mustard	Moderate
Lantana sp.*	lantana	
*Ligustrum japonicum**	Japanese privet	
*Limonium perezii**	Canarian sea lavender	
*Magnolia grandiflora**	southern magnolia	
Malosma laurina	laurel sumac	
*Nicotiana glauca**	tree tobacco	Moderate
*Olea europaea**	olive	Limited
*Pennisetum setaceum**	fountain grass	Moderate
*Phoenix dactylifera**	date palm	
Pinus sp.	pine	
Platanus racemosa	western sycamore	
Pseudognaphalium californicum	pearly everlasting	
Rhus integrifolia	lemonade berry	
*Ricinus communis**	castor bean	Limited
*Schinus molle**	Peruvian pepper tree	Limited
*Schinus terebinthifolius**	Brazilian pepper tree	Moderate
*Tipuana tipu**	tipu tree	
*Washingtonia robusta**	Mexican fan palm	Moderate
Birds		
Aeronautes saxatalis	white-throated swift	
Buteo lineatus	red-shouldered hawk	
*Columba livia**	rock pigeon	
Corvus brachyrhynchos	American crow	
Haemorhous mexicanus	house finch	
Icterus cucullatus	hooded oriole	
Larus occidentalis	western gull	
Melospiza melodia	song sparrow	

Table C-1: Plant and Wildlife Species Observed List

Scientific Name*	Common Name	Cal-IPC Rating**
Mimus polyglottos	northern mockingbird	
*Passer domesticus**	house sparrow	
Picoides nuttallii	Nuttall's woodpecker	
Psaltriparus minimus	bushtit	
Sayornis nigricans	black phoebe	
Selasphorus sasin	Allen's hummingbird	
Sialia mexicana	western bluebird	
Spinus psaltria	lesser goldfinch	
*Streptopelia decaocto**	Eurasian collared dove	
*Sturnus vulgaris**	European starling	
Tyrannus vociferans	Cassin's kingbird	
Zenaida macroura	mourning dove	
*Zosterops simplex**	Swinhoe's white-eye	
Mammals		
Sylvilagus audubonii	Audubon's cottontail	

* Non-native species

** **California Invasive Plant Council (Cal-IPC) Ratings**

High — These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment. Most are widely distributed ecologically.

Moderate — These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited — These species are invasive, but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent and problematic.

