

## **Appendix 5.3-1 Biological Resources Survey**

## Appendices

*This page intentionally left blank.*



Civil Engineering • Environmental • Land Surveying

2442 Second Avenue  
San Diego, California, 92101  
(P) 619.232.9200 (F) 619.232.9210

Consultants, Inc.

March 13, 2019

Mr. John DeWald  
c/o The Lightfoot Planning Group  
5900 Pasteur Court, Suite 110  
Carlsbad, California 92008

Subject: **Biological Resources Survey Report Update for the Solana Beach Senior Center Site  
Project No. DRP/SDP 17-14-20**

Dear Mr. DeWald,

REC Consultants, Inc. has prepared this letter to update biological resources documentation in the January 25, 2016 “Biological Resources Survey, Residential Care Facility, 959 Genevieve Street” report prepared by Affinis Environmental Services.

## **INTRODUCTION**

### **Project Background**

The 2.9-acre project site was originally surveyed by Affinis in 2011 and a report was prepared at that time. A survey update report was prepared by Affinis in 2014. A second update report was prepared by Affinis in 2016. Those reports are provided in **Attachment 1**. Because several years have passed since the last biological survey was conducted, REC resurveyed the site in 2019 and prepared this report to summarize current site conditions. The site’s location is shown in **Figures 1 and 2**.

### **Project Description**

The project description has not changed; please see attached Affinis report.

## **METHODS AND SURVEY LIMITATIONS**

The site was surveyed by REC Senior Biologist and Botanist Catherine MacGregor on March 11, 2019, between the hours of 10:40 and 11:45 AM. Temperature was 53 to 56 degrees Fahrenheit, sky was overcast, and wind was 0-3 miles per hour. The survey consisted of walking the site on foot in meandering transects, mapping vegetation, documenting all observed plant and animal species, and evaluating habitat for potential to support sensitive species. Site features were mapped on an aerial photograph and later transferred to ArcGIS.

Methodology also included records review. The previous Affinis reports for the site were reviewed, and California Natural Diversity Database (CNDDDB) records and U.S. Fish and Wildlife Services (USFWS) records were searched for sensitive species observations on or in close proximity to the site.

Survey limitations include under-representation of crepuscular, nocturnal, and fossorial wildlife; and late-blooming annual plants.

Vegetation and land cover classification in this report follow Holland (1986) as updated by Oberbauer et al. (2008), and guidelines for non-native grassland and disturbed land from the North County Multiple Habitat Conservation Program (NCMHCP). Plant taxonomy and nomenclature in this report follow the Jepson eFlora (Jepson 2017) and the Jepson Manual, second edition (Baldwin et al. 2012) for taxonomy and scientific names, and Rebman and Simpson (2014) for common names, with some rare plant common names from the California Native Plant Society (CNPS) Rare Plant Inventory (CNPS 2016). Wildlife taxonomy and nomenclature in this report follow *San Diego County Mammal Atlas* (Tremor et al. 2017) for mammals, Avibase (Lepage 2015) for birds, California Herps (Nafis 2015) for reptiles and amphibians, Butterflies of America (Warren et al. 2015) for butterflies, BugGuide (ISUDE 2015) for other insects and arachnids, and the Integrated Taxonomic Information System (ITIS 2015) for other invertebrates, as well as the San Diego Natural History Museum spider, butterfly, bird, reptile, and amphibian checklists for localized subspecies information (SDNHM 2005, 2002, and undated).

## RESULTS

### Vegetation

The following vegetation or land cover categories were found onsite: non-native grassland, non-native vegetation, landscaped land, disturbed land, and developed land. An updated aerial photograph of the site is provided in **Figure 3**, and 2019 vegetation mapping is shown in **Figure 4**. Vegetation and land cover categories are described below. Photographs are provided in **Attachment 2**. A list of all plants observed onsite is provided in **Attachment 3**.

#### Non-native (Annual) Grassland (Habitat Code 42200)

As defined in the NCMHCP,

“Annual grassland is a mixture of annual grasses and broad-leaved, herbaceous species. Annual species comprise from 50 percent to more than 90 percent of the vegetative cover, and most annuals are nonnative species. Nonnative grasses typically comprise at least 30 percent of the vegetation, although this number can be much higher in some years and lower in others, depending on land use and climatic conditions. Usually, the annual grasses are less than 1 m (3 ft) in height, and form a continuous or open cover. Emergent shrubs and trees may be present, but do not comprise more than 15 percent of the total vegetative cover. Characteristic annual grassland species include foxtail chess (*Bromus madritensis* ssp. *rubens*), ripgut grass (*Bromus diandrus*), wild oats (*Avena* spp.), fescues (*Vulpia* spp.), red-stem filaree (*Erodium cicutarium*), mustards (*Brassica* spp.), lupines (*Lupinus* spp.), and goldfields (*Lasthenia* spp.), among others.” (SANDAG 2003)

Non-native (annual) grassland onsite is dominated by ripgut brome grass (*Bromus diandrus*) and wild radish (*Raphanus sativus*). Other species in the non-native grassland include white-stem filaree (*Erodium moschatum*), London rocket (*Sisymbrium irio*), and oats. Non-native grassland occupies 0.52 acre onsite.

#### Non-native Vegetation (Habitat Code 11000)

Non-native vegetation is characterized by predominant non-native species introduced and established through human action. These areas are not typically artificially irrigated, but receive water from precipitation or runoff (Oberbauer et al. 2008) Areas that fit the category description for non-native grassland are not included in this category (see above).

Non-native vegetation onsite consists of thickets of tall castor bean in the northern area, ornamentals outside of landscaped areas, and areas dominated wild radish, dwarf nettle (*Urtica urens*), long-beak filaree (*Erodium botrys*), and other non-native species with not enough annual grass cover to qualify as non-native grassland. In the southern portion of the site, some native shrubs such as spreading goldenbush (*Isocoma menziesii* var. *menziesii*), coastal sagebrush (*Artemisia californica*) and California encelia (*Encelia californica*) have begun to spread onto the site from the adjacent Interstate 5 slope which is revegetated with planted coastal sage scrub species, but these native shrubs are not extensive enough onsite to be classified as coastal sage scrub habitat. Non-native vegetation occupies 1.74 acres onsite.

#### Landscaped (Habitat Code 1200)

This category applies to areas of vegetation onsite that are landscaped in association with development; it is a subcategory of developed land (see below). Vegetation is characterized by ornamental non-native plants (Oberbauer et al. 2008).

Landscaped areas onsite are dominated by sea-fig/hottentot-fig (highway iceplant) (*Carpobrotus* sp.), with other ornamentals such as eucalyptus (*Eucalyptus* spp.) and cyclops acacia (*Acacia cyclops*). Landscaped land occupies 0.31 acre onsite.

#### Disturbed Land (Habitat Code 11300)

As defined in the NCMHCP,

“Disturbed land includes areas in which the vegetative cover comprises less than 10 percent of the surface area (disregarding natural rock outcrops) and where there is evidence of soil surface disturbance and compaction (e.g., grading); or where the vegetative cover is greater than 10 percent, there is soil surface disturbance and compaction, and the presence of building foundations and debris (e.g., irrigation piping, fencing, old wells, abandoned farming or mining equipment) resulting from legal activities (as opposed to illegal dumping). Vegetation on disturbed land (if present) will have a high predominance of nonnative, weedy species that are indicators of surface disturbance and soil compaction, such as Russian thistle (*Salsola tragus*), telegraph weed (*Heterotheca grandiflora*), horehound (*Marrubium vulgare*), and sow-thistle (*Sonchus oleraceus*). Although nonnative grasses may be present on disturbed land, they do not dominate the vegetative cover. Examples of disturbed land include recently graded firebreaks,

graded construction pads, construction staging areas, off-road vehicle trails, and old homesites. Lands that meet the criteria for disturbed land but are identified in a subarea plan as agricultural land and have been cultivated in 3 of the last 5 years or according to accepted cultural practices (as determined by the County Agriculture Commission) are considered fallow agricultural land.” (SANDAG 2003)

Disturbed land onsite consists of heavily compacted and graveled entry drives and an area next to the northwestern driveway that has also been heavily compacted and disturbed. Plants observed growing in the disturbed areas included Mediterranean schismus (*Schismus barbatus*), garland daisy (*Glebionis coronaria*), and pygmyweed (*Crassula connata*). Disturbed land occupies 0.18 acre onsite.

Developed Land (Habitat Code 12000)

This land cover category consists of areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Developed land is characterized by permanent or semi-permanent structures, pavement or hardscape, and landscaped areas that often require irrigation. Areas where no natural land is evident due to a large amount of debris or other materials being placed upon it may also be considered urban/developed (e.g. car recycling plant, quarry). Developed land is typically unvegetated or landscaped with a variety of ornamental (usually non-native) plants. (Oberbauer et al. 2008)

Developed land onsite consists of the abandoned residence, greenhouse, and surrounding yard. Developed land occupies 0.15 acre onsite.

Vegetation and land cover categories are summarized in Table 1, below.

**Table 1. Vegetation/Land Cover Onsite**

Category	Existing Onsite (Acres)
Non-native grassland	0.52
Non-native vegetation	1.74
Landscaped	0.31
Disturbed	0.18
Developed	0.15
<b>TOTAL</b>	<b>2.90</b>

**Wildlife**

During REC’s 2019 survey, 12 wildlife species were observed onsite. The most common were house finches (*Haemorhous mexicanus*), California towhee (*Melospiza crissalis*), Anna’s hummingbird (*Calypte anna*), and honey bees (*Apis mellifera*). A list of all wildlife observed is provided in **Attachment 4**.

## **Sensitive Species**

For the purposes of this report, a sensitive or special-status plant or animal is any taxon (species, subspecies, or variety) that is officially listed by the State of California or the federal government as Endangered, Threatened, or Rare, or a candidate for one of those listings; classified as Fully Protected, Watch List, or Species of Special Concern by the California Department of Fish and Wildlife (CDFW); or included in California Rare Plant Ranks (CRPR) 1 through 4.

No sensitive species were detected onsite in 2019, and the site does not appear suitable for any sensitive species due to its disturbed condition and lack of native habitat.

Sensitive species documented near the site in CNDDDB consist of San Diego marsh-elder (*Iva hayesiana*), Del Mar manzanita (*Arctostaphylos glandulosa* subsp. *crassifolia*), Nuttall's scrub oak (*Quercus dumosa*), wart-stem ceanothus (*Ceanothus verrucosus*), and Del Mar sand-aster (*Corethrogyne filaginifolia* var. *linifolia*). None of these were observed onsite or are expected to occur onsite.

Coastal sage scrub habitat, which occurs offsite along Interstate 5, can support the federally listed coastal California gnatcatcher. CNDDDB and U.S. Fish and Wildlife Service records were checked for any occurrence in proximity to the site, and none were found. The closest record is approximately one-third mile southeast.

## **Sensitive Habitats**

No native sensitive habitats occur onsite. Although non-native grassland is not a native habitat, it potentially provides habitat for sensitive plant species and foraging area for raptors, and mitigation for loss of non-native grassland can be required depending on size and location.

No potentially jurisdictional wetlands or drainages are present onsite.

As described in the 2016 Affinis report, a strip of planted coastal sage scrub approximately 40 feet wide is present between the site and nearby Interstate 5. This Caltrans area would not be impacted by the project.

Sensitive habitat documented near the site in CNDDDB consists of southern maritime chaparral. No southern maritime chaparral occurs on or adjacent to the site.

As stated in the 2016 Affinis report, the site is not an Environmentally Sensitive Habitat Area (ESHA) due to lack of natural habitat and the site's location within surrounding development.

## **IMPACTS AND MITIGATION**

The senior center would develop almost all of the property, and the entire site is considered impacted as shown in Figure 4. Vegetation/land cover impacts and mitigation are summarized in Table 2, below.

**Table 2. Project Vegetation/Land Cover Impacts and Mitigation**

Category	Existing Onsite (Acres)	Impacted (Acres)	Mitigation Ratio	Mitigation Required (Acres)
Non-native grassland	0.52	0.52	0.5:1*	0.26
Non-native vegetation	1.74	1.74	-	-
Landscaped	0.31	0.31	-	-
Disturbed	0.18	0.18	-	-
Developed	0.15	0.15	-	-
<b>TOTAL</b>	<b>2.90</b>	<b>2.90</b>		<b>0.26</b>

The direct impact to 0.52 acre of non-native grassland is potentially significant and could require mitigation. As described in the 2016 Affinis report, the City of Solana Beach is covered under the NCMHCP but the City does not have its own Habitat Conservation Plan / Subarea Plan. The site is not within a NCMHCP Focused Planning Area. The NCMHCP requires that impacts to non-native grassland be provided at a ratio of 0.5:1. One of the following two methods of mitigation for impacts to non-native grassland will be implemented:

- Provide for 0.26 (0.3) acre (1,307 SF) of non-native grassland within the project boundaries with low-fuel volume (low foliage when dormant). Native grasses and fire-resistant shrubs, including but not limited to wild lilac (*Ceanothus* sp.), toyon (*Heteromeles arbutifolia*), and lemonade berry (*Rhus integrifolia*), shall be planted onsite in conjunction with completion of project grading/slope preparation, and would satisfy the requirement for 0.3-acre of restoration of native habitat. Other nonnative vegetation types may be considered and would be determined by the projects' landscape architect in consultation with the City;  
OR
- Provide written proof to the satisfaction of the City of the purchase of mitigation credits from a California Department of Fish and Wildlife certified mitigation bank for 0.26 (0.3) acre of nonnative grassland.

Mitigation acreage is typically sold in tenth-of-an-acre increments, so the required amount of offsite mitigation would be 0.3 acre.

