

VINCENT N. SCHEIDT

Biological Consultant

3158 Occidental Street • San Diego, CA • 92122-3205 • 858-457-3873 • 858-336-7106 cell • email: vince.scheidt@gmail.com

Mr. Cliff LaMonte
Mission Center Road Associates
4400 Palm Avenue, Suite B
La Mesa, CA 91941

Updated August 5, 2019
May 24, 2018

Subject: Biological Resources; Mission Center Road Residential Project, City of San Diego

Dear Mr. LaMonte:

This report addresses biological resources, potential project-related impacts, and mitigation requirements associated with development of the Mission Center Road Residential Project site, which consists of two adjoining parcels located in the Birdland area of the City of San Diego. The site is located in the central part of the City of San Diego, immediately west of Interstate Highway 805 and north of Mission Center Road (Figure 1).

SITE DESCRIPTION

The Mission Center Road Residential Project site consists of two adjoining parcels (APN 677-320-04 & -05) that form a long triangle located northwest of the I-805/Mission Center Road intersection (Figure 2). The southern edge of the triangle is very steep, with slopes descending to Mission Center Road located below. The balance of the property is mostly flat, although the northern tip descends somewhat to the north. The subject property supports native habitat, weedy perennial landscaping, and areas of successional scrub.

PURPOSE OF STUDY

The purpose of this study was to inventory the property for biological resources, identify onsite habitats, search for signs of rare, endangered, threatened, or otherwise sensitive plants or animals which have a potential to occur here, and ensure compliance with any and all relevant federal, state, and local laws, as applicable. These data were used in an assessment of biological resource values. This analysis allows a determination of project-related direct and indirect impacts, as required by the California Environmental Quality Act (CEQA), and mitigation, if appropriate and necessary. It further allows a determination of the project's conformance with the City of San Diego's Land Development Code (LDC), Environmentally Sensitive Lands (ESL) Ordinance, and Multiple Species Conservation Program (MSCP) Subarea Plan, including the Multi-Habitat Planning Area (MHPA).

METHODS

I completed a field survey of the subject project site on the morning of 25 April 2018. Weather conditions during the survey consisted of overcast to clear skies with temperatures in the high 60's and no measurable wind. All accessible areas of the site were examined, and all plants, animals, and habitats encountered were inventoried.

All plants identified in association with the property are listed in Table 2, attached. Floral nomenclature used in this letter follows Hickman (1993). Plant communities follow Holland (1996, as amended).

Wildlife observations were made opportunistically with binoculars and all wildlife species observed were noted (Table 2). Animal nomenclature used in this report is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, et. al (1992) for mammals.

RESULTS

Habitats

The Mission Center Road Residential Project site supports three more-or-less discrete plant associations or habitats (Figure 4). These are Diegan Coastal Sage Scrub, Southern Mixed Chaparral, and Non-native Vegetation (Landscaping). The first two of these - Diegan Coastal Sage Scrub and Southern Mixed Chaparral - are of local or regional biological resource value.

Diegan Coastal Sage Scrub (Holland Code 32510) – Tier II – 1.2 acre

The majority of the property supports the coastal form of Diegan Coastal Sage Scrub (CSS). Indicators include California Sagebrush (*Artemisia californica*), Flat-top Buckwheat (*Eriogonum fasciculatum*), Laurel Sumac (*Malosma laurina*) and other scrub indicators. CSS is a Tier II habitat-type in the City of San Diego, of high local biological value.

Southern Mixed Chaparral (Holland Code 37120) – Tier IIIA – 0.2 acre

The northern end of the subject property supports Southern Mixed Chaparral (SMC) vegetation on a north-facing slope. This woody plant community is indicated by Chamise (*Adenostoma fasciculatum*), Lemonadeberry (*Rhus integrifolia*), Mission Manzanita (*Xylococcus bicolor*), and other chaparral indicators. SMC is a Tier IIIA habitat-type in the City of San Diego, of limited local biological resource value.

Non-native Vegetation (Holland Code 11000) – Tier IV – 0.7 acre

Non-native Vegetation (NNV) is found on the steep southern edge of the property where it is indicated by a near monoculture of African Fountain Grass (*Pennisetum setaceum*). This invasive bunch grass was planted on this slope by Caltrans during construction of the adjoining roads many years ago. NNV is a Tier IV habitat-type in the City of San Diego, of no local or regional biological value.

Flora and Fauna

The plant species observed on the Mission Center Road Residential Project site typify the diversity normally found on small parcels in this part of the City. Expected/observed species include various common birds, such as House Finch (*Carpodacus mexicanus*), California Towhee (*Pipilo crissalis*), and Black Phoebe (*Sayornis nigricans*), and a few reptiles and mammals, including Western Fence Lizard (*Sceloporus occidentalis*), Valley Pocket Gopher (*Thomomys bottae*), and others. No amphibians were detected, although one or two locally-common species, such as Pacific Slender Salamander (*Batrachoseps pacificus*) and Western Toad (*Bufo boreas*) might be expected. A complete list of the flora and fauna observed is presented in Table 2.

Sensitive Vegetation Communities

Sensitive vegetation communities are those recognized by the City's MSCP (City of San Diego, 1997) and Land Development Code as depleted, rare within the region, supporting sensitive animal or plant species, and/or serving as important wildlife corridors. These habitats are typically rare throughout their ranges, or are highly localized and/or fragmented.