Attachment D

Potentially Occurring Special-Status Biological Resources

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
SPECIAL-STATUS WILDLIFE SPECIES				
Accipiter cooperii Cooper's hawk	WL G5 S4	Yearlong resident of California. Generally, found in forested areas up to 3,000 feet above mean sea level (amsl) in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests, but can be found in urban and suburban areas where there are tall trees for nesting. Common in open areas during nesting season.	No	**High** This species is widespread in urban areas, including Dana Point, and can be present anywhere where large concentrations of songbirds (prey) are present. Although there are eucalyptus rows present along the eastern and southern boundaries of the project site, these are unlikely to be used for nesting by this species, which generally prefers trees that provide more dense foliage and visual cover as protection.
Agelaius tricolor tricolored blackbird	ST SSC G2G3 S1S2	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitat including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate freshwater marsh dominated by tall, dense cattails (*Typha* spp.), willow (*Salix* spp.) thickets, and bulrushes (*Schoenoplectus* spp.), and either flooded or thorny/spiny vegetation and suitable foraging space providing adequate insect prey.	No	**Not Expected** The project site does not consist of dense cattails, bulrushes, or willow thickets preferred by this species. Additionally, this species has been effectively extirpated from most of Orange County except for the occasional vagrant and there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Aimophila ruficeps canescens southern California rufous-crowned sparrow	WL G5T3 S3	Yearlong resident that breeds in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (*Artemisia californica*), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	No	**Not Expected** The project site does not contain suitable habitat for this species, which prefers more intact patches of coastal sage scrub.
Ammodramus savannarum grasshopper sparrow	SSC G5 S3	Breeding resident along the coast of southern California. Occurs in grassland, upland meadow, pasture, hayfield, and old field habitats. Optimal habitat contains short- to medium-height bunch grasses interspersed with patches of bare ground, a shallow litter layer, scattered forbs, and few shrubs. May inhabit thickets, weedy lawns, vegetated landfills, fence rows, open fields, or grasslands.	No	**Not Expected** No grassland vegetation communities are present within the project site.
Anaxyrus californicus arroyo toad	FE SSC G2G3 S2S3	Occurs in semi-arid regions near washes or intermittent streams, including valley-foothill grasslands, desert riparian, desert washes, and oak woodlands. Breeding habitat consists of shallow streams with a mixture of sandy and gravelly substrate and sandy terraces. Generally, requires mule fat (*Baccharis salicifolia*) and willow (*Salix* spp.) in the streambed for vegetative canopy for breeding areas and forages for insects primarily under oak (*Quercus* spp.), Fremont cottonwood (*Populus fremontii*), and California sycamore (*Platanus racemosa*) trees. Occurs at elevations from near sea level to about 4,600 feet amsl.	No	**Not Expected** The project site does not contain the sandy/rocky washes or intermittent streams preferred by this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Anniella stebbinsi southern California legless lizard	SSC G3 S3	Locally abundant specimens are found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. A large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport.	No	**Not Expected** There are no sand dunes, alluvial washes, or sandy wash habitats within the project site. A general lack of unpaved and undisturbed areas effectively eliminates the potential for this species to occur.
Antrozous pallidus pallid bat	SSC G5 S3	Locally common species in the Great Basin, Mojave, and Sonoran deserts (specifically Sonoran life zone) and grasslands throughout the western U.S. Also occurs in shrublands, woodlands, and forests from sea level to 8,000 ft amsl. Prefers rocky outcrops, cliffs, and crevices for roosting with access to open habitats for foraging. May also roost in caves, mines, bridges, barns, porches, and bat boxes, and even on the ground under burlap sacks, stone piles, rags, baseboards, and rocks.	No	**Not Expected** Desert, grasslands, shrublands, woodland, and forests preferred by this species are not present within the project site. Additionally, this species is not expected to roost within or adjacent to the project site due to a lack of suitable roosting habitat (i.e., rocky outcrops, cliffs, and crevices).
Arizona elegans occidentalis California glossy snake	SSC G5T2 S2	Inhabits arid scrub, rocky washes, grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	No	**Not Expected** Suitable habitats consisting of arid scrub, rocky washes, grasslands, and chaparral are not present within the project site. Additionally, while the nearest occurrence record (Occurrence Number 215) for this species was recorded 1.9 miles from the project site, it was recorded in 1946 (CNDDB 2020).
Aspidoscelis hyperythra orange-throated whiptail	WL G5 S2S3	Uncommon to fairly common over much of its range in Orange, Riverside, and San Diego counties. Also occurs in southwestern San Bernardino County near Colton. Semi-arid brushy areas typically with loose soil and rocks, including washes, stream sides, rocky hillsides, and coastal chaparral.	No	**Not Expected** The project site does not consist of brushy areas with loose soil and rocks, such as washes, stream sides, rocky hillsides, and coastal chaparral preferred by this species. Although there is disturbed coastal sage scrub on the hillside to the north of the project site (south of I-5), this species is typically found in more pristine areas. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Aspidoscelis tigris stejnegeri coastal whiptail	SSC G5T5 S3	This subspecies is found in coastal southern California, mostly west of the Peninsular Ranges and south of the Transverse Ranges, and north into Ventura County. Ranges south into Baja California. Found in a variety of ecosystems, primarily hot and dry open areas with sparse vegetation in chaparral, woodland, and riparian areas. Associated with rocky areas with little vegetation or sunny microhabitats within shrub or grassland associations.	No	**Not Expected** The project site does not contain the brush scrub that this species is typically associated with. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Athene cunicularia burrowing owl	SSC G4 S3	Yearlong resident of California. Primarily a grassland species, but it persists and even thrives in some landscapes highly altered by human activity. Occurs in open, annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. The overriding characteristics of suitable habitat appear to be burrows for roosting and nesting and relatively short vegetation with only sparse shrubs and taller vegetation.	No	**Not Expected** Open, annual or perennial grasslands, deserts, and scrublands are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Bombus crotchii Crotch bumble bee	CSE G3G4 S1S2	Primarily occurs in California, including the Mediterranean region, Pacific coast, western desert, great valley, and adjacent foothills through most of southwestern California. Has also been recorded in Baja California, Baja California Sur, and in southwest Nevada. Inhabits open grassland and scrub habitats. Primarily nests underground. Food plant genera include *Antirrhinum*, *Phacelia*, *Clarkia*, *Dendromecon*, *Eschscholzia*, and *Eriogonum*.	No	**Not Expected** The project site does not include any open grassland or scrub habitat. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Branchinecta sandiegonensis San Diego fairy shrimp	FE G2 S2	Crustaceans endemic to San Diego and Orange County mesas and found in vernal pools.	No	**Not Expected** There are no mesas or vernal pools within the project site.
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SSC G5T3Q S3	The yearlong resident coastal population (*C.b. sandiegensis*) has a very limited range, extending from extreme northwestern Baja California north through the coastal lowlands of San Diego County and apparently into southern Orange County. Restricted to thickets of cholla (*Cylindropuntia prolifera*) or prickly-pear cacti (*Opuntia littoralis*, *O. oricola*) tall enough to support and protect the birds' nests. Typically, habitat consists of coastal sage scrub at elevations below 1,500 feet amsl.	No	**Not Expected** Thickets of cholla or prickly-pear cacti preferred by this species for nesting are not present within the project site. While the nearest occurrence record (Occurrence Number 152) for this species is on the coastal sage scrub slope just outside the project site, it was recorded in 2001 and suitable habitat is not present in the project site (CNDDB 2020).