Direct impacts to non-native vegetation, landscaped land, disturbed land, and developed land are not considered significant, and no mitigation would be required.

The project would not result in direct impacts to any sensitive species (including coastal California gnatcatcher), wetlands, or other sensitive biological resources.

Indirect impacts to offsite biological resources would not be significant because the site is already surrounded by Interstate 5 and existing development. Planted coastal sage scrub in the Caltrans right-of-way along Interstate 5, where it is already subject to substantial noise and other edge effects, would not be significantly indirectly impacted by the project.

The project would not significantly contribute to cumulative impacts because it is an infill project and impacts to 0.52 acre non-native grassland will be mitigated

## **OTHER CONSIDERATIONS**

The site contains one young native coast live oak tree (*Quercus agrifolia* var. *agrifolia*) that would be covered by the City's Local Coastal Program Native Tree Protection policies. This tree, which is approximately 4 ¼ inches DBH ("diameter at breast height") is located adjacent to the eastern fence line in the southeastern portion of the site. Native Tree Protection policies consists of the following

Policy 3.51: New development shall be sited and designed to preserve oak, sycamore, alder, willow, toyon, or other native trees that are not otherwise protected as ESHA. Removal of native trees shall be prohibited except where no other feasible alternative exists. Structures, including roads or driveways, shall be sited to prevent any encroachment into the root zone and to provide an adequate buffer outside of the root zone of individual native trees in order to allow for future growth.

Policy 3.52: New development on sites containing native trees shall include a tree protection plan.

Policy 3.53: Where the removal of native trees cannot be avoided through the implementation of project alternatives or where development encroachments into the protected zone of native trees result in the loss or worsened health of the trees, mitigation measures shall include, at a minimum, the planting of replacement trees on-site, if suitable area exists on the project site, at a ratio of 1:1 for every tree removed. Where onsite mitigation is not feasible, off-site mitigation shall be provided through planting replacement trees or by providing an in-lieu fee based on the type, size and age of the tree(s) removed. The number of replacement trees allowed to be planted within the very high fire hazard severity zone will be approved by the Fire Marshal. Proper spacing of tree trunks and canopies will be maintained in accordance with the Fire Code for trees in this zone. Any new or replacement tree planted in this zone shall be fire resistive and on the Planning and Fire Department approved planting list.

The existing oak tree will be impacted by the project. Mitigation at a 1:1 ratio will be provided by including coast live oak in the project landscape design.

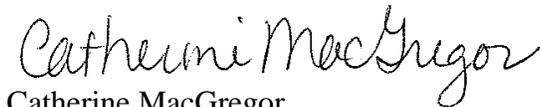
California Fish and Game Code Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the Fish and Game Code or any regulation made pursuant to the Code. The federal Migratory Bird Treaty Act prohibits the killing or transport of native migratory birds, or any part, nest, or egg or any such bird unless allowed by another regulation (such as for "game" birds). Therefore, all native, non-game birds on the site and property, and the nests and eggs of all native non-game birds, are protected during the nesting season even if these birds are not special-status or otherwise protected. Project conditions may include restrictions or guidelines regarding clearing of vegetation during bird nesting season.

## SUMMARY AND CONCLUSIONS

Biological resources onsite have not substantially changed since the previous Affinis surveys were conducted. Non-native grassland impacts decreased slightly from 0.61 to 0.52, with an updated mitigation requirement of 0.26 acre; however, mitigation acreage is typically sold in tenth-of-an-acre increments so the offsite mitigation requirement would be 0.3 acre. The only substantive change to mitigation is that the existing young coast live oak tree onsite will be mitigated at a 1:1 ratio by including this species in onsite landscaping.

This concludes REC's report. Please do not hesitate to contact REC with any questions or comments.

Sincerely,



Catherine MacGregor  
Senior Biologist and Botanist

## FIGURES

1. Regional Location
2. Vicinity Map
3. Project Site on Aerial Photograph
4. 2019 Biological Resources Mapping
5. Project Impacts

## ATTACHMENTS

1. 2016 Affinis "Biological Resources Survey, Residential Care Facility, 959 Genevieve Street" Report, including 2011 Report and 2014 Update
2. Solana Beach Senior Center March 2019 Site Photographs
2. Plants Observed on the Solana Beach Senior Center Site - 2019
3. Animals Observed on the Solana Beach Senior Center Site - 2019

## REFERENCES

Affinis (Affinis Environmental Services). 2011. Biological Resources Survey, Residential Care Facility, 959 Genevieve Street." Affinis Job No. 2429. Prepared for Mr. John DeWald, Pacific Sound Investments, LLC. December 20, 2011.

Affinis. 2016. Biological Resources Survey, Residential Care Facility, 959 Genevieve Street." Affinis Job No. 2593. Prepared for Mr. John DeWald, Pacific Sound Investments, LLC. January 25, 2016.

City of Solana Beach. 2018. City of Solana Beach Local Coastal Plan. February 2013, amended November 2018.

CNDDDB. 2019. California Natural Diversity Data Base RareFind5 searchable database, California

Department of Fish and Wildlife. <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data>

ISUDE (Iowa State University Department of Entomology). 2015. BugGuide. <http://bugguide.net/>

ITIS. 2015. Integrated Taxonomic Information System (ITIS). <http://itis.gov>

Jepson Flora Project (eds.). 2017. *Jepson eFlora*. <http://ucjeps.berkeley.edu/eflora/>

Lepage, D. 2015. Avibase, the World Bird Database. <http://avibase.bsc-eoc.org/>

Nafis, G. 2015. A Guide to the Amphibians and Reptiles of California. <http://www.californiaherps.com/>

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California", Robert F. Holland, Ph.D., October 1986.

Rebman, J. P. and M. G. Simpson. 2014. *Checklist of the Vascular Plants of San Diego County* (5<sup>th</sup> edition). San Diego, CA: San Diego Natural History Museum.

SANDAG (San Diego Association of Governments). 2003. Volume II, Final MHCP Plan, Biological Analysis and Permitting Conditions. March 2003. Accessed online at [https://www.sandag.org/programs/environment/habitat\\_preservation/mhcp\\_vol2.pdf](https://www.sandag.org/programs/environment/habitat_preservation/mhcp_vol2.pdf).

SDNHM (San Diego Natural History Museum). 2018. Amphibian and Reptile Atlas of Peninsular California. <http://herpatlas.sdnhm.org/>.

SDNHM. 2018. Google Earth Bird Atlas.

SDNHM. 2017. San Diego County Plant List Checklist. Accessed online at [http://www.sdplantatlas.org/checklist/checklist\\_sd.aspx](http://www.sdplantatlas.org/checklist/checklist_sd.aspx).

Tremor, Scott, Drew Stokes, Wayne Spencer, Jay Diffendorfer, Howard Thomas, Susan Chivers, and Phillip Unitt, eds. 2017. *San Diego County Mammal Atlas*. San Diego Natural History Museum: San Diego, CA.

Unitt, P. 2004. *San Diego County Bird Atlas*. San Diego Natural History Museum: San Diego, CA.

USFWS (U.S. Fish and Wildlife Service). 2015. Coastal California Gnatcatcher Occurrences from the Carlsbad Field Office, as provided by Data Basin 2019 at <https://databasin.org/search/#query=california%20gnatcatcher>.

Warren, A.D., K.J. Davis, E.M. Stangeland, J.P. Pelham and N.V. Grishin. 2015. Illustrated Lists of American Butterflies. <http://www.butterfliesofamerica.com/>



## **FIGURES**





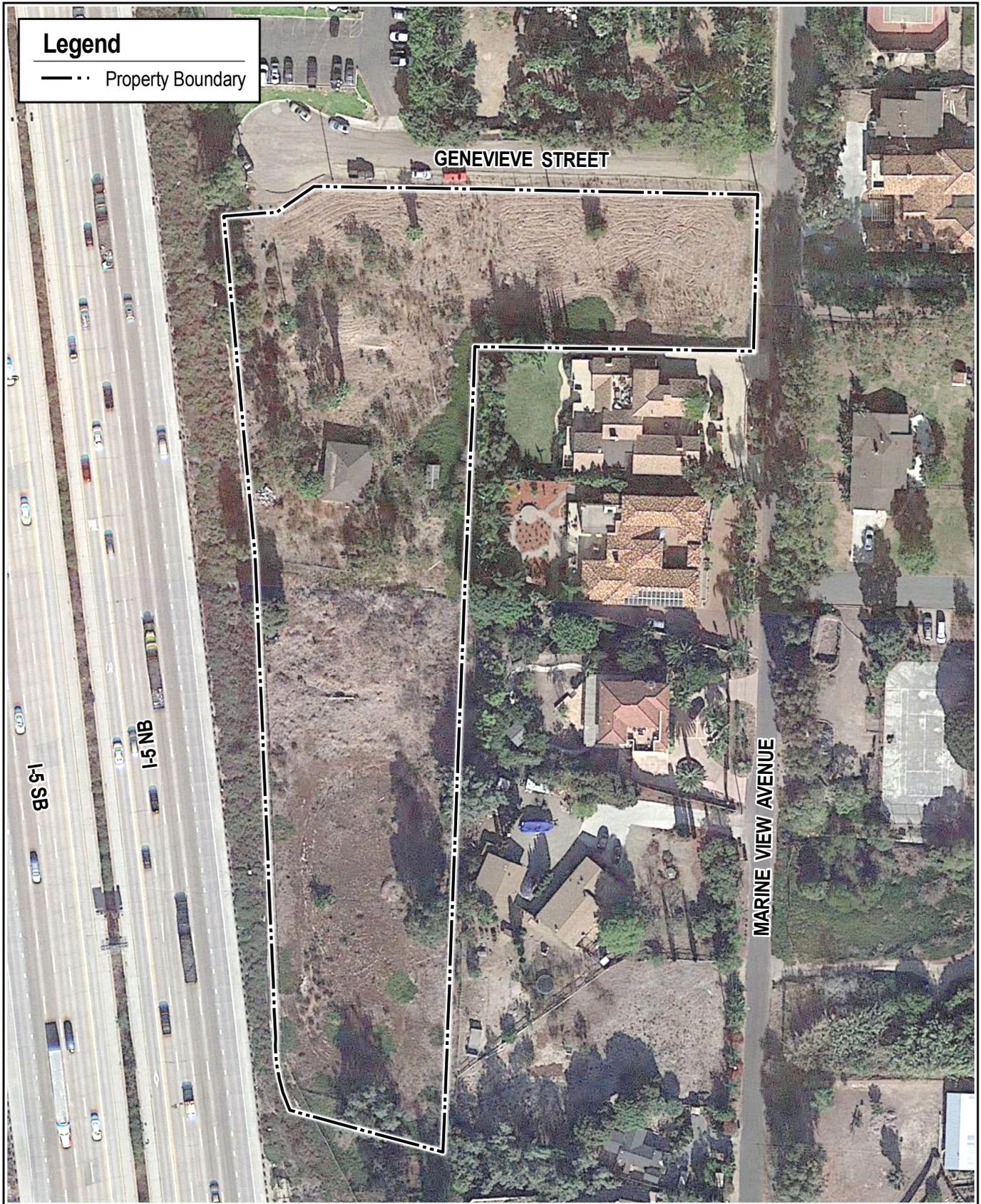
I:\Project\_Data\Solana\_Beach\_Senior\_Center\_1524\Final\_Maps\BioReport\_March2019\SBSC\_Fig-01\_RegionalMap\_030819.mxd



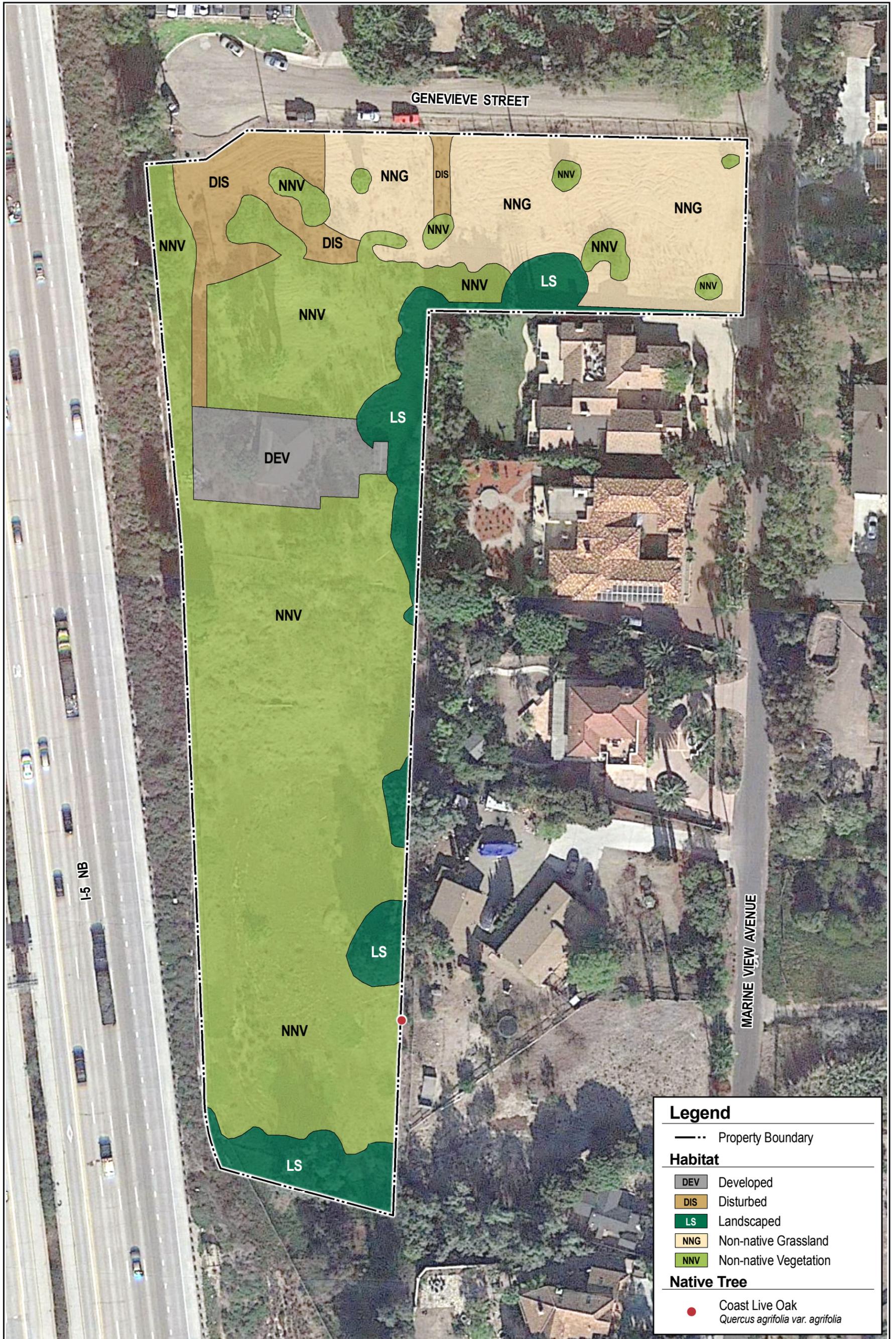


T:\Project\_Data\Solana\_Beach\_Senior\_Center\_1524\Final\_Maps\BioReport\_March2019\SBSC\_Fig-02\_VicinityMap\_030819.mxd