The CSS and SMC vegetation communities affected by development of the Mission Center Road Residential Project site are considered sensitive habitat-types in the City of San Diego. The NNV on the steep slope is not considered a sensitive habitat-type.

Sensitive Plants and Animals

Four sensitive plant species were observed on the Mission Center Road Residential Project site. These are San Diego County Sunflower (*Bahiopsis laciniata*), San Diego Barrel Cactus (*Ferocactus viridescens*), Palmer's Grapplinghook (*Harpagonella palmeri*), and Ashy Spike-moss (*Selaginella cinerascens*). San Diego County Sunflower is a co-dominant in the CSS and abundant onsite. Palmer's Grapplinghook appears to be restricted to a small clay area near the crest of the slope. Ashy Spike-moss is common in open areas of the CSS. San Diego Barrel Cactus, numbering about 20 mature specimens, is most abundant in the transition area between the CSS and the NNV. All of these are listed as a Local Special Status Plant Species by the City of San Diego. Additional sensitive plants known from the vicinity are presented in Attachment A. None of these additional species are likely to occur on the property.

One sensitive animal species was observed on the Mission Center Road Residential Project site. A single Orange-throated Whiptail (*Cnemidophorus hyperythrus beldingi*) was observed moving about in the CSS. Orange-throated Whiptail is listed as a Local Special Status Animal Species by the City of San Diego. A few additional species of sensitive, wide-ranging animals have a moderate probability to utilize this property on at least an occasional basis. These might include various sensitive bats or raptors that could fly over or roost onsite on occasion. No occupied habitat or raptor nests were detected, however. One or two other species of locally-abundant but sensitive reptiles, such as Coronado Skink (*Eumeces skiltonianus interparietalis*) and others could occur here in low numbers. In any case, no sensitive animal populations would depend on the resources provided by this small property.

Narrow Endemics

The City of San Diego recognizes a variety of "narrow endemics" within the MSCP, including the following: San Diego Thorn-mint (*Acanthomintha ilicifolia*), Shaw's Agave (*Agave shawii*), San Diego Ambrosia (*Ambrosia pumila*), Aphanisma (*Aphanisma blitoides*), Coastal Dunes Milk Vetch (*Astragalus tener* var. *titi*), Short-Leaved Dudleya (*Dudleya brevifolia*), Variegated Dudleya (*Dudleya variegata*), Otay Tarplant (*Hemizonia conjugens*), Prostrate Navarretia (*Navarretia fossalis*), Snake Cholla (*Opuntia serpentina*), California Orcutt Grass (*Orcuttia californica*), San Diego Mesa Mint (*Pogogyne abramsii*), and Otay Mesa Mint (*Pogogyne nudiuscula*). Most of these occur in habitats, such as vernal pools, maritime succulent scrub, coastal dunes, etc., not found on this property.

Attachment A lists sensitive plants and animals that are known from the area, including Narrow Endemics. Species in Attachment A ranked as "high" probability are expected (at least occasionally); species ranked as "moderate" might or might not occur occasionally; species ranked as "low" are very unlikely to ever occur on or otherwise utilize the site.

Wildlife Corridors

A local wildlife corridor is present to the west of the Mission Center Road Residential Project site. The site itself is located outside of the corridor, which runs in a north south direction (Figure 2). No significant impacts to wildlife movement would thus result from the development of this site because it is at the edge and would therefore not constrain wildlife passage.

POTENTIAL DEVELOPMENT IMPACTS

The determination of the "significance" of project impacts, per the City's Biology Guidelines, is based on one or all of the following criteria (pg. 70, 8/09):

- a. *The site has been identified as part of the MHPA by the City's MSCP Subarea Plan.*
- b. *The site supports or could support (e.g. in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The CEQA determination of significant impacts may be based on what was on the site (e.g. if illegal grading or vegetation removal occurred, etc.), as appropriate.*
- c. *The site contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or the Flood Plain Fringe (FPF)/ Flood Way (FW) zones.*
- d. *The site does not support a vegetation community identified in Tables 2a, 2b or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site (e.g. California least terns on dredge spoil, wildlife using agricultural land as a wildlife corridor, etc.).*

Anticipated impacts (Table 1) are based on an assumption that all areas of the Mission Center Road Residential Project site could be affected by grading, landscaping, brush management, and related improvements.

Direct impacts (anticipated) entail the actual removal of biological features from the site due to clearing and grading. These direct impacts are considered permanent, because they result in a conversion of habitats to landscaped areas, structures, etc. Indirect impacts (not anticipated) are those effects on native habitats, plants, or animals resulting from project implementation that are not the direct result of grading or development. Examples of indirect impacts include introduction of exotic species, human intrusion, lighting, noise, and "edge effects".

Direct Impacts

Development of the Mission Center Road Residential Project site could directly impact approximately 1.2 acres of CSS, 0.2 acre of SMC, and 0.7 acre of NNV. Zone 1 Brush Management would be counted as a direct impact and Zone 2 Brush Management would be considered "impact neutral".