Chaetodipus californicus femoralis Dulzura pocket mouse	SSC G5T3 S3	Found most often in grass-chaparral edges but may also be found in coastal scrub or other habitats, primarily in San Diego County.	No	**Not Expected** The project site is outside of the current known range for this species. While the nearest occurrence record (Occurrence Number 34) for this species is approximately 1.8 miles from the project site, it was recorded in 1932 (CNDDB 2020).
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SSC G5T3T4 S3S4	Found terrestrially in a wide variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Open habitat on the Pacific slope from southwestern San Bernardino County to northwestern Baja California. Habitat types include coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. Major habitat requirement is the presence of low growing vegetation or rocky outcroppings, as well as sandy soil to dig burrows.	No	**Not Expected** The project site does not contain coastal sage scrub, sage scrub/grassland ecotones, or chaparral communities preferred by this species. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Choeronycteris mexicana Mexican long-tongued bat	SSC G4 S1	Occasionally found in San Diego County, which is on the periphery of their range. Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.	No	**Not Expected** The project site is outside of the known range for this species. While the nearest occurrence record (Occurrence Number 4) for this species is approximately 4.6 miles from the project site, it was recorded in 1993 (CNDDB 2020).
Coturnicops noveboracensis yellow rail	SSC G4 S1S2	Precise breeding and wintering ranges and relative abundances difficult to discern fully because of the species' secretive behavior within its marsh habitat. This species occurs year-round in California as a very local breeder in northeastern interior and as a winter visitor (early October to mid-April). Require sedge marshes/meadows with moist soil or shallow standing water.	No	**Not Expected** This species is a rare vagrant anywhere in California except in the extreme northeastern portion of the State.
Crotalus ruber red-diamond rattlesnake	SSC G4 S3	Found in southwestern California, from the Morongo Valley west to the coast and south along the peninsular ranges to mid Baja California. It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet amsl), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub associations; however, chamise and red shank (*Adenostoma sparsifolium*) associations may offer better structural habitat for refuges and food resources for this species than other habitats.	No	**Not Expected** Chaparral, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub habitat preferred by this species are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Dipodomys stephensi Stephens' kangaroo rat	FE ST G2 S2	Occur in arid and semi-arid habitats with some grass or brush. Prefer open habitats with less than 50% protective cover. Require soft, well drained substrate for building burrows and are typically found in areas with sandy soil.	No	**Not Expected** Air and semi-arid habitat with soft, well drained sandy soils are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Elanus leucurus white-tailed kite	FP G5 S3S4	Yearlong resident along the coastal ranges and valleys of California. Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover. Important prey item is the California vole (*Microtus californicus*). Nests in tall (20 to 50 feet) coast live oaks (*Quercus agrifolia*).	No	**Low (Foraging)** Open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands are not present within the project site. However, the nearest occurrence record for this species (Occurrence Number 134) is approximately 2.8 miles from the project site (CNDDB 2020). Nesting habitat is not present.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Empidonax traillii extimus southwestern willow flycatcher	FE SE G5T2 S1	Uncommon summer resident in southern California primarily found in lower elevation riparian habitats occurring along streams or in meadows. The structure of suitable breeding habitat typically consists of a dense mid-story and understory and can also include a dense canopy. Nest sites are generally located near surface water or saturated soils. The presence of surface water, swampy conditions, standing or flowing water under the riparian canopy are preferred.	No	**Not Expected** Suitable foraging or nesting habitat consisting of riparian habitats along streams or in meadows are not present within the project site. Further, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Emys marmorata western pond turtle	SSC G3G4 S3	Found in ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, either rocky or muddy bottoms, in woodland, forest, and grassland. In streams, prefers pools to shallower areas. Logs, rocks, cattail mats, and exposed banks are required for basking. May enter brackish water and even seawater. Found at elevations from sea level to over 5,900 feet amsl.	No	**Not Expected** No water sources are present within the project site. Additionally, while the nearest occurrence record for this species (Occurrence Number 958) is approximately 2.9 miles from the project site, it was recorded in 1974 (CNDDB 2020).
Eucyclogobius newberryi tidewater goby	FE SSC G3 S3	Found in brackish water within shallow lagoons and lower stream reaches and need fairly still but not stagnant water and high oxygen levels. Distributed along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	No	**Not Expected** In Orange County, this species is restricted to Aliso Creek. There are no brackish waters, shallow lagoons, or lower streams present within the project site.
Eumops perotis californicus western mastiff bat	SSC G5T4 S3S4	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	No	**Not Expected** Foraging habitat (dry desert washes, flood plains, chaparral, oak woodlands, pine forest, grassland, and agricultural areas) and roosting habitat (exfoliating rock slabs) preferred by this species is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Gila orcuttii arroyo chub	SSC G2 S2	Native to the Los Angeles, San Gabriel, San Luis Rey, Santa Ana, and Santa Margarita rivers and to Malibu and San Juan creeks. This species has been introduced and have successfully established populations in the Santa Ynez, Santa Maria, Cuyama and Mojave river systems as well as smaller coastal streams such as Arroyo Grande Creek and Chorro Creek in San Luis Obispo County. Warm streams of the Los Angeles Plain, which are typically muddy torrents during the winter, and clear quiet brooks in the summer, possibly drying up in places. They are found both in slow-moving and fast-moving sections, but generally deeper than 16 inches.	No	**Not Expected** This species is mostly restricted to streams and creeks located in Los Angeles, San Bernardino, and Riverside Counties. There are no streams or creeks within the project site.
Icteria virens yellow-breasted chat	SSC G5 S3	Summer resident of California. Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Breeding habitat within southern California primarily consists of dense, wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. It winters in Central America.	No	**Not Expected** Riparian scrub habitat is not present within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Neotoma lepida intermedia San Diego desert woodrat	SSC G5T3T4 S3S4	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Woodrats often are associated with cholla cactus which they use for water and dens or boulders and boulder piles. The most common natural habitats for records are chaparral, coastal sage scrub (including RSS and Diegan coastal sage scrub) and grassland.	No	**Not Expected** There is no suitable habitat within the project site. The nearest occurrence record for this species (Occurrence Number 53) is approximately 2.2 miles from the project site and recorded in 2002 (CNDDB 2020).
Nyctinomops femorosaccus pocketed free-tailed bat	SSC G4 S3	Often found in pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree (*Yucca brevifolia*) woodland, and palm oasis habitats. Prefers rocky desert areas with high cliffs or rock outcrops, which are used as roosting sites.	No	**Not Expected** There is no suitable foraging or roosting habitat for this species within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Nyctinomops macrotis big free-tailed bat	SSC G5 S3	Found in New Mexico, southern Arizona, and Texas. Rare in California. Records of this species are from urban areas of San Diego County. Prefers rugged, rocky terrain up to 8,000 feet amsl. Roosts in buildings, caves, and occasionally in holes in trees. Also roosts in crevices in high cliffs or rock outcrops.	No	**Not Expected** There is no rocky, rugged terrain preferred by this species present within the project site, or any roosting habitat. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