T:\Project\_Data\Solana\_Beach\_Senior\_Center\_1524\Final\_Maps\BioReport\_March2019\SBSC\_Fig\_04\_BiologicalResources\_031219.mxd





T:\Project\_Data\Solana\_Beach\_Senior\_Center\_1524\Final\_Maps\BioReport\_March2019\SBSC\_Fig-06\_Project\_Impacts\_031219.mxd



## **ATTACHMENT 1**

2016 Affinis “Biological Resources Survey, Residential Care Facility, 959 Genevieve Street” Report, including 2011 Report and 2014 Update





January 25, 2016

Mr. John DeWald  
Pacific Sound Investments, LLC  
1855 Freda Lane  
Cardiff, California 92007

RE: Biological Resources Survey, Residential Care Facility, 959 Genevieve Street  
(Affinis Job No. 2593)

Dear Mr. DeWald,

### 1. Introduction

A biological resources survey was conducted on a parcel adjacent to Genevieve Street in the City of Solana Beach. The 2.9-acre parcel is south of Genevieve Street, immediately east of Interstate 5. The property is located behind five single-family homes which front on Marine View Avenue.

A field survey was originally conducted in 2011 by Affinis and a report was prepared at that time (see attached). The purpose of the current survey was to determine if there were any changes to the biological resources previously recorded.

### 2. Methods and Survey Limitations

The updated survey was done on April 23, 2014 by Marcia Adams and Michael Busdosh. The survey was done between 10:00 and 11:00 a.m, with partly cloudy skies, a westerly breeze, and temperatures in the mid 60s. The property was largely traversed, although thick, weedy vegetation was impenetrable in some areas.

At the present time, the site remains largely vacant, although there is a single-family home occupied by a caretaker on-site along with an outbuilding. Several cars, recreational vehicles, and boats continue to be stored on the property.

### 3. Results

Vegetation. As shown in Figures 3-7 of the 2011 report, no native vegetation occurs on the property. A band of coastal sage scrub has been planted along the off-site slope below Interstate 5 (Figure 8), but only non-native vegetation is found on the site itself.

Conditions found during the 2014 survey were similar to those of the prior survey, except that the site now supports much more weedy vegetation. Portions of the property are nearly impassible due to extremely dense stands of wild radish (*Raphanus sativa*). This noxious weed has also spread to other areas of the site that formerly supported non-native grassland. The updated habitat mapping is shown in Figure 1.

The following table presents habitat acreages observed in 2011 and 2014:

HABITAT TYPE	2011 ACREAGE	2014 ACREAGE
Non-native grassland	1.53	0.61
Non-native vegetation	0.74	1.62
Developed	0.22	0.22
Landscaped	0.25	0.25
Disturbed	0.17	0.20
TOTAL	2.91	2.90

Please refer to the attached 2011 report for an explanation of the distinction between the habitat classifications.

Wildlife. During the updated survey, no avifauna were observed on-site. Pocket gopher (*Thomomys bottae*) mounds were abundant, as was sign of ground squirrel (*Thermopolis beecheyi*). No reptiles were observed. The caretaker advised that he has seen raccoons, coyotes, and on some occasions, cranes on the property.

Sensitive Species. No rare, endangered, or sensitive species were observed or are expected to occur due to the urban/disturbed nature of the property and its surroundings. The coastal California gnatcatcher (*Polioptila californica californica*) is most frequently found in coastal sage scrub habitat, but it would not likely occur in the off-site habitat due to the isolation of the habitat and the high noise levels associated with traffic on the freeway. It has not been reported from the project's vicinity by the California Department of Fish and Wildlife's Natural Diversity Database and was not detected during any of the field visits.

Sensitive Habitats. No sensitive native habitats occur on-site. While the City of Solana Beach is within the Coastal Overlay Zone, the project area would not be considered an Environmentally Sensitive Habitat Area (ESHA) due to the lack of native habitat and surrounding development. Additionally, the Draft EIR for the Solana Beach General Plan Update does not include this site on the City's list of ESHAs.

No natural drainage courses or hydrophytic plant species occur on the property. No jurisdictional wetlands or Waters of the US occur on-site. Similarly, no waters are present under the State's jurisdiction.

#### 4. Impacts and Mitigation

The preliminary grading plan for the project is shown in Figure 2. The project would consist of a 99-bed, approximately 80,000 sq ft residential care facility including assisted living and dementia care. Most of the site would be disturbed, with the exception of a small area in the southeastern corner of the property.

Sensitive Habitats. At the present time, the City of Solana Beach is covered under the SANDAG-approved North County Multiple Habitat Conservation Plan (NCMHCP), but the City does not have its own Habitat Conservation/Subarea Plan. The project area is not within a Focused Planning Area (FPA) per the NCMHCP. The Plan requires that mitigation to non-native grassland be provided at an 0.5:1 ratio. Therefore, the loss of 0.6 acres of non-native grassland would require 0.3 acre of mitigation per the NCMHCP.

Some other incorporated cities within San Diego County have adopted individual Habitat Conservation Plans/Subarea Plans (e.g., Oceanside, Carlsbad) to refine and further implement the goals and objectives of the larger “umbrella” plan afforded by the NCMHCP. As Solana Beach does not have a plan, the following options are suggested for mitigation of project impacts:

- Consider the loss of 0.6 acres of non-native grassland as “de minimus”, and require no mitigation. In the City of San Diego, loss of less than 1 acre of non-native grassland is not considered significant if the area is an infill lot surrounded by urban development and is not in close proximity to other habitat. This project would meet the definition of an infill project and thus could be exempted by the City if it chooses. Approval by the resource agencies would be desirable, but is not required as the project will not require any state or federal permits.
- The applicant could provide funds to the City via a Habitat Acquisition Fund, if available, or by purchasing credit in an approved mitigation bank.

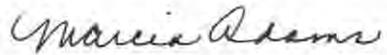
The applicant will need to work with the City to determine which option will be chosen.

Sensitive Species. Since the coastal California gnatcatcher is not likely to occur in off-site habitat, impacts to the species are not anticipated, and mitigation would not be required.

Other Considerations. One native tree species, blue elderberry (*Sambucus mexicana*) was noted on-site during the original biological survey conducted in 2011 near the area mapped as “landscaped” on Figure 3. While this is not considered to be a biologically sensitive species, the City’s Local Coastal Program (LCP) includes policies (3.51, 3.52, and 3.53) for protection of native trees. A review of field notes from 2011 indicates that the tree was in poor condition, likely due to on-going drought. The site was field checked on January 23, 2016 and it appears that the elderberry tree has since died,

with only broken trunks and limbs present. The remaining trees on-site are non-native (Eucalyptus, palm, tamarisk) and thus no protection or replacement of native trees would be required.

If you have any questions, please do not hesitate to call.

A handwritten signature in cursive script that reads "Marcia Adams".

Marcia Adams  
Biologist

**PREPARED FOR**

PACIFIC SOUND INVESTORS  
PREPARED IN APRIL, 2011

**SITE ADDRESS**

959 GENEVIEVE ST  
SOLANA BEACH, CA 92075

**APN**

298-390-51

**LEGAL DESCRIPTION**

PORTIONS OF LOTS 1 AND 2 IN BLOCK 3 OF KENNEYS MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 31, 1923

**BENCHMARK**

CITY OF SOLANA BEACH CONTROL POINT  
NO. 2004 PER RECORD OF SURVEY 18971  
IE 315.15 NAVD 88 CCS 83 2004.0

**KEY:**

- CSS = Coastal Sage Scrub (offsite)
- NNG = Non Native Grassland
- NNV = Non Native Vegetation
- LS = Landscape
- DEV = Developed
- D = Disturbed

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CROWN LINE
- EXISTING FENCE
- EXISTING MALL
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREE

**EASEMENT NOTE**

- CHICAGO TITLE REPORT #930022099-LS0  
DATED MARCH 21, 2011
- SCHEDULE "B" ITEMS
- 1) PROPERTY TAXES
  - 2) PROPERTY TAXES
  - 3) TAX LIEN IF ANY
  - 4) UTILITY EASEMENT REC 6-12-29 BK1634, PG444 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 5) UTILITY EASEMENT REC 10-24-29 BK1680, PG454 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 6) UTILITY EASEMENT REC 2-26-30 BK1741, PG182 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 7) RELINQUISHMENT OF ACCESS RIGHTS REC 5-14-62  
AS INSTRUMENT NO. 82067 OF O.R.
  - 8) RELINQUISHMENT OF ACCESS RIGHTS REC 11-6-70  
AS INSTRUMENT NO. 203703 OF O.R.
  - 9) THE EFFECT OF RECORD OF SURVEY 10172 IF ANY
  - 10) SEWER EASEMENT REC. 4-20-2004 AS  
INSTRUMENT NO. 2004-341341 OF O.R.
  - 11) THE EFFECT OF AN INSPECTION OR ALTA SURVEY
  - 12) RIGHTS OF POSSESSION IF ANY

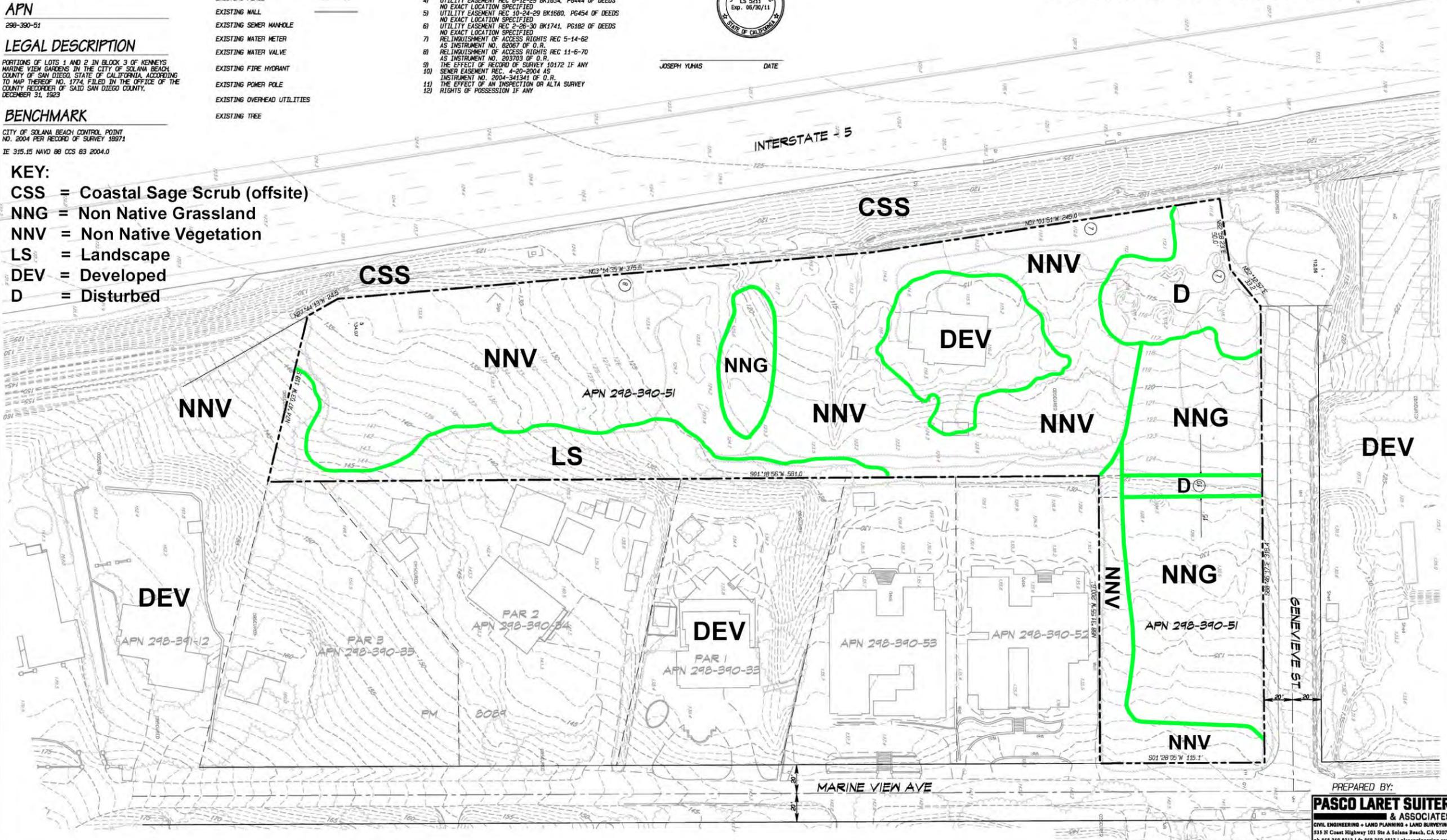
**NOTE**

BEARINGS & DISTANCES SHOWN HEREON  
ARE DERIVED FROM REC. INFO & NOT  
THE RESULT OF A PRECISE BOUNDARY  
SURVEY.