Also potentially impacted would be four sensitive plant species, one sensitive lizard species, and potentially other sensitive, wide-ranging species, such as various sensitive bats, raptors, or reptiles (see Attachment A), which might be expected to utilize this property on an occasional basis.

Indirect Impacts

Indirect impacts associated with site development are not anticipated.

Environmentally Sensitive Lands

The Mission Center Road Residential Project site does support sensitive resources; sensitive native vegetation, sensitive native habitats, and sensitive species. Therefore, the project will impact Environmentally Sensitive Lands (ESL).

Compatibility with the MSCP and MHPA

The Mission Center Road Residential Project site is mostly within the City's MHPA (Figure 2) and it contains sensitive habitat and ESL that will be impacted by site grading and development. Some allowable amount of encroachment into the MHPA must occur in order for the project in any form to be viable, and for the property to be

developable. The Mission Center Road Residential Project site appears to be encumbered by the MHPA on over seventy-five percent of the property. This allows twenty-five percent of the property to be developed with no mitigation requirement for impacts to upland habitats within this twenty-five percent encroachment area. Because any feasible the site development will encroach into more than twenty-five percent of the MHPA, an MHPA Boundary Adjustment would be required. This adjustment will need to be coordinated by the City in concert with the Wildlife Agencies for approval.

Due to proximity to the adjusted MHPA, the Mission Center Road Residential Project must comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the City's MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, noise, and access must not adversely affect the adjusted MHPA. The project design must consider each of the Adjacency Guidelines in order for the project to be in compliance with the MSCP. In particular, lighting, drainage, landscaping, grading, noise, and access must not adversely affect the adjusted MHPA. To that end, the following recommendations are provided to reduce potentially significant indirect impacts to the adjusted MHPA:

1. *Any necessary lighting shall be directed away from the MHPA and shielded as necessary to prevent light pollution.* It is recommended that the project be designed to avoid lighting impacts into the MHPA. Therefore, lighting impacts are not anticipated. Lighting shall follow Municipal Code §142.0740 and be outside of, and directed away/shielded from the adjusted MHPA boundary.
2. *Drainage from development-related hardscape surfaces shall be processed onsite, and no discharge of unprocessed materials shall be directed into the MHPA.* The project will comply with current stormwater regulations designed to preclude any hardscape runoff issues, such as erosion or siltation. To that end, best management practices will be utilized onsite to avoid, reduce, contain, and clean up toxic chemicals and polluted storm water run-off and prevent them from contaminating groundwater and any off-site wetland and non-wetland waters of the U.S. Stormwater will be diverted into sedimentation basins, landscaped areas/bio-swales, or mechanical trapping devices.
3. *Landscaping adjacent to the project site shall be designed to be consistent with native vegetation.* No prohibited species per the Municipal Code Landscape Standards - Section 1.3 shall be utilized anywhere onsite and no potentially invasive plant species shall be planted in or within 100 feet of the adjusted MHPA boundary.
4. *Grading/Land Development.* Manufactured slopes associated with site development have been included within the development footprint, and no grading shall extend into the adjusted MHPA boundary.
5. *Barriers/Access.* Access into the MHPA will not be facilitated by site development. Pedestrian access into the MHPA does not currently exist and development will not modify that access due to the configuration of the property.
6. *Brush Management.* All Brush Management areas are to be included within the development footprint and outside of the adjusted MHPA boundary. The project design shall include a condition which states that "Brush Management Zone 1 requirements shall apply for all landscaped areas of the entire property". Brush Management extending into the adjusted MHPA boundary is not permitted.
7. *Noise.* Construction noise could affect migratory songbirds, raptors, and other avifauna associated with the MHPA. In order to avoid conflicts with the MHPA Adjacency Guidelines, the federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, the project must not remove or disturb any potential nesting habitat during the bird breeding season, defined as between 1 January and 31 August of each year.

CONCLUSIONS AND RECOMMENDATIONS

Habitat-based and species-based mitigation is required in order to reduce projects impacts to “less than significant”. All proposed impacts must be reduced to “less than significant”, from a local and regional perspective, pursuant to CEQA and the City’s Biology Guidelines.

CSS and SMC are Tier II and Tier IIIA habitats, respectively, in the City of San Diego. Impacts to these habitat-types require habitat-based mitigation. Once the MHPA boundary has been adjusted, offsite habitat mitigation and salvage and translocation of all specimens of San Diego Barrel Cactus are recommended (Table 1).

Table 1 (below) summarizes potential project-related impacts to onsite habitats and mitigation requirements per the City’s Biology Guidelines. This assumes that impacts are within the MHPA and that offsite mitigation would take place inside or outside of the MHPA.