***Oncorhynchus mykiss irideus* pop. 10** steelhead - southern California DPS	FE G5T1Q S1	Steelhead can survive in a wide range of temperature conditions. Species is found where dissolved oxygen concentration is at least 7 parts per million. In streams, deep low-velocity pools are important wintering habitats. Spawning habitat consists of gravel substrates free of excessive silt.	No	**Not Expected** No streams are located within the project site.
Passerculus sandwichensis beldingi Belding's savannah sparrow	SE G5T3 S3	Found year round in coastal salt marsh habitats of southern California. Ecologically associated with dense pickleweed for nesting.	No	**Not Expected** Salt marsh habitats and dense pickleweed vegetation are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Perognathus longimembris pacificus Pacific pocket mouse	FE SSC G5T1 S1	One of sixteen currently recognized subspecies of little pocket mouse (*Perognathus longimembris*), which is a widespread species that is distributed throughout arid regions of the western U.S. extending into northern part of Baja California peninsula and west central Sonora, Mexico. Pacific pocket mouse is associated with fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium, and coastal sage scrub habitats within 2.5 miles of the ocean in southern California.	No	**Not Expected** The project site does not contain the fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium, and coastal sage scrub habitats preferred by this species. This species is known to occur on the Dana Point Headlands, but there is no suitable habitat within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Phrynosoma blainvillii coast horned lizard	SSC G3G4 S3S4	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Its elevational range extends up to 4,000 feet in the Sierra Nevada foothills and up to 6,000 feet in the mountains of southern California. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g. fire, floods, unimproved roads, grazing lands, and fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	**Not Expected** Loose, fine soils with high sand fraction in coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland, or coniferous forests are not present within the project site. While the nearest occurrence record for this species (Occurrence Number 766) is approximately 1.9 miles from the project site, it was recorded in 1939 (CNDDB 2020).
Plestiodon skiltonianus interparietalis Coronado skink	WL G5T5 S2S3	Occurs in grassland, chaparral, pinon-juniper and juniper sage woodland, pine oak, and pine forests in Coast Ranges of southern California. Prefers early successional stages or open areas. Found typically in rocky areas close to streams and on dry hillsides.	No	**Not Expected** Grassland, chaparral, pinon-juniper and juniper sage woodland, pine oak, or pine forests habitats are not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Polioptila californica californica coastal California gnatcatcher	FT SSC G4G5T2Q S2	Yearlong resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet amsl in coastal regions and below 1,500 feet amsl inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	No	**Low (Foraging)** Coastal sage scrub habitat preferred by this species is not present within the project site. However, this species was recorded in 2001 adjacent to the project's northern boundary in disturbed coastal sage scrub habitat along Interstate 5 (Occurrence Number 690). However, suitable nesting habitat is not present within the project site boundaries. Further, project activities would be limited to previously disturbed and developed areas and are not expected to impact adjacent disturbed coastal sage scrub vegetation communities outside of the project site.
Setophaga petechia yellow warbler	SSC G5 S3S4	Yearlong resident along the southern coast of California with the remainder of the State being occupied during the summer. The species also winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, California sycamores, or alders (*Alnus* spp.) or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	**Moderate (Foraging)** This species has a moderate potential to occur in the eucalyptus trees along the eastern and southern boundaries of the project site during migration. However, these trees are likely not adequate for nesting, and otherwise willows, cottonwoods, California sycamores, or alders or mature chaparral are not present within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Spea hammondii western spadefoot	SSC G3 S3	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. Rain pools which do not contain American bullfrogs (*Lithobates catesbeianus*), predatory fish, or crayfish are necessary for breeding. Estivates in upland habitats adjacent to potential breeding sites in burrows approximating 3 feet in depth.	No	**Not Expected** Sandy washes, vernal pools, and other shallow aquatic habitats are not present within the project site. While the nearest occurrence record for this species (Occurrence Number 801) is approximately 1.6 miles from the project site, it was recorded in 1967 (CNDDB 2020).
Sternula antillarum browni California least tern	FE SE G4T2T3Q S2	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates, including sand beaches, alkali flats, landfills, or paved areas. Prefers broad, level expanses of open sandy or gravelly beach, dredge spoil, and other open shoreline areas, and broad river valley sandbars.	No	**Not Expected** Suitable nesting and foraging habitat for this species is not present within the project site. Additionally, there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Streptocephalus woottoni Riverside fairy shrimp	FE G1G2 S1S2	Inhabits seasonally astatic pools filled by winter/spring rains. Hatches in warm water later in the season. Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland, and coastal sage scrub.	No	**Not Expected** Seasonally astatic pools are not present within the project site.
Thamnophis hammondii two-striped garter snake	SSC G4 S3S4	Occurs in or near permanent fresh water, often along streams with rocky beds and riparian growth up to 7,000 feet amsl.	No	**Not Expected** Permanent fresh water along streams with rocky beds and riparian growth are not present within the project site.
Vireo bellii pusillus least Bell's vireo	FE SE G5T2 S2	Summer resident in southern California. Breeding habitat generally consists of dense, low, shrubby vegetation in riparian areas, and mesquite brushlands, often near water in arid regions. Early successional cottonwood-willow riparian groves are preferred for nesting. The most critical structural component of nesting habitat in California is a dense shrub layer that is 2 to 10 feet (0.6 to 3.0 meters) above ground. The presence of water, including ponded surface water or moist soil conditions, may also be a key component for nesting habitat.	No	**Not Expected** Dense, low, shrubby vegetation in riparian areas or cottonwood-willow riparian groves are not present within the project site.
SPECIAL-STATUS PLANT SPECIES				
Aphanisma blitoides aphanisma	1B.2 G3G4 S2	Annual herb. Blooms March through June. Found in coastal scrub and dunes along bluffs and slopes near the ocean in sandy or clay soils. Known elevations range from 0 to 560 feet amsl.	No	**Not Expected** There are no suitable coastal scrub or dunes along bluffs and slopes preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Artemisia palmeri San Diego sagewort	4.2 G3 S3	Perennial deciduous shrub. Blooms February through September. Occurs in coastal scrub, chaparral, riparian forest, riparian woodland, and riparian scrub. Typically found in drainages and riparian areas in sandy soil within chaparral and other habitats. Known elevations range from 49 to 3,002 feet amsl.	No	**Not Expected** Drainages and riparian areas in sandy soil in chaparral habitat are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Atriplex coulteri Coulter's saltbush	1B.2 G3 S1S2	Perennial herb. Blooms March through October. Generally associated with alkaline or clay soils that occur in grasslands and coastal bluff habitats. Known elevations range from 30 to 1,440 feet amsl.	No	**Not Expected** There are no suitable grassland or coastal bluff habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex pacifica south coast saltscale	1B.2 G4 S2	Annual herb. Blooms March through October. Occurs on alkaline soils in coastal scrub, coastal bluff, and playas. Known elevations range from 3 to 1,640 feet amsl.	