JOSEPH YUHAS DATE

**DRAFT COPY OF  
TOPOGRAPHIC SURVEY  
FOR PACIFIC SOUND INVESTORS**



PREPARED BY:  
**PASCO LARET SUITER & ASSOCIATES**  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
535 N Coast Highway 101 Ste A Solana Beach, CA 92075  
ph 858.259.8212 | fx 858.259.4812 | pascoplanning.com

**FIGURE 1**

**VEGETATION MAP**

Source: Pasco Laret Suiter & Associates, 2011

**Affinis**  
810 Jamacha Road  
Suite 206  
El Cajon, CA 92019

PREPARED FOR  
PACIFIC SOUND INVESTORS, LLC

SITE ADDRESS  
959 GENEVIEVE STREET  
SOLANA BEACH, CA 92075

APN'S  
298-390-51

LEGAL DESCRIPTION

PORTION OF LOTS 1 & 2 IN BLOCK 3 OF KENNEY'S MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774 REC 12-31-1923 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, BEING PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 28, 2003 AS DOC. NO. 2003-48729 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK USED TO ESTABLISH SAID ELEVATIONS IS THE CITY OF SOLANA BEACH, CONTROL POINT NUMBER 2004, PER RECORD OF SURVEY 18971.

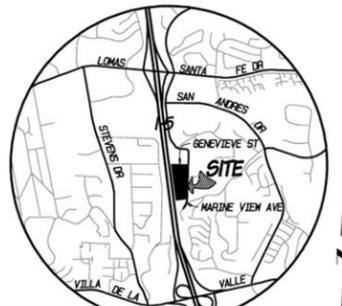
THE PUBLISHED NAVD88 ELEVATION OF SAID BENCHMARK IS 315.148 FEET, EPOC 2004.0

PROPOSED DISTURBED AREA

2.57 AC

LEGEND

DESCRIPTION	SYMBOL
SITE BOUNDARY	---
RIGHT-OF-WAY CENTERLINE	---
OFFSITE PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING CONTOUR LINE	---
EXISTING FENCE	X-X
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING OVERHEAD UTILITIES	E
PROPOSED CONTOUR LINE	---
PROPOSED LIMIT OF GRADING	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED LOWER BUILDING LEVEL	---
PROPOSED RETAINING WALL	---
PROPOSED CUT SLOPE	---
PROPOSED BROW DITCH	---
PROPOSED DRAINAGE DIRECTION	---
PROPOSED PERMANENT BMP AREA	---
PROPOSED PVC STORMDRAIN	---
PROPOSED DRAIN INLET	---
PROPOSED RIP-RAP ENERGY DISSIPATOR	---
PROPOSED CONCRETE DROP INLET	---
PROPOSED BOX CULVERT	---
PROPOSED CONCRETE WING HEADWALL	---
TYPE G CATCH BASIN	---
PROPOSED SAWCUT LINE	---
PROPOSED G-2 CURB, GUTTER & G-7 SIDEWALK	---
PROPOSED ROLLED CURB & DG SIDEWALK	---
PROPOSED AC PAVING	---
PROPOSED ENHANCED PAVING PER LANDSCAPE PLAN	---



# PRELIMINARY GRADING PLAN FOR RESIDENTIAL CARE FACILITY 959 GENEVIEVE STREET

ESTIMATED EARTHWORK QUANTITIES

27,000 CY CUT	NOTE: GRADING QUANTITIES HEREON REPRESENT COMPACTED SOIL VOLUMES AND DO NOT ACCOUNT FOR SPILLS, GENERATED FROM FOOTINGS OR UTILITY TRENCHES OR FOR REMEDIAL GRADING THAT MAY BE REQUIRED PER THE PROJECT GEOTECHNICAL RECOMMENDATIONS
2,000 CY FILL	
25,000 CY NET EXPORT	

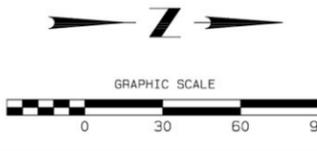
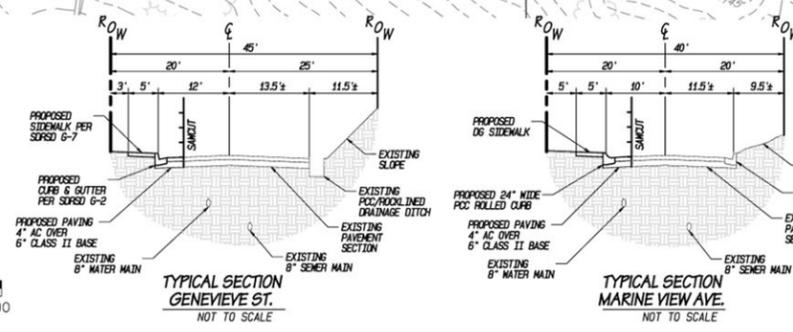
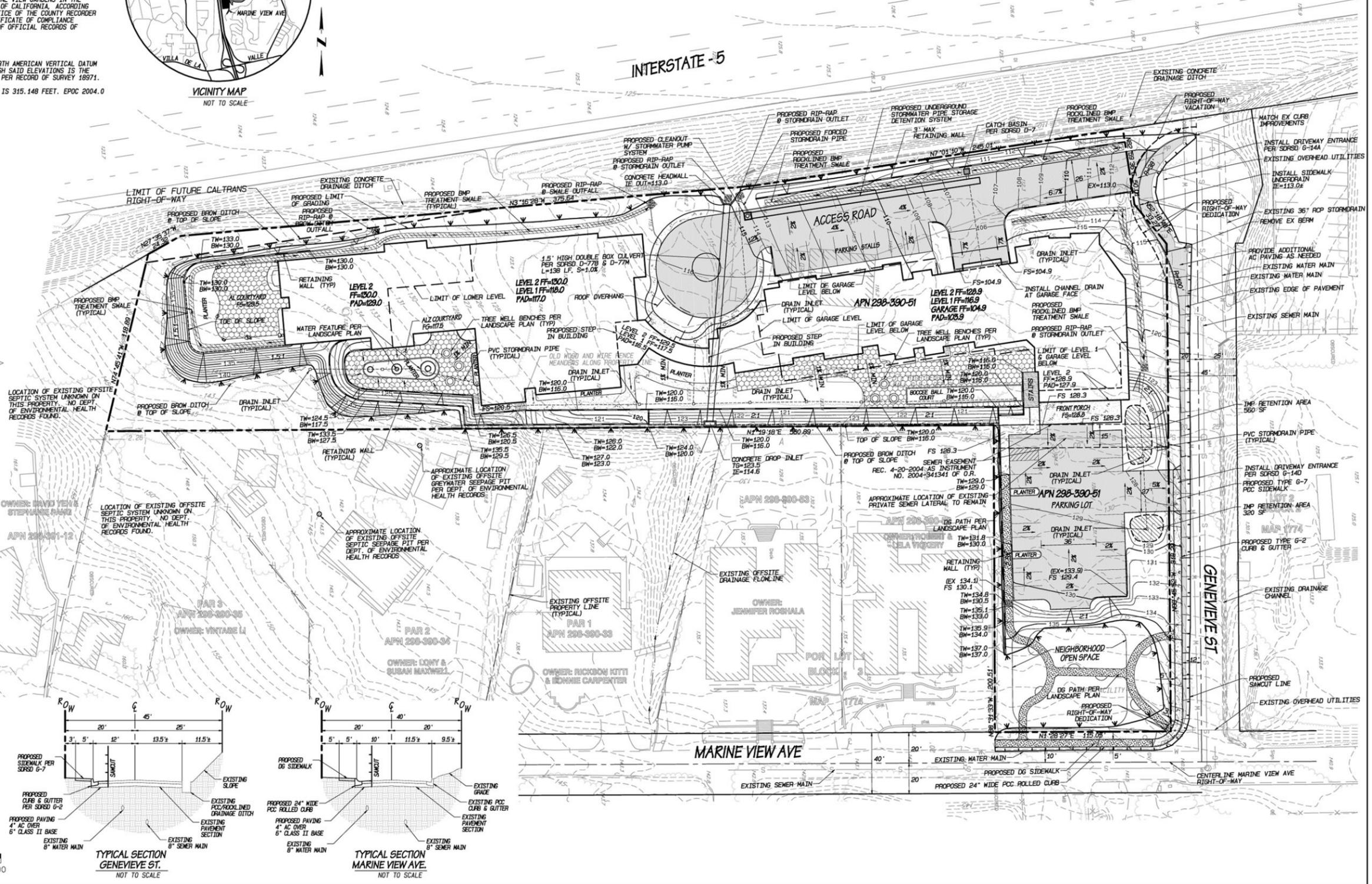


FIGURE 2

PRELIMINARY GRADING PLAN

**Affinis**  
810 Jamacha Road  
Suite 206  
El Cajon, CA 92019



June 4, 2014

Mr. John DeWald  
Pacific Sound Investments, LLC  
1855 Freda Lane  
Cardiff, California 92007

RE: Biological Resources Survey, Residential Care Facility, 959 Genevieve Street  
(Affinis Job No. 2593)

Dear Mr. DeWald,

### 1. Introduction

A biological resources survey was conducted on a parcel adjacent to Genevieve Street in the City of Solana Beach. The 2.9-acre parcel is south of Genevieve Street, immediately east of Interstate 5. The property is located behind five single-family homes which front on Marine View Avenue.

A field survey was originally conducted in 2011 by Affinis and a report was prepared at that time (see attached). The purpose of the current survey was to determine if there were any changes to the biological resources previously recorded.

### 2. Methods and Survey Limitations

The updated survey was done on April 23, 2014 by Marcia Adams and Michael Busdosh. The survey was done between 10:00 and 11:00 a.m, with partly cloudy skies, a westerly breeze, and temperatures in the mid 60s. The property was largely traversed, although thick, weedy vegetation was impenetrable in some areas.

At the present time, the site remains largely vacant, although there is a single-family home occupied by a caretaker on-site along with an outbuilding. Several cars, recreational vehicles, and boats continue to be stored on the property.

### 3. Results

Vegetation. As shown in Figures 3-7 of the 2011 report, no native vegetation occurs on the property. A band of coastal sage scrub has been planted along the off-site slope below Interstate 5 (Figure 8), but only non-native vegetation is found on the site itself.

Conditions found during the 2014 survey were similar to those of the prior survey, except that the site now supports much more weedy vegetation. Portions of the property are nearly impassible due to extremely dense stands of wild radish (*Raphanus sativa*). This noxious weed has also spread to other areas of the site that formerly supported non-native grassland. The updated habitat mapping is shown in Figure 1.

The following table presents habitat acreages observed in 2011 and 2014:

HABITAT TYPE	2011 ACREAGE	2014 ACREAGE
Non-native grassland	1.53	0.61
Non-native vegetation	0.74	1.62
Developed	0.22	0.22
Landscaped	0.25	0.25
Disturbed	0.17	0.20
TOTAL	2.91	2.90

Please refer to the attached 2011 report for an explanation of the distinction between the habitat classifications.

Wildlife. During the updated survey, no avifauna were observed on-site. Pocket gopher (*Thomomys bottae*) mounds were abundant, as was sign of ground squirrel (*Thermopolis beecheyi*). No reptiles were observed. The caretaker advised that he has seen raccoons, coyotes, and on some occasions, cranes on the property.

Sensitive Species. No rare, endangered, or sensitive species were observed or are expected to occur due to the urban/disturbed nature of the property and its surroundings. The coastal California gnatcatcher (*Polioptila californica californica*) is most frequently found in coastal sage scrub habitat, but it would not likely occur in the off-site habitat due to the isolation of the habitat and the high noise levels associated with traffic on the freeway.

#### 4. Impacts and Mitigation

The preliminary grading plan for the project is shown in Figure 2. The project would consist of a 99-bed, approximately 80,000 sq ft residential care facility including assisted living and dementia care. Most of the site would be disturbed, with the exception of a small area in the southeastern corner of the property.

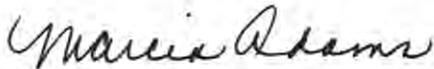
At the present time, the City of Solana Beach is covered under the SANDAG-approved North County Multiple Habitat Conservation Plan (NCMHCP), but the City does not have its own Habitat Conservation/Subarea Plan. The NCMHCP requires that mitigation to non-native grassland be provided at an 0.5:1 ratio. Therefore, the loss of 0.6 acres of non-native grassland would require 0.3 acre of mitigation per the NCMHCP.