Table 1. Impact/Mitigation Analysis - the Mission Center Road Residential Project Site

Habitat	Onsite Acreage	Impacted Acreage	Mitigation Ratio¹	Mitigation Required
Diegan Coastal Sage Scrub	1.2 ac	1.2 ac	Assumed 1:1	1.2 ac
Non-native Vegetation	0.7 ac	0.7 ac	n/a	none
Southern Mixed Chaparral	0.2 ac	0.2 ac	Assumed 1:1	0.2 ac
Total	2.1 ac	2.1 ac		1.4 ac
Covered Species	Number Onsite	Number Impacted	Species Mitigation Required	Mitigation Required
San Diego Barrel Cactus	~20	~20	yes	Salvage and Translocation

The following recommendation is not specifically project-related mitigation, although it is applicable to all development projects in the City of San Diego:

The Mission Center Road Residential project will be required to comply with the federal Migratory Bird Treaty Act. Therefore, in order to ensure that the project complies with the Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, all site disturbance activities, including grading and clearing, should take place outside of the bird breeding season, defined by the City as the period between 1 March and 15 August. This seasonal restriction may be waived by the City upon completion of a nesting bird survey and/or implementation of noise abatement measures. If no nesting survey is completed, active nesting will be assumed, and the project may be required to delay site disturbance activities until after the breeding season is over.

Implementation of these measures will ensure that the project complies with all applicable local, state, and federal regulations.

¹ Impacts are considered to be within the MHPA and mitigation ratios are determined by if mitigation takes places within the MHPA or outside the MHPA.

Thank you for the opportunity to provide this report. Please contact me if you have any questions or concerns.

Very truly yours,



Vincent N. Scheidt
Certified Biological Consultant

Attachments: Bibliography
 Report Preparer Qualifications
 Table 1. Impact/Mitigation Analysis
 Table 2. Plants and Animals Observed
 Figure 1. Site Location
 Figure 2. Location of Site in Relation to MHPA
 Figure 3. Recent Aerial Photograph
 Figure 4. Biological Resources on Aerial Photograph
 Figure 5. Biological Resources on Site Development Plan
 Figure 6. Representative Site Photographs
 Attachment A. Sensitive Species Known from Vicinity

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*M.A. Biology, University of
California, Los Angeles*

*B.S. Zoology, San Diego State
University*

Biological Consultant:

- *Baseline Biology Surveys*
- *Zoological Surveys and Inventories*
- *Botanical Surveys and Inventories*
- *Endangered Species Surveys*
- *Forensic Vegetation Surveys*
- *Focused Survey Coordination*
- *Technical Study Reports*
- *Revegetation Planning*
- *Habitat Management Planning*
- *Habitat Mapping*
- *Open Space Management*
- *Jurisdictional Wetland Delineations*

Applicable Experience:

- *Has extensive practical experience in various biologically-related projects in San Diego, Orange, Riverside, Imperial, San Bernardino and Los Angeles Counties. Additional biological studies in northern California.*
- *Has conducted focused surveys for numerous sensitive species of plants and animals over the last thirty years.*
- *Has prepared baseline biological surveys, habitat delineations, and natural community viability analyses on a continuous basis since 1980.*
- *Has conducted biological surveys for private individuals, corporations, partnerships, the military, and numerous public organizations throughout California.*
- *Has authored more than 2,400 biological technical reports and professional papers.*

In addition to extensive field experience, Mr. Scheidt authored the standard reference *"Status of the Indigenous Amphibians of San Diego County"* in 1980 under contract to the San Diego County Fish and Wildlife Committee and San Diego Herpetological Society. All taxa native to San Diego were reviewed and discussed with respect to current and historical distribution, endangerment, listing status at federal, state, and local levels. This text remains the definitive overall text on this group of organisms in San Diego County.

Completed studies include a 1995 vegetative analysis of the biota of the 4,350-acre Monte Vista Ranch property in Central San Diego County. This study defined seventeen discrete habitats occurring on this property. Preliminary definitions were prepared for each plant association. This habitat delineation will allow eventual species complex modeling and biologically-based conservation planning.

Another major project, prepared under contract to HDR Engineering in 2000-2002, involved comprehensive field surveying of a proposed 155 mile fiber-optic line through several southern California counties. Numerous sensitive species surveys were conducted as a part of this study, including Least Bell's Vireo, Arroyo Toad, Willow Flycatcher, Desert Tortoise, Flat-tailed Horned Lizard, and other directed surveys

A recent project, completed under contract to DC&E Planning in 2009-2011, involved biology studies associated with the City of National City's General Plan Update. Included in the scope of work were three project-specific studies for proposed city redevelopment projects. Comprehensive biology surveys were conducted as a part of this study, including floral and faunal inventories, habitat evaluations for sensitive species, and other directed surveys

Mr. Scheidt's professional affiliations include: Member, State Board of Directors; the California Native Plant Society (2008-2012), the San Diego Herpetological Society, and others.

Mr. Scheidt possesses federal Section 10(a) 1(a) Recovery Permit #TE788133 to allow focused field surveying for California Gnatcatcher and Quino Checkerspot Butterfly.