No	**Not Expected** There are no suitable alkaline soils in coastal scrub, coastal bluff, and playas present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex parishii Parish's brittlescale	1B.1 G1G2 S1	Annual herb. Blooms June through October. Usually found on drying alkali flats with fine soils in vernal pools, chenopod scrub, wet meadows, and playas. Known elevations range from 15 to 4,660 feet amsl.	No	**Not Expected** There are no drying alkali flats with fine soils in vernal pool, chenopod scrub, wet meadows, and playas preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Atriplex serenana* var. *davidsonii Davidson's saltscale	1B.2 G5T1 S1	Annual herb. Occurs on alkaline soils within coastal bluff scrub and coastal scrub habitats. Grows in elevations ranging from 33 to 656 feet amsl. Blooming period is April through October.	No	**Not Expected** There are no suitable coastal bluff scrub and coastal scrub habitats with alkaline soils preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Brodiaea filifolia thread-leaved brodiaea	FT SE 1B.1 G2 S2	Perennial bulbiferous herb. Often found on clay soils within chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Found at elevations ranging from 82 to 3,675 feet amsl. Blooming period is March through June.	No	**Not Expected** There are no suitable clay soils within chaparral, cismontane woodland, coastal scrub, playas, valley and foothill grasslands, or vernal pools preferred by this species within the project site. Further, this species was not observed during the 2020 blooming period.
Calochortus catalinae Catalina mariposa-lily	4.2 G3G4 S3S4	Perennial herb (bulb). Habitats include chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Found at elevations ranging from 49 to 2,297 feet amsl. Blooming period is February through June.	No	**Not Expected** There are no suitable chaparral, cismontane woodland, coastal scrub, or valley and foothill grassland preferred by this species within the project site. Further, this species was not observed during the 2020 blooming period.
Calochortus weedii* var. *intermedius intermediate mariposa-lily	1B.2 G3G4T2 S2	Perennial bulbiferous herb. Found in chaparral, coastal scrub, and valley and foothill grasslands in rocky or calcareous soils. Found at elevations ranging from 344 to 2,805 feet amsl. Blooming period is May through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Centromadia parryi* ssp. *australis southern tarplant	1B.1 G3T2 S2	Annual herb. Occurs in marshes and swamps (margins), valley and foothill grassland (vernally mesic), and vernal pools. Found at elevations ranging from 0 to 1,575 feet amsl. Blooming period is May through November.	No	**Not Expected** There are no suitable marsh and swamp habitats, vernal pools, or vernally mesic valley and foothills grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Chaenactis glabriuscula* var. *orcuttiana Orcutt's pincushion	1B.1 G5T1T2 S1	Annual herb. Occurs on coastal bluff scrub (sandy) and coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is January through August.	No	**Not Expected** There are no suitable sandy coastal bluff scrub and coastal dune habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Chorizanthe leptotheca Peninsular spineflower	4.2 G3 S3	Annual herb. Occurs on alluvial, granitic soils within chaparral, coastal scrub, and lower montane coniferous forest habitats. Found at elevations ranging from 984 to 6,233 feet amsl. Blooming period is May through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Chorizanthe polygonoides* var. *longispina long-spined spineflower	1B.2 G5T3 S3	Annual herb. Occurs on clay soils within chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, and vernal pools. Found at elevations ranging from 98 to 5,020 feet amsl. Blooming period is April through July.	No	**Not Expected** There are no suitable clay soils within chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, or vernal pools preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Cistanthe maritima seaside cistanthe	4.2 G3G4 S3	Annual herb. Blooms March through June. Occurs in sandy sites within coastal bluff scrub, coastal scrub, and valley and foothill grassland. Known elevations range from 50 to 590 feet amsl.	No	**Not Expected** There are no suitable sandy sites within coastal bluff scrub, coastal scrub, or valley and foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Comarostaphylis diversifolia* ssp. *diversifolia summer holly	1B.2 G3T2 S2	Perennial evergreen shrub. Blooms April through June. Often in mixed chaparral and cismontane woodland, sometimes in post-burn areas. Known elevations range from 130 to 1,835 feet amsl.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Convolvulus simulans small-flowered morning-glory	4.2 G4 S4	Annual herb. Found on wet clay and serpentine ridges within chaparral, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 100 to 2820 feet amsl. Blooming period is March through July.	No	**Not Expected** There are no suitable chaparral, coastal scrub, or valley and foothill grassland habitats on wet clay and serpentine ridges preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Deinandra paniculata paniculate tarplant	4.2 G4 S4	Annual herb. Occurs in coastal scrub, vernal pools, and valley/foothill grassland habitats. Found at elevations ranging from 82 to 3,084 feet amsl. Blooming period is April through November.	No	**Not Expected** There are no suitable coastal scrub, vernal pools, or valley/foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dichondra occidentalis western dichondra	4.2 G3G4 S3S4	Perennial rhizomatous herb. Occurs on sandy loam, clay, and rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 130 to 1640 feet amsl. Blooming period is March through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Dudleya blochmaniae* ssp. *blochmanae Blochman's dudleya	1B.1 G3T2 S2	Perennial herb. Found in coastal scrub, coastal bluff scrub, chaparral, and valley and foothill grassland. Occurs on open, rocky slopes, often in shallow clays over serpentine or in rocky areas with little soil. Known elevations ranging from 16 to 951 feet amsl. Blooming period is April through June.	No	**Not Expected** There are no suitable open, rocky slopes in coastal scrub, coastal bluff scrub, chaparral, or valley and foothill grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dudleya multicaulis many-stemmed dudleya	1B.2 G2 S2	Perennial herb. Often occurs on clay soils and around granitic outcrops in chaparral, coastal sage scrub, and grasslands. Found at elevations ranging from 0 to 2,592 feet amsl. Blooming period is April through July.	No	**Not Expected** There are no suitable clay soils or granitic outcrops in chaparral, coastal sage scrub, or grassland habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Dudleya stolonifera Laguna Beach dudleya	FT ST 1B.1 G1 S1	Perennial stoloniferous herb. Blooms May through July. Found on thin soils of north-facing sandstone cliffs in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Known elevations range from 15 to 855 feet amsl.	No	**Not Expected** North-facing sandstone cliffs with thin soils are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Eryngium pendletonense Pendleton button-celery	1B.1 G1 S1	Perennial herb. Occurs on clay, vernally mesic sites in coastal bluff scrub, valley and foothill grasslands, and vernal pools. Found at elevations ranging from 66 to 98 feet amsl. Blooming period occurs from April through July.	No	**Not Expected** There are no suitable clay, vernally mesic sites in coastal bluff scrub, valley and foothill grassland, or vernal pool habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Euphorbia misera cliff spurge	2B.2 G5 S2	Perennial shrub. Often occurs on rocky soils in coastal bluff scrub, chaparral, coastal scrub, and Mojavean desert scrub habitats. Found at elevations ranging from 33 to 1,640 feet amsl. Blooming period is December through August (October).	No	**Not Expected** There are no rocky soils in coastal bluff scrub, chaparral, coastal scrub, or Mojavean desert scrub habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Harpagonella palmeri Palmer's grapplinghook	4.2 G4 S3	Annual herb. Occurs on clay soils within open grassy areas within chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 66 to 3,133 feet amsl. Blooming period is March through May.	No	**Not Expected** Clay soils within open grassy areas preferred by this species is not present within the project site. Further, this species was not observed during the 2020 blooming period.