Some other incorporated cities within San Diego County have adopted individual Habitat

Conservation Plans/Subarea Plans (e.g., Oceanside, Carlsbad) to refine and further implement the goals and objectives of the larger “umbrella” plan afforded by the NCMHCP. As Solana Beach does not have a plan, the following options are suggested for mitigation of project impacts:

- Consider the loss of 0.6 acres of non-native grassland as “de minimus,” and require no mitigation. In the City of San Diego, loss of less than 1 acre of non-native grassland is not considered significant if the area is an infill lot surrounded by urban development and is not in close proximity to other habitat. This project would meet the definition of an infill project and thus could be exempted by the City if it chooses. Approval by the resource agencies would be desirable, but is not required as the project will not require any state or federal permits.
- If mitigation is required, restoration of native habitat on-site might be possible to provide necessary 0.3-acre in the southeastern portion of the property, provided it is low-fuel volume. Native grasses and fire-resistant shrubs such as wild lilac (*Ceanothus* sp.), toyon (*Heteromeles arbutifolia*), and lemonade berry (*Rhus integrifolia*) could be planted upon completion of project grading/slope preparation.
- The applicant could provide funds to the City via a Habitat Acquisition Fund, if available, or by purchasing credit in an approved mitigation bank.

If you have any questions, please do not hesitate to call.



Marcia Adams  
Biologist



**PREPARED FOR**

PACIFIC SOUND INVESTORS  
PREPARED IN APRIL, 2011

**SITE ADDRESS**

959 GENEVIEVE ST  
SOLANA BEACH, CA 92075

**APN**

298-390-51

**LEGAL DESCRIPTION**

PORTIONS OF LOTS 1 AND 2 IN BLOCK 3 OF KENNEYS MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 31, 1923

**BENCHMARK**

CITY OF SOLANA BEACH CONTROL POINT  
NO. 2004 PER RECORD OF SURVEY 18971  
IE 315.15 NAVD 88 CCS 83 2004.0

**KEY:**

- CSS = Coastal Sage Scrub (offsite)
- NNG = Non Native Grassland
- NNV = Non Native Vegetation
- LS = Landscape
- DEV = Developed
- D = Disturbed

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CROWN LINE
- EXISTING FENCE
- EXISTING MALL
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREE

**EASEMENT NOTE**

- CHICAGO TITLE REPORT #930022099-LS0  
DATED MARCH 21, 2011
- SCHEDULE "B" ITEMS
- 1) PROPERTY TAXES
  - 2) PROPERTY TAXES
  - 3) TAX LIEN IF ANY
  - 4) UTILITY EASEMENT REC 6-12-29 BK1634, PG444 OF DEEDS NO EXACT LOCATION SPECIFIED
  - 5) UTILITY EASEMENT REC 10-24-29 BK1680, PG454 OF DEEDS NO EXACT LOCATION SPECIFIED
  - 6) UTILITY EASEMENT REC 2-26-30 BK1741, PG182 OF DEEDS NO EXACT LOCATION SPECIFIED
  - 7) RELINQUISHMENT OF ACCESS RIGHTS REC 5-14-62 AS INSTRUMENT NO. 82067 OF O.R.
  - 8) RELINQUISHMENT OF ACCESS RIGHTS REC 11-6-70 AS INSTRUMENT NO. 203703 OF O.R.
  - 9) THE EFFECT OF RECORD OF SURVEY 10172 IF ANY
  - 10) SEWER EASEMENT REC. 4-20-2004 AS INSTRUMENT NO. 2004-341341 OF O.R.
  - 11) THE EFFECT OF AN INSPECTION OR ALTA SURVEY
  - 12) RIGHTS OF POSSESSION IF ANY

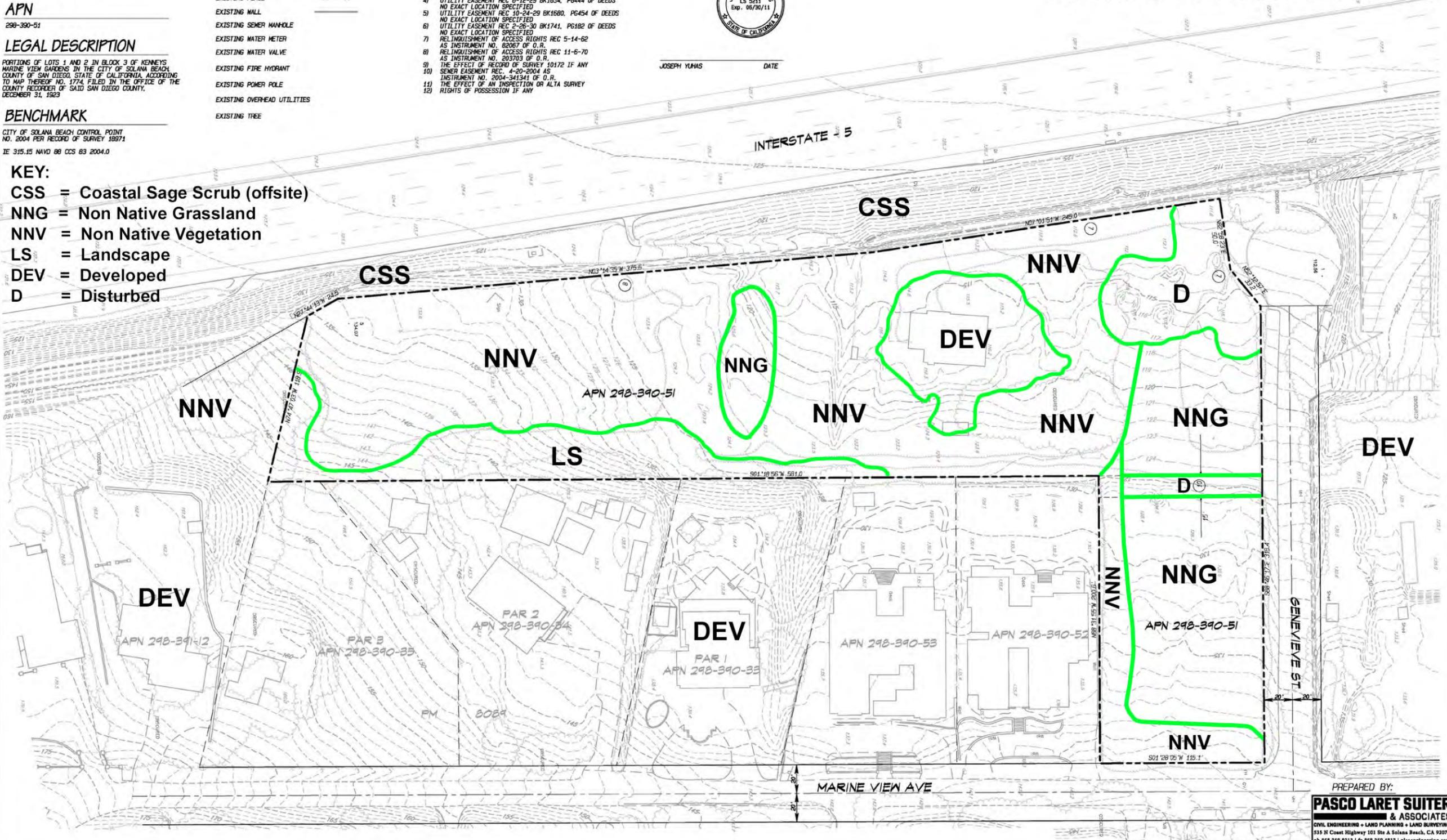
**NOTE**

BEARINGS & DISTANCES SHOWN HEREON ARE DERIVED FROM REC. INFO & NOT THE RESULT OF A PRECISE BOUNDARY SURVEY.



JOSEPH YUHAS DATE

**DRAFT COPY OF TOPOGRAPHIC SURVEY FOR PACIFIC SOUND INVESTORS**



PREPARED BY:  
**PASCO LARET SUITER & ASSOCIATES**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 535 N Coast Highway 101 Ste A Solana Beach, CA 92075  
 ph 858.259.8212 | fx 858.259.4812 | plscengr.com

**FIGURE 1**

**VEGETATION MAP**

Source: Pasco Laret Suiter & Associates, 2011

**Affinis**  
 810 Jamacha Road  
 Suite 206  
 El Cajon, CA 92019

PREPARED FOR  
PACIFIC SOUND INVESTORS, LLC

SITE ADDRESS  
959 GENEVIEVE STREET  
SOLANA BEACH, CA 92075

APN'S  
298-390-51

LEGAL DESCRIPTION

PORTION OF LOTS 1 & 2 IN BLOCK 3 OF KENNEY'S MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774 REC 12-31-1923 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, BEING PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 28, 2003 AS DOC. NO. 2003-48729 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

BENCHMARK

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK USED TO ESTABLISH SAID ELEVATIONS IS THE CITY OF SOLANA BEACH, CONTROL POINT NUMBER 2004, PER RECORD OF SURVEY 18971.

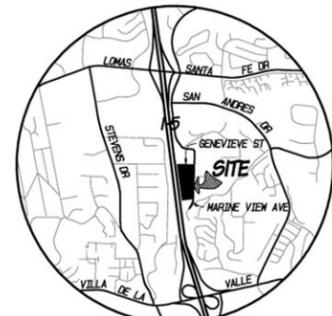
THE PUBLISHED NAVD88 ELEVATION OF SAID BENCHMARK IS 315.148 FEET, EPOC 2004.0

PROPOSED DISTURBED AREA

2.57 AC

LEGEND

DESCRIPTION	SYMBOL
SITE BOUNDARY	---
RIGHT-OF-WAY CENTERLINE	---
OFFSITE PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING CONTOUR LINE	134
EXISTING FENCE	X X
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING OVERHEAD UTILITIES	E
PROPOSED CONTOUR LINE	134
PROPOSED LIMIT OF GRADING	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED LOWER BUILDING LEVEL	---
PROPOSED RETAINING WALL	---
PROPOSED CUT SLOPE	---
PROPOSED BROW DITCH	---
PROPOSED DRAINAGE DIRECTION	---
PROPOSED PERMANENT BMP AREA	---
PROPOSED PVC STORMDRAIN	---
PROPOSED DRAIN INLET	---
PROPOSED RIP-RAP ENERGY DISSIPATOR	---
PROPOSED CONCRETE DROP INLET	---
PROPOSED BOX CULVERT	---
PROPOSED CONCRETE WING HEADWALL	---
TYPE G CATCH BASIN	---
PROPOSED SAWCUT LINE	---
PROPOSED G-2 CURB, GUTTER & G-7 SIDEWALK	---
PROPOSED ROLLED CURB & DG SIDEWALK	---
PROPOSED AC PAVING	---
PROPOSED ENHANCED PAVING PER LANDSCAPE PLAN	---



# PRELIMINARY GRADING PLAN FOR RESIDENTIAL CARE FACILITY 959 GENEVIEVE STREET

ESTIMATED EARTHWORK QUANTITIES

27,000 CY CUT	NOTE: GRADING QUANTITIES HEREON REPRESENT COMPACTED SOIL VOLUMES AND DO NOT ACCOUNT FOR SPILLS, GENERATED FROM FOOTINGS OR UTILITY TRENCHES OR FOR REMEDIAL GRADING THAT MAY BE REQUIRED PER THE PROJECT GEOTECHNICAL RECOMMENDATIONS
2,000 CY FILL	
25,000 CY NET EXPORT	

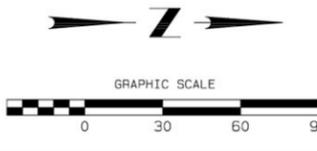
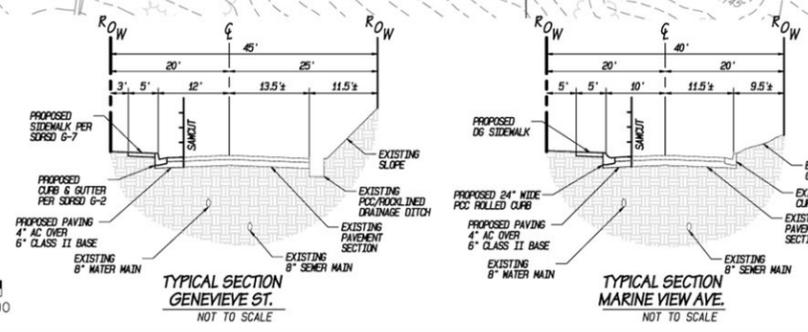
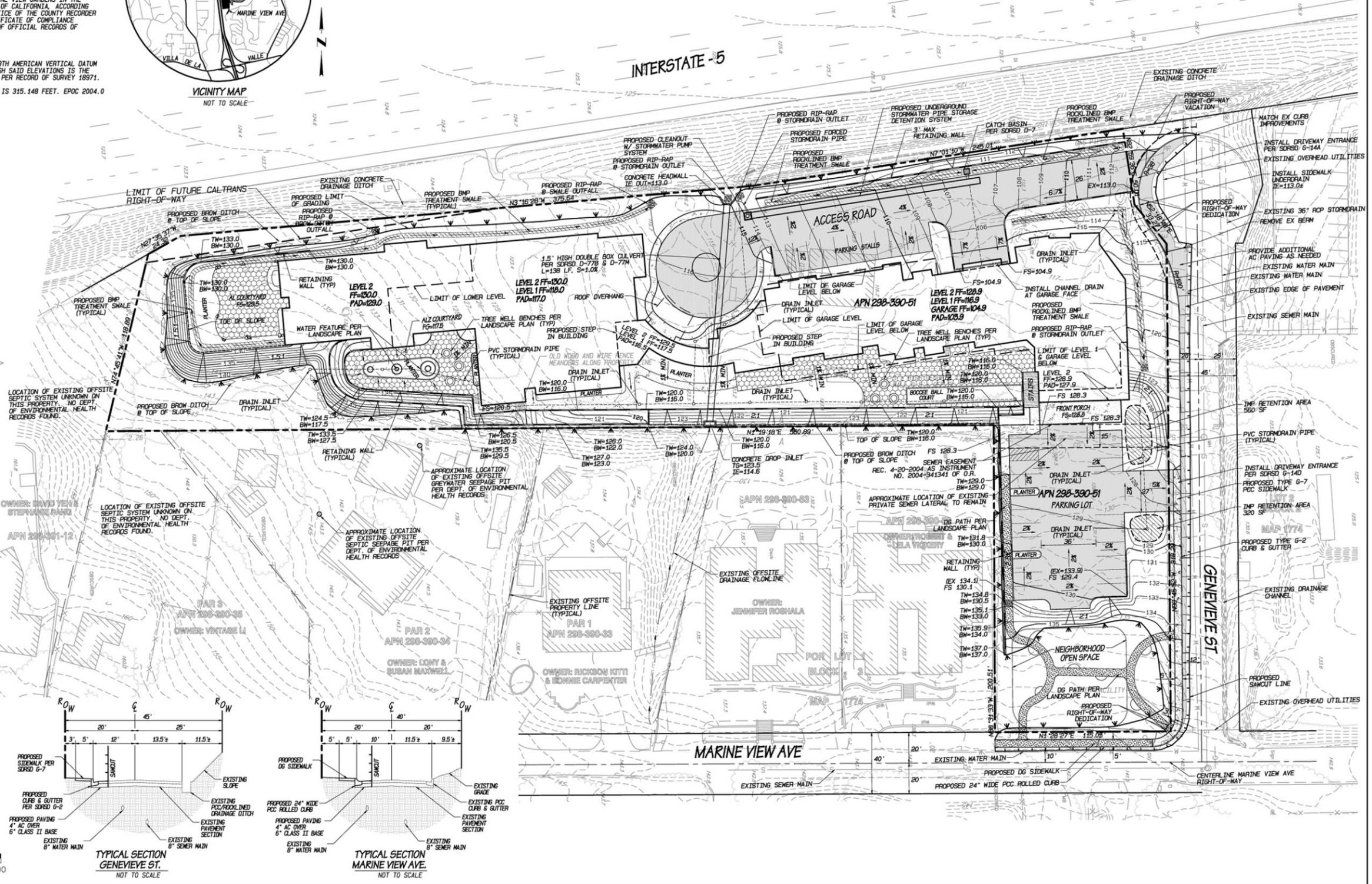