Table 2. Species Observed - Mission Center Road Residential Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Acmispon glaber</i>	Deer Weed
<i>Acmispon maritimus</i> var. <i>maritimus</i>	Coastal Bird's-foot Trefoil
<i>Adenostoma fasciculatum</i>	Chamise
<i>Anagallis arvensis</i> *	Scarlet Pimpernel
<i>Artemisia californica</i>	California Sagebrush
<i>Avena barbata</i> *	Slender Wild Oat
<i>Baccharis salicifolia</i>	Mule Fat
<i>Baccharis sarothroides</i>	Broom Baccharis
<i>Bahiopsis laciniata</i>	San Diego County Sunflower
<i>Brassica nigra</i> *	Black Mustard
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Bromus rubens</i> *	Foxtail Brome
<i>Calochortus splendens</i>	Splendid Mariposa Lily
<i>Carpobrotus edulis</i> *	Hottentot Fig
<i>Centaurea melitensis</i> *	Tocalote
<i>Cirsium occidentale</i>	Western Thistle
<i>Claytonia parviflora</i>	Narrow-leaved Miner's Lettuce
<i>Cryptantha</i> sp.	Cryptantha
<i>Deinandra fasciculata</i>	Common Tarplant
<i>Diplacus aurantiacus</i>	San Diego Monkeyflower
<i>Dudleya edulis</i>	Edible Dudleya
<i>Dudleya pulverulenta</i>	Chalk Live-forever
<i>Encelia californica</i>	California Encelia
<i>Eriogonum fasciculatum</i>	Flat-top Buckwheat
<i>Eriophyllum confertiflorum</i>	Golden Yarrow
<i>Erodium cicutarium</i> *	Red-stem Stork's-bill
<i>Ferocactus viridiscens</i>	San Diego Barrel Cactus
<i>Filago gallica</i> *	Narrow-leaf Filago
<i>Foeniculum vulgare</i> *	Wild Anise
<i>Galium angustifolium</i>	Narrow-leaf Bedstraw
<i>Harpagonella palmeri</i>	Palmer's Grapplinghook
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hirschfeldia incana</i> *	Perennial Mustard
<i>Isocoma menziesii</i>	Coastal Goldenbush
<i>Peritoma arborea</i>	Bladderpod
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Lepidium</i> sp.	Peppergrass
<i>Malosma laurina</i>	Laurel Sumac
<i>Mammillaria dioica</i>	Fishhook Cactus
<i>Marah macrocarpus</i>	Man Root
<i>Melilotus indicus</i> *	Indian Sweet Clover
<i>Navarretia hamata</i>	Skunkweed
<i>Nicotiana glauca</i> *	Tree Tobacco

Table 2. Species Observed - Mission Center Road Residential Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants (cont)</u>	
<i>Opuntia littoralis</i>	Prickly Pear
<i>Opuntia oricola</i>	Chaparral Prickly Pear
<i>Pennisetum setaceum</i> *	African Fountain Grass
<i>Prunus ilicifolia</i>	Holly-leaf Cherry
<i>Pseudognaphalium</i> sp.	Cudweed
<i>Rhamnus crocea</i>	Redberry
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Salsola pestifer</i> *	Russian Thistle
<i>Salvia mellifera</i>	Black Sage
<i>Scrophularia californica</i>	Bee Plant
<i>Schismus barbatus</i> *	Schismus
<i>Selaginella cinerascens</i>	Ashy Spike-moss
<i>Solanum parishii</i>	Parish's Nightshade
<i>Sonchus asper</i> *	Sow Thistle
<i>Sonchus oleraceus</i> *	Sow Thistle
<i>Stipa lepida</i>	Foothill Stipa
<i>Stipa miliacea</i>	Smilo Grass
<i>Tamarix</i> sp. *	Salt Cedar
<i>Xylococcus bicolor</i>	Mission Manzanita
<u>Birds</u>	
<i>Carpodacus mexicanus</i>	Housefinch
<i>Corvus corax</i>	Common Raven
<i>Hirundo pyrrhonota</i>	Cliff Swallow
<i>Mimus polyglottos</i>	Mockingbird
<i>Pipilo crissalis</i>	California Towhee
<i>Pipilo maculatus</i>	Spotted Towhee
<i>Thryomanes bewickii</i>	Bewick's Wren
<i>Zenaida macroura</i>	Mourning Dove
<u>Mammals</u>	
<i>Canis latrans</i>	Coyote
<i>Neotoma</i> sp.	Woodrat
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail Rabbit
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Cnemidophorus hyperythrus beldingi</i>	Orange-throated Whiptail

* = non-native or non-indigenous taxon

BOLD = sensitive taxon

Figure 1. Site Location – The Mission Center Road Residential Project Site
 Portion of U.S.G.S. “La Jolla” 7.5’ quadrangle