Hordeum intercedens vernal barley	3.2 G3G4 S3S4	Annual herb. Habitat includes coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland. Grows in elevations ranging from 16 to 3,281 feet amsl. Blooming period is March through June.	No	**Not Expected** Coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland habitat preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Horkelia cuneata* var. *puberula mesa horkelia	1B.1 G4T1 S1	Perennial herb. Found in sandy or gravelly soils within chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 230 to 2,657 feet amsl. Blooming period is February through September.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Isocoma menziesii* var. *decumbens decumbent goldenbush	1B.2 G3G5T2T3 S2	Perennial shrub. Blooms April through November. Found on sandy soils within coastal scrub and chaparral, as well as disturbed sites. Known elevations range from 65 to 1640 feet amsl.	No	**Not Expected** Although the disturbed habitats within the survey area provide marginal habitat for this species, this species was not observed during the 2020 blooming period and there are no occurrence records for this species within 5 miles of the project site (CNDDB 2020).
Lasthenia glabrata* ssp. *coulteri Coulter's goldfields	1B.1 G4T2 S2	Annual herb. Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet amsl. Blooming period is February through June.	No	**Not Expected** There are no suitable playas, vernal pool, or coastal salt marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Lycium brevipes* var. *hassei Santa Catalina Island desert-thorn	3.1 G5T1Q S1	Perennial deciduous shrub. Typically found in coastal bluffs and slopes. Known elevations range from 98 to 312 feet amsl. Blooming period is from June through August.	No	**Not Expected** Coastal bluffs and slopes preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Lycium californicum California box-thorn	4.2 G4 S4	Perennial shrub. Blooms March through August. Found within coastal bluff scrub and coastal scrub. Known elevations range from 0 to 525 feet amsl.	No	**Not Expected** Coastal bluff scrub and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Malacothrix saxatilis* var. *saxatilis cliff malacothrix	4.2 G5T4 S4	Perennial rhizomatous herb. Blooms March through September. Found within coastal bluff scrub and coastal scrub. Known elevations range from 15 to 100 feet amsl.	No	**Not Expected** Coastal bluff scrub and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Microseris douglasii* ssp. *platycarpha small-flowered microseris	4.2 G4T4 S4	Annual herb. Found in alkaline clay in river bottoms. General habitats include cismontane woodland, valley and foothill grassland, coastal scrub, and vernal pools. Known elevations range from 49 to 3,510 feet amsl. Blooming period occurs from March through May.	No	**Not Expected** Alkaline clay in river bottoms preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Monardella hypoleuca* ssp. *intermedia intermediate monardella	1B.3 G4T2? S2?	Perennial rhizomatous herb. Usually found in the understory, within chaparral, cismontane woodland, and sometimes lower montane coniferous forest habitats. Grows in elevation ranging from 1,312 to 4,101 feet amsl. Blooming period is from April to September.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Myosurus minimus* ssp. *apus little mousetail	3.1 G5T2Q S2	Annual herb. Typically found in alkaline soils in vernal pools and valley and foothill grasslands. Known elevations range from 66 to 2,100 feet amsl. Blooming period occurs from March through June.	No	**Not Expected** Alkaline soils in vernal pools and valley and foothill grasslands preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.
Nama stenocarpa mud nama	2B.2 G4G5 S1S2	Annual/perennial herb. Found in marshes and swamps (lake margins, riverbanks). Grows in elevation ranging from 16 to 1,640 feet amsl. Blooming period is January through July.	No	**Not Expected** There are no suitable marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Navarretia prostrata prostrate vernal pool navarretia	1B.2 G2 S2	Annual herb. Blooms April through July. Occurs in mesic sites and on alkaline soils in coastal scrub, valley and foothill grassland, vernal pool, meadows, and seeps. Known elevations range from 5 to 4,055 feet amsl.	No	**Not Expected** There are no suitable mesic sites or alkaline soils in coastal scrub, valley and foothill grassland, vernal pool, meadows, and seep habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Nolina cismontane chaparral nolina	1B.2 G3 S3	Perennial evergreen shrub. Occurs on sandstone or gabbro soils within chaparral and coastal scrub habitats. Found at elevations ranging from 459 to 4,183 feet amsl. Blooming period is (March) May through July.	No	**Not Expected** The project site is outside of the known elevation range for this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Pentachaeta aurea* ssp. *allenii Allen's pentachaeta	1B.1 G4T1 S1	Annual herb. Found in coastal scrub (openings) and valley and foothill grassland habitats. Found at elevations ranging from 246 to 1,706 feet amsl. Blooming period is March through June.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Phacelia ramosissima* var. *austrolitoralis south coast branching phacelia	3.2 G5?T3Q S3	Perennial herb. Found on sandy, sometimes rocky sites within chaparral, coastal scrub, coastal dunes, and coastal salt marsh. Found at elevations ranging from 15 to 980 feet amsl. Blooming period is March through August.	No	**Not Expected** Sandy, rocky sites within chaparral, coastal scrub, coastal dunes, and coastal salt marsh habitat preferred by this species is not present within the project site. Additionally, this species was not observed during the 2020 blooming period.
Piperia cooperi chaparral rein orchid	4.2 G3G4 S3S4	Perennial herb. Generally found in chaparral, cismontane woodland, and valley and foothill grassland. Occurs at elevations ranging from 49 to 5,200 feet amsl. Blooming period is from March through June.	No	**Not Expected** There are no suitable chaparral, cismontane woodland, or valley and foothill grassland habitats preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Polygala cornuta* var. *fishiae Fish's milkwort	4.3 G5T4 S4	Perennial deciduous shrub. Occurs in chaparral, cismontane woodland, and riparian woodland habitats. Found at elevations ranging from 328 to 3,281 feet amsl. Blooming period is May through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Pseudognaphalium leucocephalum white rabbit-tobacco	2B.2 G4 S2	Perennial herb. Found on sandy and gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats. Found at elevations ranging from 0 to 6,890 feet amsl. Blooming period is July through December.	No	**Not Expected** There are no suitable sandy or gravelly soils within chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Quercus dumosa Nuttall's scrub oak	1B.1 G3 S3	Perennial evergreen shrub. Generally, occurs on sandy soils near the coast, and sometimes clay loam. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Known elevations range from 50 to 4030 feet amsl. Blooming period is February through March.	No	**Not Expected** There are no suitable sandy soils or clay loam in coniferous forest, chaparral, or coastal scrub habitat preferred by this species within the project site. Additionally, this species was not observed during the 2020 blooming period.
Romneya coulteri Coulter's matilija poppy	4.2 G4 S4	Perennial rhizomatous herb. Habitats include chaparral and coastal scrub. Grows at elevations ranging from 66 to 3,937 feet amsl. Blooming period is from March to July.	No	**Not Expected** Chaparral and coastal scrub preferred by this species are not present within the project site. Further, this species was not observed during the 2020 blooming period.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
Senecio aphanactis chaparral ragwort	2B.2 G3 S2	Annual herb. Blooms January through April. Occurs on drying alkaline flats in chaparral, cismontane woodland, and coastal scrub. Known elevations range from 45 to 2,625 feet amsl.	No	**Not Expected** Drying alkaline flats in chaparral, cismontane woodland, and coastal scrub habitat preferred by this species are not present within the project site. Additionally, this species was not observed during the 2020 blooming period.
Suaeda esteroa estuary seablite	1B.2 G3 S2	Perennial herb. Blooms June through October (sometimes May through January). Found on clay, silt, and sand substrates in coastal salt marshes and swamps. Known elevations range from 0 to 395 feet amsl.	No	**Not Expected** There are no suitable coastal salt marsh and swamp habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Suaeda taxifolia woolly seablite	4.2 G4 S4	Perennial evergreen shrub. Blooms January through December (year-round). Found along the margins of salt marshes in coastal bluff scrub, coastal dunes, marshes and swamps. Known elevations range from 0 to 315 feet amsl.	No	**Not Expected** There are no suitable salt marsh habitats preferred by this species present within the project site. Further, this species was not observed during the 2020 blooming period.