FIGURE 2

PRELIMINARY GRADING PLAN

**Affinis**  
810 Jamacha Road  
Suite 206  
El Cajon, CA 92019

**ATTACHMENT**

**2011 REPORT**



December 20, 2011

Mr. John DeWald  
Pacific Sound Investments, LLC  
1855 Freda Lane  
Cardiff, California 92007

RE: Biological Resources Survey, Residential Care Facility, 959 Genevieve Street (Affinis Job No. 2429)

Dear Mr. DeWald.

#### 1. Introduction

A biological resources survey was conducted on a parcel adjacent to Genevieve Street in the City of Solana Beach (Figures 1 and 2). The 2.9-acre parcel is south of Genevieve Street, immediately east of Interstate 5. The property is located behind five single-family homes which front on Marine View Avenue.

The purpose of the survey was to determine if any sensitive biological resources would be impacted by construction of a proposed senior care facility on-site.

#### 2. Methods and Survey Limitations

A field survey was conducted on April 4, 2011 by Affinis biologist Marcia Adams and field crew member Andy Giletti. The survey was done between 10:00 and 11:30 a.m, with partly cloudy skies, a westerly breeze, and temperatures in the upper 60s. The property was traversed on foot.

The site is largely vacant, although there is an abandoned house on-site along with an outbuilding. At the time of the survey, several recreational vehicles and boats were stored on the property.

The site slopes gently from the southeast to the northwest. Elevations range from approximately 147 feet above mean sea level (amsl) in the southeastern corner to about 113 feet amsl in the northeastern corner. Soils mapped by the US Soil Conservation Service are Corralitos loamy sand, 9-15% slopes (Bowman, 1973).

### 3. Results

Vegetation. As shown in Figures 3-7, no native vegetation occurs on the property. A band of coastal sage scrub has been planted along the off-site slope below Interstate 5 (Figure 8), but only non-native vegetation is found on the site itself. As detailed in Appendix 1, 23 vascular plant species were recorded on-site; 19 (83%) are non-native species. Five vegetative associations were mapped, including:

- Non-native grassland (Figures 3 and 4). Areas supporting at least a 30 percent cover of non-native grasses were mapped as non-native grassland (1.53 acres). These areas are largely dominated by ripgut grass (*Bromus diandrus*) and foxtail chess (*Bromus madritensis* L. ssp. *madritensis*). Also occurring were some patches of saltgrass (*Distichlis spicata*). Many non-native flowering weeds were also observed, including garland chrysanthemum (*Chrysanthemum coronarium*), wild radish (*Raphanus sativus*), and storksbill (*Erodium* sp.). A few native wildflowers (California poppy, Lupine) were noted, near the slopes below Interstate 5.
- Non-native vegetation (Figures 3 and 5). Areas dominated by weeds with less than a 30 percent ground cover of non-native grasses were mapped as non-native vegetation (0.74 acres). These areas were largely dominated by garland chrysanthemum, wild radish, and storksbill, also with other weedy species such as sweet clover (*Melilotus indica*), fleabane (*Conyza bonarinsis*), mustard (*Brassica* sp) and cheeseweed (*Malva parviflora*).
- Developed (0.22 acre). This includes the area of the abandoned house, driveway, outbuilding, and associated driveways/paths. (No photos were taken here, as there appeared to be someone living on-site in a motor home adjacent to the abandoned house).
- Landscaped (Figures 3 and 6; 0.25 acres). Landscaping for residences to the east has escaped onto portions of the eastern site boundary and includes species such as iceplant (*Carpobrotus* and *Aptenia* sp.), Eucalyptus, fan palms, acacias, and tamarisk.
- Disturbed (Figures 3 and 7; 0.17 acres). An area largely devoid of vegetation is present along the northeastern edge of the property was mapped as disturbed habitat.

Wildlife. Little wildlife was observed on the property, and consisted primarily of common birds adapted to urban settings. These included bushtit (*Psaltriparus minimus*), California towhee (*Pipilo crissalis*), scrub jay (*Aphelocoma coerulescens*), house finch (*Carpodacus mexicanus*), and Anna's hummingbird (*Calypte anna*). Pocket gopher (*Thomomys bottae*) mounds were abundant across the site. No reptiles were observed.

Sensitive Species. No rare, endangered, or sensitive species were observed or are expected to occur due to the urban/disturbed nature of the property and its surroundings. The coastal California gnatcatcher (*Poliophtila californica californica*) is most frequently found in coastal sage scrub habitat, but it would not likely occur in the off-site habitat due to the isolation of the habitat and the high noise levels associated with traffic on the freeway.

#### 4. Impacts and Mitigation

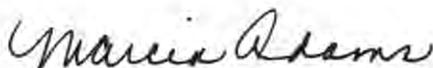
The preliminary grading plan for the project is shown in Figure 9. The project would consist of a 99-bed, approximately 80,00 sq ft residential care facility including assisted living and dementia care. Most of the site would be disturbed, with the exception of a small area in the southeastern corner of the property.

At the present time, the City of Solana Beach is covered under the SANDAG-approved North County Multiple Habitat Conservation Plan (NCMHCP), but the City does not have its own Habitat Conservation/Subarea Plan. The NCMHCP requires that mitigation to non-native grassland be provided at an 0.5:1 ratio. Therefore, the loss of 1.5 acres of non-native grassland would require 0.75 acre of mitigation per the NCMHCP.

Some other incorporated cities within San Diego County have adopted individual Habitat Conservation Plans/Subarea Plans (e.g., Oceanside, Carlsbad) to refine and further implement the goals and objectives of the larger “umbrella” plan afforded by the NCMHCP. As Solana Beach does not have a plan, the following options are suggested for mitigation of project impacts:

- Consider the loss of 1.5 acres of non-native grassland as “de minimus,” and require no mitigation. In the City of San Diego, loss of less than 1 acre of non-native grassland is not considered significant if the area is an infill lot surrounded by urban development and is not in close proximity to other habitat. While the project would impact more than one acre, it would meet the definition of an infill project and thus could be exempted by the City if it chooses. Approval by the resource agencies would be desirable, but is not required as the project will not require any state or federal permits.
- If mitigation is required, restoration of native habitat on-site might be possible to provide a portion of the 0.75 acre in the southeastern portion of the property, provided it is low-fuel volume. Native grasses and fire-resistant shrubs such as wild lilac (*Ceanothus* sp.), toyon (*Heteromeles arbutifolia*), and lemonade berry (*Rhus integrifolia*) could be planted upon completion of project grading/slope preparation.
- The applicant could provide funds to the City via a Habitat Acquisition Fund, if available, or by purchasing credit in an approved mitigation bank.

If you have any questions, please do not hesitate to call.



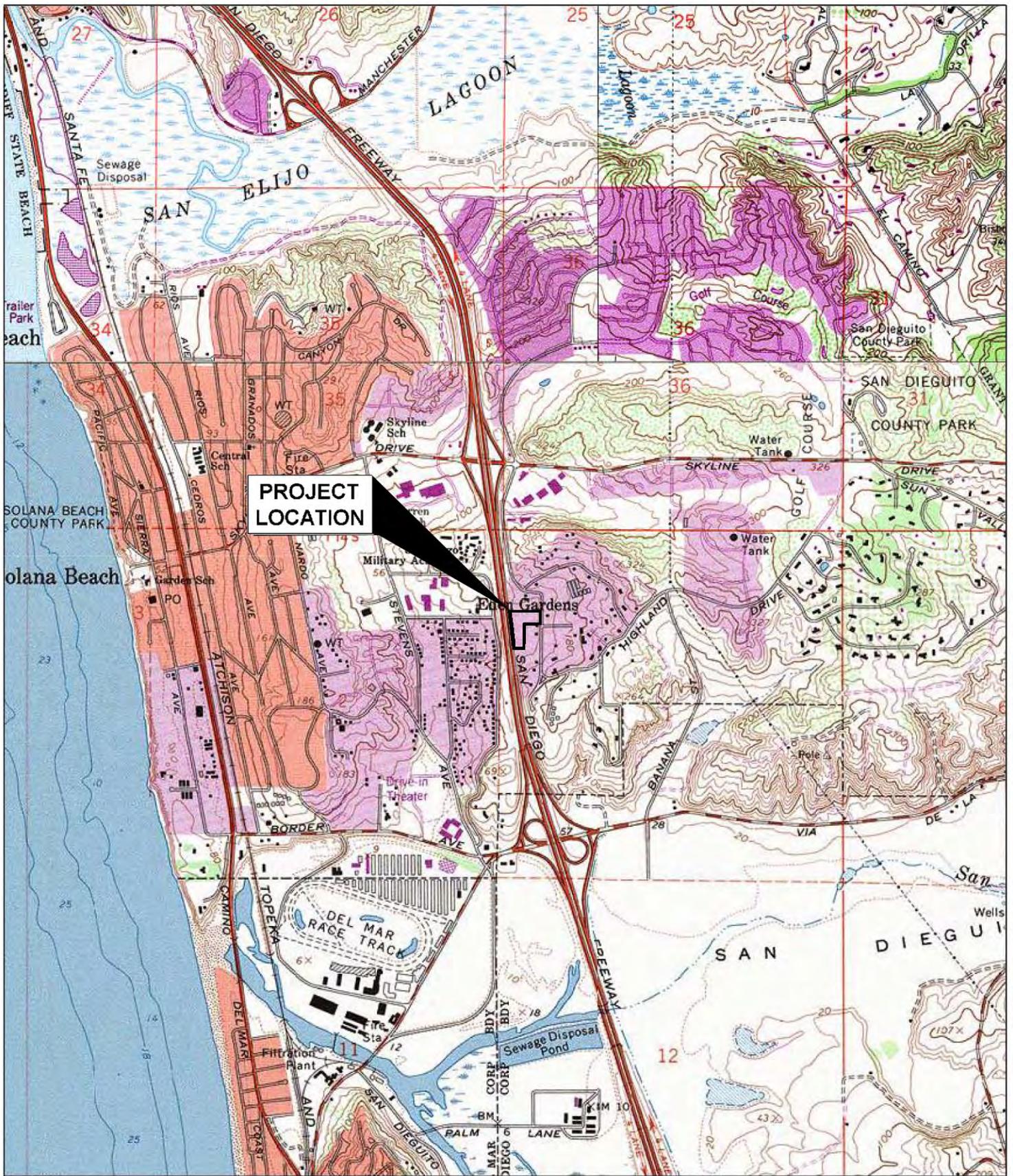
Marcia Adams  
Biologist



**Affinis**  
 Shadow Valley Center  
 847 Jamacha Road  
 El Cajon, CA 92019

**REGIONAL LOCATION IN SAN DIEGO COUNTY**

**FIGURE 1**



TN MN  
13°

0 5 1 MILE  
0 1000 FEET 0 500 1000 METERS

Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**PROJECT LOCATION ON USGS 7.5'  
DEL MAR & ENCINITAS QUADRANGLES**

**FIGURE 2**

**PREPARED FOR**

PACIFIC SOUND INVESTORS  
PREPARED IN APRIL, 2011

**SITE ADDRESS**

959 GENEVIEVE ST  
SOLANA BEACH, CA 92075

**APN**

298-390-51

**LEGAL DESCRIPTION**

PORTIONS OF LOTS 1 AND 2 IN BLOCK 3 OF KENNEYS MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, DECEMBER 31, 1923

**BENCHMARK**

CITY OF SOLANA BEACH CONTROL POINT  
NO. 2004 PER RECORD OF SURVEY 18971  
IE 315.15 NAVD 88 CCS 83 2004.0

**KEY:**

- CSS = Coastal Sage Scrub (offsite)
- NNG = Non Native Grassland
- NNV = Non Native Vegetation
- LS = Landscape
- DEV = Developed
- D = Disturbed