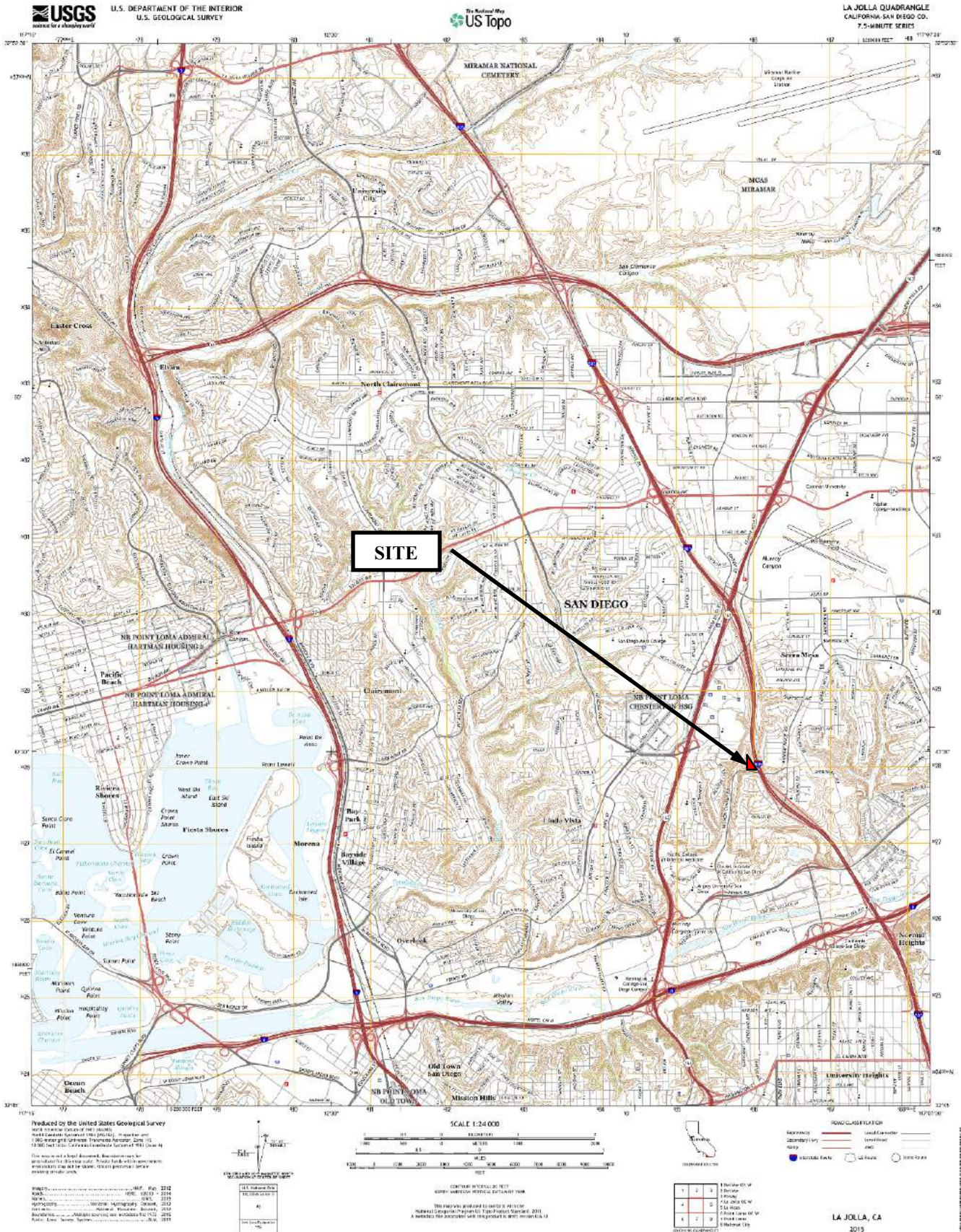


Figure 2. Location of Site in Relation to MHPA – The Mission Center Road Residential Project Site