Tetracoccus dioicus Parry's tetracoccus	1B.2 G2G3 S2	Perennial deciduous shrub. Found on stony, decomposed gabbro soil in chaparral and coastal scrub. Known elevations range from 443 to 2,313 feet amsl. Blooming period is from April through May.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Verbesina dissita big-leaved crownbeard	FT ST 1B.1 G1G2 S1	Perennial herb. Blooms April through July (sometimes as early as March). Found on gravelly soils of steep, rocky, primarily north-facing slopes in coastal scrub and maritime chaparral less than 1.5 miles from the ocean. Known elevations range from 145 to 955 feet amsl.	No	**Not Expected** The project site is outside of the known elevation range for this species.
Viguiera laciniata San Diego County viguiera	4.3 G4 S4	Perennial shrub. Typically found on slopes and ridges in chaparral and coastal scrub habitat. Known elevations range from 197 to 2,461 feet amsl. Blooms from February through August.	No	**Not Expected** The project site is outside of the known elevation range for this species.
SPECIAL-STATUS VEGETATION COMMUNITIES				
CNDDB/Holland (1986) Southern Coast Live Oak Riparian Forest **MCV (1995)** Coast Live Oak Series **NVCS (2009)** *Quercus agrifolia* Woodland Alliance	G4 S4	Found at elevations ranging from sea level to 3,937 feet amsl in alluvial terraces, canyon bottoms, stream banks, slopes, and flats, Soils are deep, sandy or loamy with high organic matter. Coast live oak is a dominant or co-dominant in the tree canopy with bigleaf maple (*Acer macrophyllum*), box elder (*Acer negundo*), madrono (*Arbutus menziesii*), southern California black walnut, California sycamore, Fremont cottonwood, blue oak (*Quercus douglasii*), Engelmann oak (*Quercus engelmannii*), California black oak (*Quercus kelloggii*), valley oak, arroyo willow (*Salix lasiolepis*), and California bay (*Umbellularia californica*). Trees are less than 98 feet tall; canopy is open to continuous. Shrub layer is sparse to intermittent. Herbaceous layer is sparse or grassy.	No	**Absent** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	**Special-Status Rank***	**Habitat Preferences and Distribution Affinities**	**Observed On-site**	**Potential to Occur**
CNDDB/Holland (1986) Southern Coastal Salt Marsh **MCV (1995)** Cordgrass Series **NVCS (2009)** *Spartina foliosa* Herbaceous Alliance	G2 S2.1	Occurs at elevations ranging from 0 to 3 feet amsl on mudflats, banks, berms, and margins of bays and deltas. Plant community with long growing season and great abundance of suffrutescent species in the higher, drier sites. Dominant species include California cord grass (*Spartina foliosa*), pineapple weed (*Amblyopappus pussilus*), Watson's saltbush (*Atriplex watsonii*), beachwort (*Batis maritima*), alkaliweed (*Cressa truxiliensis*), salt marsh dodder (*Cuscuta sallna*), seashore saltgrass (*Distichlis spicata* var. *spicata*), alkali heath (*Frankenia grandifolia*), salt heliotrope (*Heliotropium curassavicum*), marsh jaumea (*Jaumea carnosa*), wire grass (*Juncus acutus sphaerocarpus*), and California seablite (*Suaeda californica*). Typical distribution includes bays, lagoons, and estuaries along the coast.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Cottonwood Willow Riparian Forest **MCV (1995)** Fremont Cottonwood Series **NVCS (2009)** *Populus fremontii* Forest Alliance	G3 S3.2	Found at elevations ranging from sea level to 7,874 feet amsl on floodplains, along low-gradient rivers, perennial or seasonally intermittent streams, springs, in lower canyons in desert mountains, in alluvial fans, and in valleys with a dependable subsurface water supply that varies considerably during the year. Fremont cottonwood is a dominant or co-dominant in the tree canopy with box elder, desert baccharis (*Baccharis sergiloides*), Oregon ash (*Fraxinus latifolia*), northern California black walnut (*Juglans hindsii*), California sycamore, coast live oak, narrowleaf willow (*Salix exigua*), Goodding's willow (*Salix goodingii*), polished willow (*Salix laevigata*), arroyo willow, pacific willow (*Salix lasiandra* ssp. *lasiandra*), and yellow willow (*Salix lutea*). Trees and less than 25 meters tall; canopy is continuous to open. Shrub layer is intermittent to open. Herbaceous layer is variable.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Dune Scrub **MCV (1995)** Mixed Saltbush Series **NVCS (2009)** *Atriplex* Shrubland Alliance	G1 S1.1	A dense coastal scrub community of scattered shrubs, subshrubs, and herbs that are generally less than 3 feet in height, often developing considerable cover, and often succulent. Characteristic species include saltbush (*Atriplex leucophylla*), California croton (*Croton californicus*), desert tea (*Ephedra californica*), coast goldenbush (*Isocoma menziesii* var. *vernonioides*), bush lupine (*Lupinus chamissonis*), box thorn (*Lycium brevipes*), prickly pear (*Opuntia littoralis*), lemonade berry (*Rhus integrifolia*), jojoba (*Simmondis chinensis*), and the nonnative crystalline iceplant (*Mesembryanthemum crystallinum*). Along the coast, Southern Dune Scrub intergrades with the Southern Foredune plant community.	No	**Absent** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution Affinities	Observed On-site	Potential to Occur
CNDDB/Holland (1986) Southern Foredunes **MCV (1995)** Sand Verbena-Beach Bursage Series **NVCS (2009)** *Ambrosia chamissonis* Herbaceous Alliance	G2 S2.1	A sparsely vegetated community that is dominated by perennial species with a high proportion of suffrutescent (slightly woody at base) up to one foot high. Species such as red sand verbena (*Abronia maritima*), beach burr (*Ambrosia* sp.), and the nonnative sea rocket (*Cakile* sp.) usually occur in exposed sites, and pink sand verbena (*Abronia umbellata*) and morning-glory (*Calystegia* sp.) occur in less exposed sites. Establishment of these plants reduces the amount of blowing sand, partially stabilizing the dunes.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Sycamore Alder Riparian Woodland **MCV (1995)** California Sycamore Series **NVCS (2009)** *Platanus racemosa* Woodland Alliance	G4 S4	Found at elevations ranging from sea level to 7,874 feet amsl in gullies, intermittent streams, springs, seeps, stream banks, and terraces adjacent to floodplains that are subject to high-intensity flooding. Soils are rocky or cobbly alluvium with permanent moisture at depth. California sycamore is a dominant or co-dominant in the tree canopy with white alder (*Alnus rhombifolia*), southern California black walnut, Fremont cottonwood, coast live oak, valley oak, narrowleaf willow, Gooding's willow, polished willow, arroyo willow, yellow willow, Peruvian pepper tree (*Schinus mole*), and California bay.	No	**Absent** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Valley Needlegrass Grassland **MCV (1995)** Foothill Needlegrass Series, Nodding Needlegrass Series, Purple Needlegrass Series **NVCS (2009)** *Nassella cernua* Herbaceous Alliance, *Nassella lepida* Herbaceous Alliance, *Nassella pulchra* Herbaceous Alliance	G3 S3.1	Occurs at elevations ranging from 0 to 5,577 feet amsl on all topographic locations. Soils may be deep with high clay content, loamy, sandy, or silty derived from mudstone, sandstone, or serpentine substrates. California melicgrass (*Melica californica*), Torrey melic (*Melica torreyana*), nodding needle grass (*Stipa cernua*), foothill needle grass (*Stipa lepida*) and/or purple needle grass (*Stipa pulchra*) is dominant or characteristically present in the herbaceous layer with other perennial grasses and herbs including spidergrass (*Aristida ternipes*), milkvetch (*Astragalus* spp.), wild oat (*Avena* spp.), bromes (*Bromus* spp.), fire reedgrass (*Calamagrostis koelerioides*), mariposa (*Calochortus* spp.), morning glory (*Calystegia* spp.), amole (*Chlorogalum pomeridianum*), clarkia (*Clarkia* spp.), common sandaster (*Corethrogyne filaginifolia*), turkey-mullein (*Croton setiger*), cryptantha (*Cryptantha* spp.), American wild carrot, (*Daucus pusillus*), blue dicks (*Dichelostemma capitatum*), blue wildrye (*Elymus glaucus*), buckwheat (*Eriogonum* spp.), erodium (*Erodium* spp.), California poppy (*Eschscholzia californica*), California fescue (*Festuca californica*), shortpod mustard (*Hirschfeldia incana*), narrow tarplant (*Holocarpha virgata*), meadow barley (*Hordeum brachyantherum*), June grass (*Koeleria macrantha*), goldfields (*Lasthenia* spp.), plantain (*Plantago* spp.), one sided blue grass (*Poa secunda*), sanicle (*Sanicula* spp.), western blue eyed grass (*Sisyrinchium bellum*), clover (*Trifolium* spp.) and/or fescue (*Vulpia* spp.). Emergent trees and shrubs may be present at low cover. Herbs are less than 3 feet; cover is open to continuous.	No	**Absent** This vegetation community does not occur within the project site.