**LEGEND**

- PROPERTY BOUNDARY
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CROWN LINE
- EXISTING FENCE
- EXISTING MALL
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREE

**EASEMENT NOTE**

- CHICAGO TITLE REPORT #930022099-LS0  
DATED MARCH 21, 2011  
SCHEDULE "B" ITEMS
- 1) PROPERTY TAXES
  - 2) PROPERTY TAXES
  - 3) TAX LIEN IF ANY
  - 4) UTILITY EASEMENT REC 6-12-29 BK1634, PG444 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 5) UTILITY EASEMENT REC 10-24-29 BK1680, PG454 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 6) UTILITY EASEMENT REC 2-26-30 BK1741, PG182 OF DEEDS  
NO EXACT LOCATION SPECIFIED
  - 7) RELINQUISHMENT OF ACCESS RIGHTS REC 5-14-62  
AS INSTRUMENT NO. 82067 OF O.R.
  - 8) RELINQUISHMENT OF ACCESS RIGHTS REC 11-6-70  
AS INSTRUMENT NO. 203703 OF O.R.
  - 9) THE EFFECT OF RECORD OF SURVEY 10172 IF ANY
  - 10) SEWER EASEMENT REC. 4-20-2004 AS  
INSTRUMENT NO. 2004-341341 OF O.R.
  - 11) THE EFFECT OF AN INSPECTION OR ALTA SURVEY
  - 12) RIGHTS OF POSSESSION IF ANY

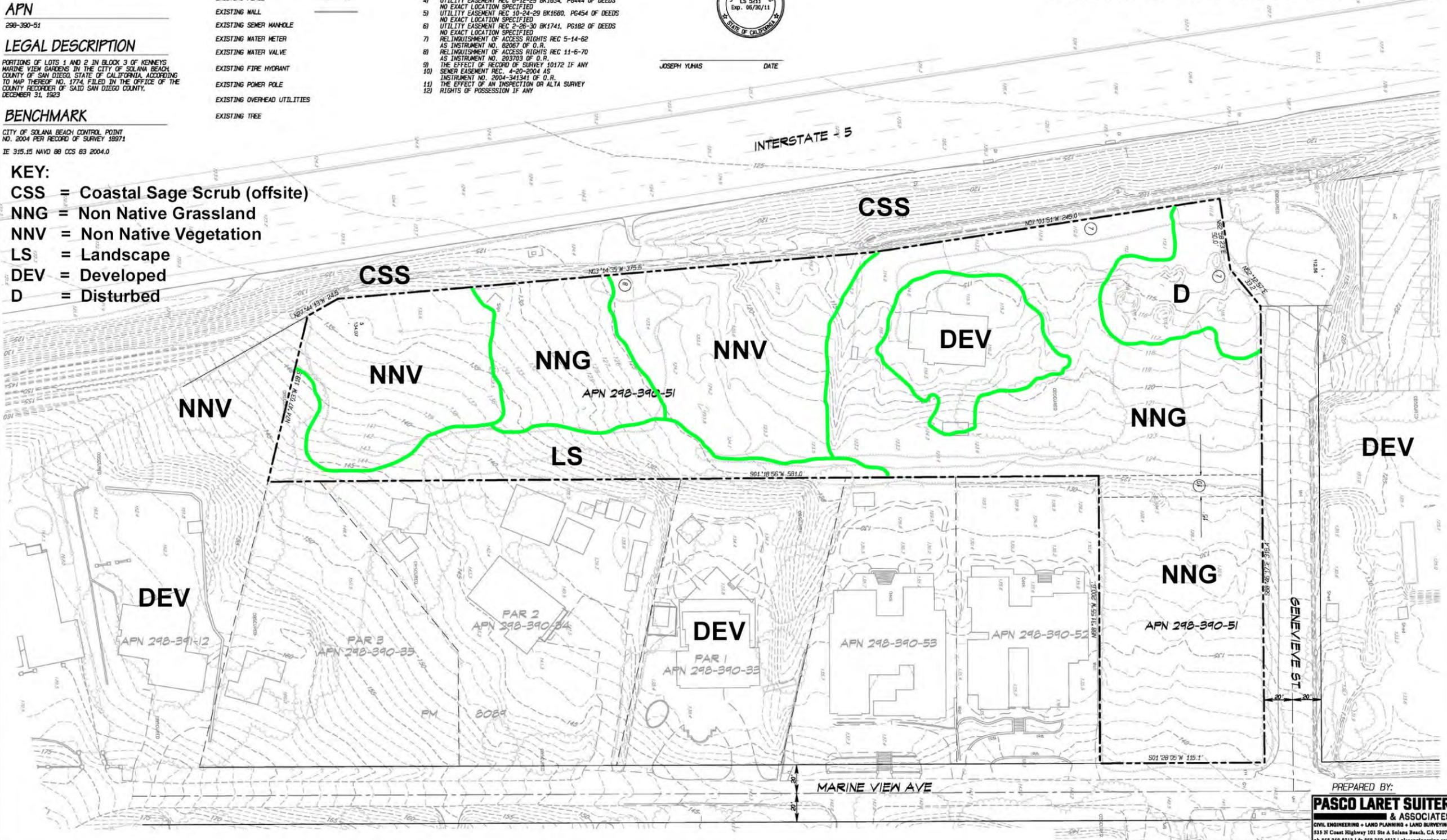
**NOTE**

BEARINGS & DISTANCES SHOWN HEREON  
ARE DERIVED FROM REC. INFO & NOT  
THE RESULT OF A PRECISE BOUNDARY  
SURVEY.



JOSEPH YUHAS DATE

**DRAFT COPY OF  
TOPOGRAPHIC SURVEY  
FOR PACIFIC SOUND INVESTORS**



PREPARED BY:  
**PASCO LARET SUITER**  
& ASSOCIATES  
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
535 N Coast Highway 101 Ste A Solana Beach, CA 92075  
ph 858.259.8212 | fx 858.259.4812 | plscengr.com

Source: Pasco Laret Suiter & Associates, 2011

**FIGURE 3**

**VEGETATION MAP**

**Affinis**  
Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019





**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**NON-NATIVE GRASSLAND**

**FIGURE 4**



**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**NON-NATIVE VEGETATION**

**FIGURE 5**



**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**ESCAPED LANDSCAPING**

**FIGURE 6**



**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**DISTURBED AREAS**

**FIGURE 7**



**Affinis**

Shadow Valley Center  
847 Jamacha Road  
El Cajon, CA 92019

**COASTAL SAGE SCRUB (OFFSITE)**

**FIGURE 8**



**PREPARED FOR**  
PACIFIC SOUND INVESTORS, LLC

**SITE ADDRESS**  
959 GENEVIEVE STREET  
SOLANA BEACH, CA 92075

**APNS**  
298-390-51

**LEGAL DESCRIPTION**

PORTION OF LOTS 1 & 2 IN BLOCK 3 OF KENNEY'S MARINE VIEW GARDENS IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1774 REC 12-31-1923 IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, BEING PARCEL A OF CERTIFICATE OF COMPLIANCE RECORDED APRIL 28, 2003 AS DOC. NO. 2003-46729 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.

**BENCHMARK**

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK USED TO ESTABLISH SAID ELEVATIONS IS THE CITY OF SOLANA BEACH CONTROL POINT NUMBER 2004, PER RECORD OF SURVEY 18971.

THE PUBLISHED NAVD88 ELEVATION OF SAID BENCHMARK IS 315.148 FEET, EPOC 2004.0

**PROPOSED DISTURBED AREA**

2.57 AC

**LEGEND**

DESCRIPTION	SYMBOL
SITE BOUNDARY	---
RIGHT-OF-WAY CENTERLINE	---
OFFSITE PROPERTY LINE	---
EXISTING EASEMENT	---
EXISTING CONTOUR LINE	134
EXISTING FENCE	X-X
EXISTING WATER LINE	W
EXISTING SEWER LINE	S
EXISTING OVERHEAD UTILITIES	E
PROPOSED CONTOUR LINE	134
PROPOSED LIMIT OF GRADING	---
PROPOSED BUILDING FOOTPRINT	---
PROPOSED LOWER BUILDING LEVEL	---
PROPOSED RETAINING WALL	---
PROPOSED CUT SLOPE	---
PROPOSED BROW DITCH	---
PROPOSED DRAINAGE DIRECTION	---
PROPOSED PERMANENT BMP AREA	---
PROPOSED PVC STORMDRAIN	---
PROPOSED DRAIN INLET	---
PROPOSED RIP-RAP ENERGY DISSIPATOR	---
PROPOSED CONCRETE DROP INLET	---
PROPOSED BOX CULVERT	---
PROPOSED CONCRETE WING HEADWALL	---
TYPE 6 CATCH BASIN	---
PROPOSED SAMCUT LINE	---
PROPOSED 6-2 CURB, GUTTER & G-7 SIDEWALK	---
PROPOSED ROLLED CURB & DG SIDEWALK	---
PROPOSED AC PAVING	---
PROPOSED ENHANCED PAVING PER LANDSCAPE PLAN	---

LOCATION OF EXISTING OFFSITE SEPTIC SYSTEM UNKNOWN ON THIS PROPERTY. NO DEPT. OF ENVIRONMENTAL HEALTH RECORDS FOUND.

OWNER: DAVID YEH & STEPHANIE HANCO

APN 298-391-12

LOCATION OF EXISTING OFFSITE SEPTIC SYSTEM UNKNOWN ON THIS PROPERTY. NO DEPT. OF ENVIRONMENTAL HEALTH RECORDS FOUND.

OWNER: VINTAGE LI

APN 298-390-35

APPROXIMATE LOCATION OF EXISTING OFFSITE GREYWATER SEWAGE PIT PER DEPT. OF ENVIRONMENTAL HEALTH RECORDS.

APN 298-390-34

OWNER: LONY & SUSAN MAXWELL

APPROXIMATE LOCATION OF EXISTING OFFSITE SEPTIC SYSTEM UNKNOWN ON THIS PROPERTY. NO DEPT. OF ENVIRONMENTAL HEALTH RECORDS FOUND.

OWNER: RICHMOND KITTI & BONNIE CARPENTER

APN 298-390-33

EXISTING OFFSITE PROPERTY LINE (TYPICAL)