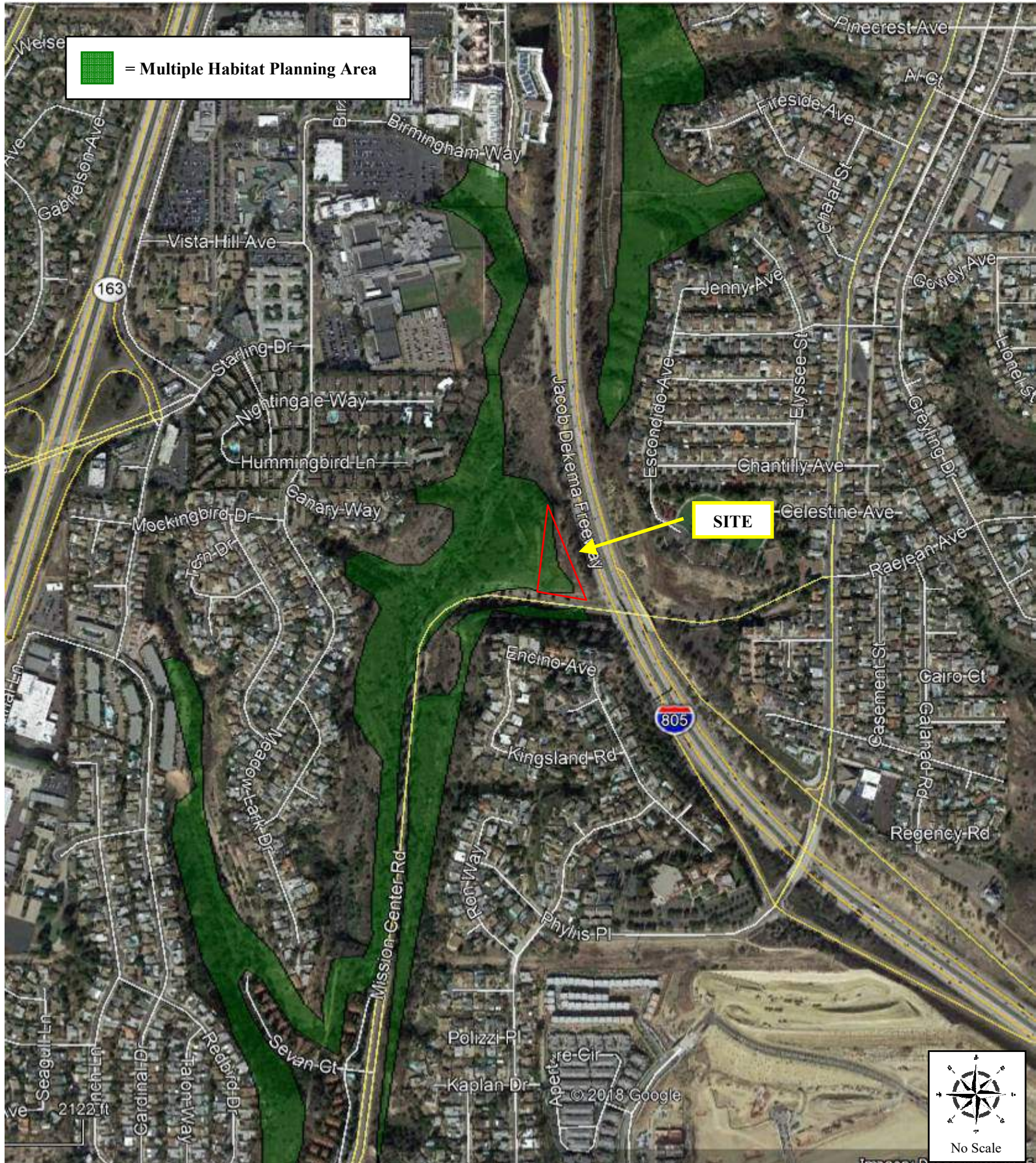


Figure 3. Recent Aerial Photo – The Mission Center Road Residential Project Site



Figure 4. Biological Resources on Aerial Photo – The Mission Center Road Residential Project Site



Figure 5. Biological Resources on Site Development Plan – The Mission Center Road Residential Project

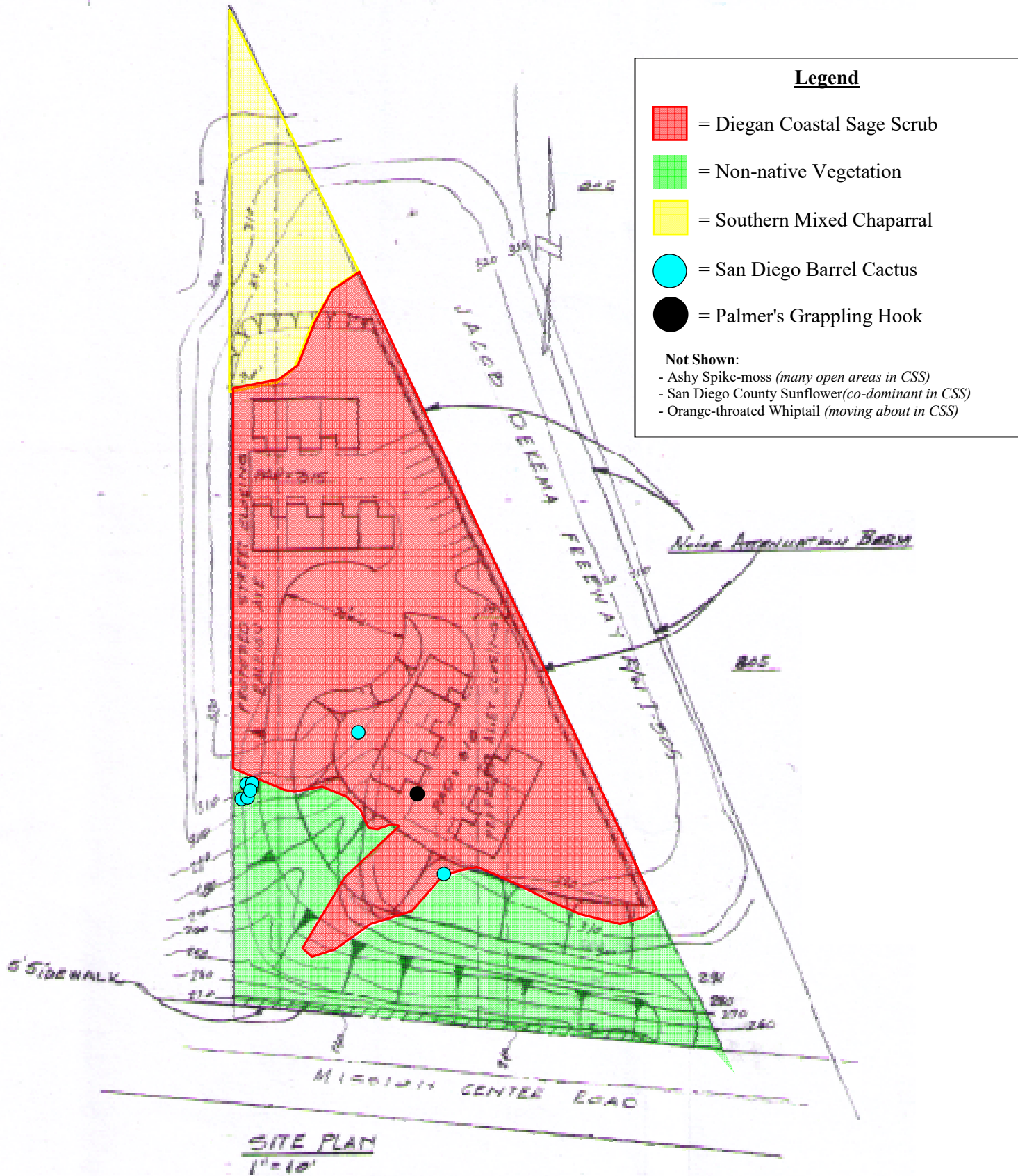


Figure 6.
Representative Site Photos - April 2018

Figure 6. Site Photos - 2018



Photo 1. Looking east across the south-facing slopes supporting NNV at the southern end of the property. Mission Center Road is unseen offsite to the lower right and I-805 can be seen in the distance in the upper right.