* **U.S. Fish and Wildlife Service (USFWS)**

FE Endangered – any species which is in danger of extinction throughout all or a significant portion of its range.

FT Threatened – any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

California Department of Fish and Wildlife (CDFW)

SE Endangered – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST Threatened – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required under the California Endangered Species Act.

CSE Candidate State Endangered – The classification provided to a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Fish and Game Commission has formally noticed as being under review by the Department of Fish and Wildlife for addition to the list of endangered species, or a species for which the commission has published a notice of proposed regulation to add the species to the list of endangered species.

FP Fully Protected – any native species or subspecies of bird, mammal, fish, amphibian, or reptile that were determined by the State of California to be rare or face possible extinction.

SSC Species of Special Concern – any species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following criteria:

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

WL Watch List - taxa that were previously designated as “Species of Special Concern” but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

California Native Plant Society (CNPS) 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.

3 Plant that lack the necessary information to assign them to one of the other ranks or to reject them.

4 Plants of limited distribution – Watch List.

Threat Ranks

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

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

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

NatureServe Conservation Status Rank

The Global Rank (G#) reflects the overall condition and imperilment of a species throughout its global range. The Infraspecific Taxon Rank (T#) reflects the global situation of just the subspecies or variety. The State Rank (S#) reflects the condition and imperilment of an element throughout its range within California. (G#Q) reflects that the element is very rare but there are taxonomic questions associated with it; the calculated G rank is qualified by adding a Q after the G#). Adding a ? to a rank expresses uncertainty about the rank.

G1/T1 Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2/T2 Imperiled— At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3/T3 Vulnerable— At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4/T4	Apparently Secure— Uncommon but not rare; some cause for long-term concern due to declines or other factors.
G5/T5	Secure – Common; widespread and abundant.
S1	Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.
S2	Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.
S3	Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.
S4	Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

Attachment E

References

Calflora: Information on California plants for education, research and conservation. [web application]. 2020. Berkeley, California: The Calflora Database [a non-profit organization]. Accessed online at: https://www.calflora.org/.

California Department of Fish and Wildlife (CDFW). 2020. RareFind 5, California Natural Diversity Data Base, California. Data base report on threatened, endangered, rare or otherwise sensitive species and communities for the USGS *Dana Point, San Clemente, Laguna Beach,* and *San Juan Capistrano, California* 7.5-minute quadrangles.

California Native Plant Society (CNPS). 2020. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Accessed online at: http://www.rareplants.cnps.org/.

City of Dana Point. 1991, July 9. *City of Dana Point General Plan.*

City of Dana Point. 2020. Dana Point Municipal Code. Current through Ordinance 19-05 and the January 2020 code supplement.

Dixon, John. 2003, March 25. Memo to Ventura CCC Staff Regarding ESHA in the Santa Monica Mountains.

Google, Inc. 2020. Google Earth Pro Imagery Version 7.3.3.7699. Build date 05/07/2020.

Hamilton, R.A. and D.R. Willick. 1996. *The Birds of Orange County, California: Status and Distribution.* Sea and Sage Press, Irvine, California.

Jepson Flora Project. 2018. Jepson eFlora. Accessed online at: http://ucjeps.berkeley.edu/eflora/.

Lowther, P. E., C. Celada, N. K. Klein, C. C. Rimmer, and D. A. Spector. 2020. *Yellow Warbler (Setophaga petechia), version 1.0. In Birds of the World (A. F. Poole and F. B. Gill, Editors)*. Cornell Lab of Ornithology, Ithaca, New York.

Reid, F.A. 2006. *A Field Guide to Mammals of North America, Fourth Edition*. Houghton Mifflin Company, New York, New York.

Sibley, D.A. 2014. *The Sibley Guide to Birds, Second Edition*. Alfred A. Knopf, Inc., New York, New York.

Stebbins, R.C. 2003. *A Field Guide to Western Reptiles and Amphibians, Third Edition*. Houghton Mifflin Company, New York, New York.

U.S. Department of Agriculture (USDA). 2020. *Custom Soil Resource Report for Orange County and Part of Riverside County, California.* Accessed online at: http://websoilsurvey.nrcs.usda.gov/app/.

U.S. Fish and Wildlife Service (USFWS). 2007. *Orange County Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan.*

U.S. Fish and Wildlife Service (USFWS). 2010, September 29. *Coastal California Gnatcatcher (Polioptila californica californica) 5-year Review: Summary and Evaluation.*

U.S. Fish and Wildlife Service (USFWS). 2020. ECOS Environmental Conservation Online System: Information for Planning and Consultation (IPaC). Accessed online at: https://ecos.fws.gov/ipac/.

U.S. Fish and Wildlife Service (USFWS). 2020. ECOS Environmental Conservation Online System: Threatened and Endangered Species Active Critical Habitat Report. Accessed online at: https://ecos.fws.gov/ecp/report/table/critical-habitat.html.

U.S. Fish and Wildife Service (USFWS). 2020. National Wetlands Inventory. Accessed online at: https://www.fws.gov/wetlands/Data/Mapper.html.