OWNER: JENNIFER ROGHALA

APN 298-390-33

EXISTING OFFSITE DRAINAGE EASEMENT

OWNER: JENNIFER ROGHALA

APN 298-390-33

APPROXIMATE LOCATION OF EXISTING PRIVATE SEWER LATERAL TO REMAIN

OWNER: JENNIFER ROGHALA

APN 298-390-33

EXISTING OFFSITE DRAINAGE EASEMENT

OWNER: JENNIFER ROGHALA

APN 298-390-33

EXISTING OFFSITE DRAINAGE EASEMENT

OWNER: JENNIFER ROGHALA

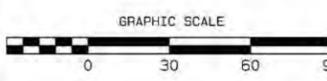
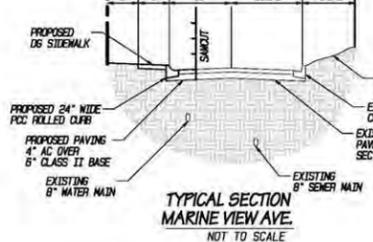
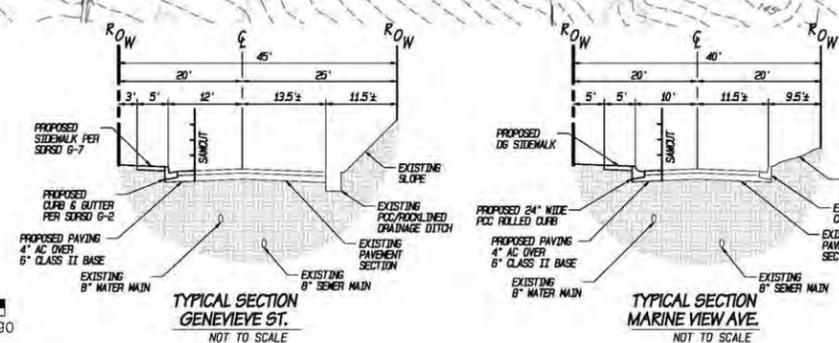
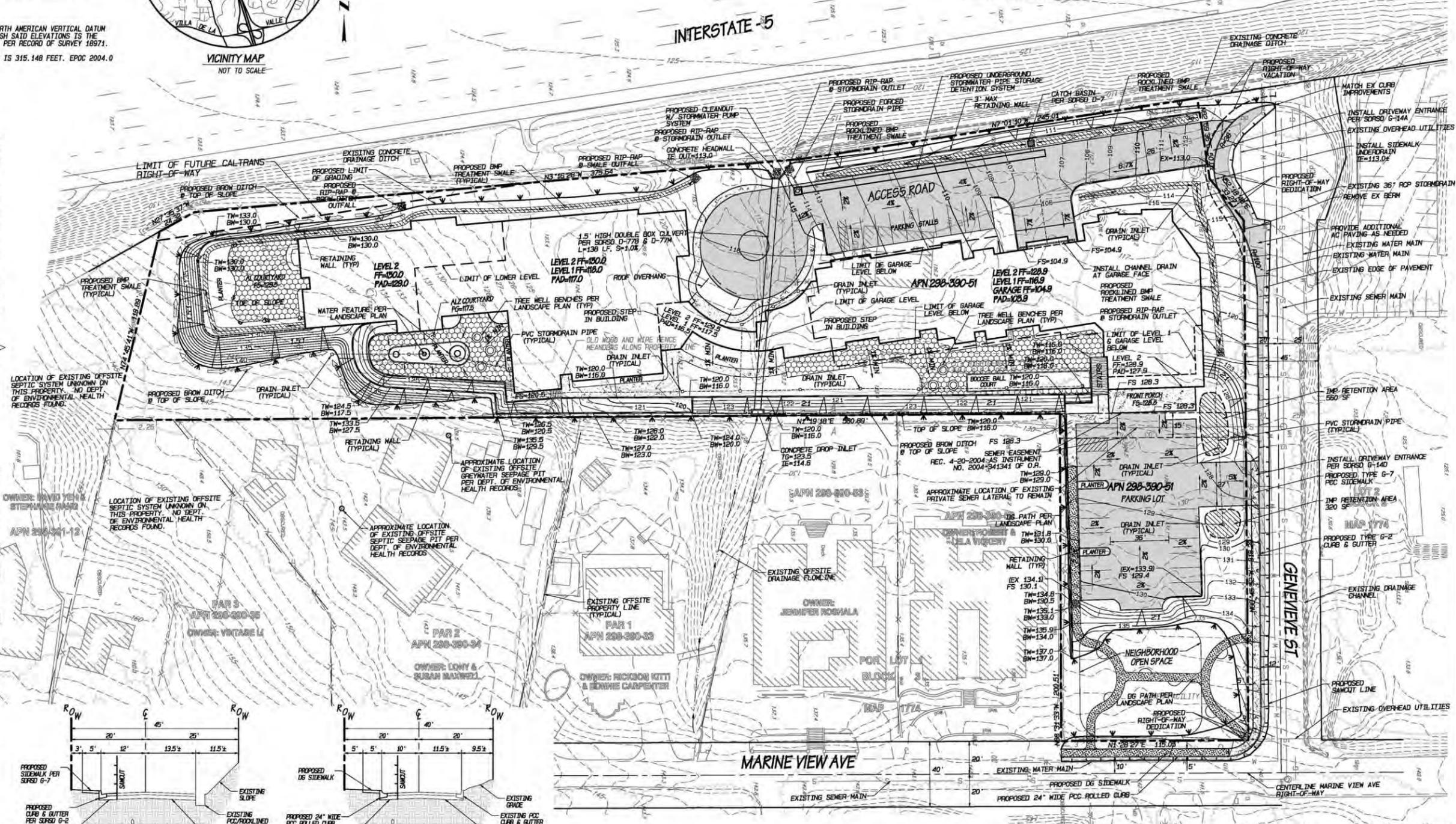
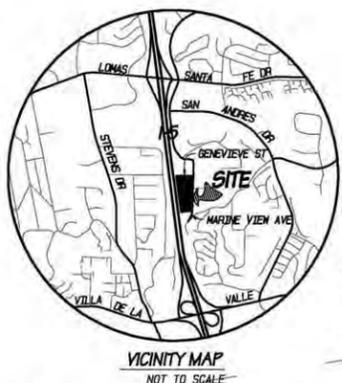
APN 298-390-33

# PRELIMINARY GRADING PLAN FOR RESIDENTIAL CARE FACILITY 959 GENEVIEVE STREET

**ESTIMATED EARTHWORK QUANTITIES**

NOTE: GRADING QUANTITIES HEREON REPRESENT COMPACTED SOIL VOLUMES AND DO NOT ACCOUNT FOR SPILLS GENERATED FROM FOOTINGS OR UTILITY TRENCHES OR FOR REMEDIAL GRADING THAT MAY BE REQUIRED PER THE PROJECT GEOTECHNICAL RECOMMENDATIONS

27,000 CY CUT
2,000 CY FILL
25,000 CY NET EXPORT



**PASCO LARET SUITER & ASSOCIATES**  
CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING  
535 N Coast Highway 101 Ste A Solana Beach, CA 92075  
ph 858.259.8212 | fx 858.259.4812 | plesengineering.com

DATE PREPARED 10-26-11



Appendix 1. Plant Species Observed, Solana Beach Seniors Property, April, 2011

**DICOTYLEDONES**

**ASTERACEAE - Sunflower Family**

\**Chrysanthemum coronarium* L.  
Garland Chrysanthemum

\**Conyza bonariensis* (L.)Cronq.  
Flax-leaf Fleabane

*Heterotheca grandiflora* Nutt.  
Telegraph Weed

\**Picris echioides* L.  
Bristly Ox-tongue

**BRASSICACEAE - Mustard Family**

\**Brassica nigra* (L.) Koch  
Black Mustard

\**Raphanus sativus* L.  
Wild Radish

**CAPRIFOLIACEAE - Honeysuckle Family**

*Sambucus mexicana* C. Presl.  
Blue Elderberry

**EUPHORBIACEAE - Spurge Family**

\**Ricinus communis* L.  
Castor Bean

**FABACEAE - Pea Family**

\**Acacia* sp.  
Acacia

*Lupinus* sp.  
Lupine

\**Melilotus indica* (L.) All.  
Indian Sweet Clover

Appendix 1. Continued

**GERANIACEAE - Geranium Family**

\**Erodium* sp.  
Filaree

**MALVACEAE - Mallow Family**

\**Malva parviflora* L.  
Cheeseweed

**MYRTACEAE - Myrtle Family**

\**Eucalyptus* sp.  
Eucalyptus

**OXALIDACEAE - Wood-Sorrel Family**

\**Oxalis pes-caprae* L.  
Bermuda Buttercup

**PAPAVERACEAE - Poppy Family**

*Eschscholzia californica* Cham.  
California Poppy

**PRIMULACEAE - Primrose Family**

\**Anagallis arvensis* L.  
Scarlet Pimpernel

**TAMARICACEAE - Tamarisk Family**

\**Tamarix* sp.  
Tamarisk

**URTICACEAE - Nettle Family**

\**Urtica urens* L.  
Dwarf Nettle

Appendix 1. Continued

**MONOCOTYLEDONES**

**ARECACEAE - Palm Family**

\**Washingtonia robusta*  
Mexican fan palm

**POACEAE - Grass Family**

\**Bromus diandrus* Roth.  
Ripgut Grass

\**Bromus madritensis* L. ssp. *madritensis*  
Foxtail chess

*Distichlis spicata* (L.) E. Greene  
Coast Saltgrass

---

KEY:

\* = Non-native taxa

Nomenclature is according to Hickman (1993), Munz (1974), and Beauchamp (1986)



## **ATTACHMENT 2**

### **Solana Beach Senior Center March 2019 Site Photographs**



**Attachment 2**  
**Solana Beach Senior Center March 2019 Site Photographs**



1. Non-native annual grassland in foreground and non-native vegetation (castor bean thicket) at edge of field.



2. Example of landscaped land along eastern edge of property.



**Solana Beach Senior Center  
March 2019 Site Photographs**



3. Non-native vegetation in southern portion of site.



4. House in developed area, with non-native vegetation in foreground.



**Solana Beach Senior Center  
March 2019 Site Photographs**



5. Northwestern entry driveway (disturbed land) into property.



6. Existing oak tree at southeastern edge of property.



## **ATTACHMENT 3**

### **Plants Observed on the Solana Beach Senior Center Site – 2019**



**ATTACHMENT 3**

<b>PLANTS OBSERVED ON THE SOLANA BEACH SENIOR CENTER SITE - 2019</b>		
<b>Species Name</b>	<b>Common Name</b>	<b>Family</b>
<i>Acacia cyclops</i> *	western coastal wattle	Fabaceae
<i>Acmispon glaber</i> var. <i>glaber</i>	coastal deerweed	Fabaceae
<i>Ambrosia psilostachya</i>	western ragweed	Asteraceae
<i>Amsinckia menziesii</i>	rigid fiddleneck	Boraginaceae
<i>Artemisia californica</i>	coastal sagebrush	Asteraceae
<i>Arundo donax</i> *	giant reed	Poaceae
<i>Avena</i> sp.*	oats	Poaceae
<i>Baccharis pilularis</i> subsp. <i>consanguinea</i>	chaparral broom, coyote brush	Asteraceae
<i>Brassica tournefortii</i> *	Sahara mustard	Brassicaceae
<i>Bromus carinatus</i> var. <i>carinatus</i>	California brome	Poaceae
<i>Bromus diandrus</i> *	ripgut grass	Poaceae
<i>Bromus madritensis</i> subsp. <i>rubens</i> *	red brome, foxtail chess	Poaceae
<i>Carpobrotus</i> sp.*	sea- or hottentot-fig	Aizoaceae
<i>Chenopodium murale</i> *	nettle-leaf goosefoot	Chenopodiaceae
<i>Cotula australis</i> *	Australian brass-buttons	Asteraceae
<i>Crassula connata</i>	pygmyweed	Crassulaceae
<i>Datura wrightii</i>	western jimson weed	Solanaceae
<i>Ehrharta erecta</i> *	panic veldt grass	Poaceae
<i>Emex spinosa</i> *	devil's thorn, spiny emex	Polygonaceae
<i>Encelia californica</i>	California encelia	Asteraceae
<i>Erigeron</i> sp.(*)	horseweed, fleabane	Asteraceae
<i>Erodium botrys</i> *	long-beak filaree/storksbill	Geraniaceae
<i>Erodium cicutarium</i> *	red-stem filaree/storksbill	Geraniaceae
<i>Erodium moschatum</i> *	white-stem filaree/storksbill	Geraniaceae
<i>Eucalyptus</i> sp.*	eucalyptus	Myrtaceae
<i>Euphorbia peplus</i> *	petty spurge	Euphorbiaceae
<i>Festuca myuros</i> *	rat-tail fescue	Poaceae
<i>Freesia</i> sp.*	freesia	Iridaceae
<i>Glebionis coronaria</i> *	garland/crown daisy	Asteraceae
<i>Heterotheca grandiflora</i>	telegraph weed	Asteraceae
<i>Hirschfeldia incana</i> *	short-pod mustard	Brassicaceae
<i>Hordeum</i> sp.(*)	barley	Poaceae
<i>Hypochaeris glabra</i> *	smooth cat's ear	Asteraceae
<i>Isocoma menziesii</i> var. <i>menziesii</i>	spreading goldenbush	Asteraceae
<i>Kalanchoe</i> sp.*	kalanchoe	Crassulaceae
<i>Lactuca serriola</i> *	prickly lettuce	Asteraceae
<i>Lamium amplexicaule</i> *	henbit	Lamiaceae
<i>Malva</i> sp.*	mallow	Malvaceae
<i>Medicago</i> sp.*	burclover	Fabaceae
<i>Melaleuca viminalis</i> *	weeping bottlebrush	Myrtaceae
<i>Opuntia</i> sp.*	prickly-pear (ornamental)	Cactaceae
<i>Oxalis pes-caprae</i> *	Bermuda-buttercup	Oxalidaceae
<i>Parietaria hespera</i> var. <i>hespera</i>	western pellitory	Urticaceae
<i>Pennisetum setaceum</i> *	African fountain grass	Poaceae
<i>Persea americana</i> *	avocado	Lauraceae
<i>Phoenix canariensis</i> *	Canary Island date palm	Arecaceae
<i>Pinus thunbergii</i> *	Japanese black pine	Pinaceae
<i>Portulacaria afra</i> *	elephant food, dwarf jade	Didiereaceae
<i>Pseudognaphalium biolettii</i>	bicolor cudweed	Asteraceae
<i>Pseudognaphalium californicum</i>	California everlasting	Asteraceae
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	coast live oak, encina	Fagaceae

**ATTACHMENT 3**

<b>Species Name</b>	<b>Common Name</b>	<b>Family</b>
<i>Raphanus sativus</i> *	wild radish	Brassicaceae
<i>Ricinus communis</i> *	castor bean	Euphorbiaceae
<i>Salsola sp.</i> *	Russian-thistle	Chenopodiaceae
<i>Schinus terebinthifolius</i> *	Brazilian pepper tree	Anacardiaceae
<i>Schismus barbatus</i> *	Mediterranean schismus	Poaceae
<i>Sisymbrium irio</i> *	London rocket	Brassicaceae
<i>Solanum sp.</i> (*)	nightshade	Solanaceae
<i>Sonchus asper subsp. asper</i> *	prickly sow-thistle	Asteraceae
<i>Sonchus oleraceus</i> *	common sow-thistle	Asteraceae
<i>Stephanomeria sp.</i>	wreath-plant	Asteraceae
<i>Strelitzia nicolai</i> *	giant white bird of paradise	Strelitziaceae
<i>Syzygium sp.</i> *	-	Myrtaceae
<i>Tropaeolum majus</i> *	garden nasturtium	Tropaeolaceae
<i>Urtica urens</i> *	dwarf nettle	Urticaceae
<i>Washingtonia robusta</i> *	Mexican fan palm	Areaceae

\* non-native

## **ATTACHMENT 4**

Animals Observed on the Solana Beach Senior Center Site - 2019



**ATTACHMENT 4**

<b>ANIMALS OBSERVED ON THE SOLANA BEACH SENIOR CENTER SITE - 2019</b>		
<b>Species Name</b>	<b>Common Name</b>	<b>Number</b>
<b>Invertebrates</b>		
<i>Apis mellifera</i> *	western honey bee	several
<i>Eleodes sp.</i>	desert stink beetle	3
Family Formicidae	ant	several
<i>Helix aspersa</i> *	brown garden snail	several
Order Araneae	spider	several
<b>Birds</b>		
<i>Calypte anna</i>	Anna's hummingbird	4
<i>Haemorhous mexicanus</i>	house finch	7
<i>Kieneria crissalis</i>	California towhee	3
<i>Melospiza melodia</i>	song sparrow	2
<i>Vireo swainsoni</i>	western warbling-vireo	1
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	1
<b>Mammals</b>		
<i>Thomomys bottae</i>	Botta's pocket gopher	many mounds

\* non-native