Photo 2. Looking north at the SMC habitat on the northern corner of the property. Note the Eucalyptus trees in the background that line the I-805 freeway.

Figure 6. Site Photos - 2018



Photo 3. Diegan Coastal Sage Scrub on the central flat area of the property. This area supports a variety of indicator CSS species.



Photo 4. Photo of one of the many San Diego Barrel Cactus (*Ferocactus viridiscens*) found onsite. This grouping was found within the CSS habitat.

Attachment A. Sensitive Species Known from the Vicinity – The Mission Center Road Residential Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	City "Narrow Endemic"	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Pitton-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune Lakes and Bays	Probability of Occurrence
<i>Accipiter cooperii</i>	Cooper's Hawk							✓	✓	✓											M
<i>Accipiter striatus</i>	Sharp-shinned Hawk				✓				✓		✓										L
<i>Acanthomintha ilicifolia</i>	San Diego Thorn-mint			✓			✓														L
<i>Adolphia californica</i>	California Adolphia				✓	✓	✓														L
<i>Agave shawii</i>	Shaw's Agave			✓	✓	✓															L
<i>Aimophila ruficeps canescens</i>	Rufus-crowned Sparrow			✓	✓					✓											L
<i>Ambrosia pumila</i>	San Diego Ambrosia			✓			✓	✓													L
<i>Anniella pulchra pulchra</i>	Silvery Legless Lizard				✓		✓	✓												✓	L
<i>Antrozous pallidus</i>	Pallid Bat				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓		M
<i>Aphanisma blitoides</i>	Aphanisma			✓																✓	L
<i>Astragalus tener var. titi</i>	Coastal Dunes Milk-vetch			✓																✓	L
<i>Bahiopsis laciniata</i>	San Diego Sunflower				✓	✓															O
<i>Brodiaea orcuttii</i>	Orcutt's Brodiaea						✓	✓	✓	✓									✓		L
<i>Bufo microscaphus californicus</i>	Arroyo Toad	✓			✓	✓	✓	✓	✓	✓										✓	L
<i>Buteo lineatus</i>	Red-shouldered Hawk							✓	✓												M
<i>Cathartes aura</i>	Turkey Vulture				✓	✓	✓	✓	✓	✓	✓	✓									L
<i>Chaetodipus californicus femoralis</i>	Dulzura CA Pocket Mouse				✓	✓	✓		✓	✓	✓										L
<i>Cnemidophorus hyperythrus</i>	Orange-throated Whiptail				✓	✓	✓	✓		✓											O
<i>Cnemidophorus tigris multiscutatus</i>	Coastal Western Whiptail					✓		✓	✓	✓											L
<i>Coleonyx variegatus abbotti</i>	San Diego Banded Gecko				✓		✓			✓											L
<i>Corynorhinus townsendii</i>	Townsend's Big-Eared Bat					✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓		M
<i>Crotalus ruber ruber</i>	Red Diamond Rattlesnake				✓	✓				✓			✓		✓						M
<i>Danaus plexippus</i>	Monarch Butterfly						✓		✓											✓	M
<i>Diadophis punctatus similis</i>	San Diego Ringneck Snake				✓	✓		✓	✓	✓	✓	✓									M
<i>Dudleya blochmaniae ssp. brevifolia</i>	Short-leaved Dudleya			✓		✓															L
<i>Dudleya variegata</i>	Variegated Dudleya			✓			✓														L
<i>Eumeces skiltonianus interparietalis</i>	Coronado Skink				✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓			✓	✓	M
<i>Eumops perotis californicus</i>	Greater Western Mastiff Bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M
<i>Ferocactus viridescens</i>	San Diego Barrel Cactus				✓	✓				✓			✓								O
<i>Harpagonella palmeri</i>	Palmer's Grappling Hook				✓		✓			✓											O
<i>Hemizonia conjugens</i>	Otay Tarplant			✓			✓														L
<i>Lanius ludovicianus</i>	Loggerhead Shrike				✓		✓	✓	✓						✓	✓					M
<i>Lasiurus blossevillii</i>	Western Red Bat							✓	✓		✓	✓							✓		M
<i>Lepus californicus bennettii</i>	SD Black-tailed Jackrabbit				✓	✓	✓		✓	✓	✓	✓									L
<i>Myotis ciliolabrum</i>	Small-footed Myotis					✓		✓	✓	✓	✓	✓	✓		✓				✓		M
<i>Myotis yumanensis</i>	Yuma Myotis				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	M
<i>Navarretia fossalis</i>	Prostrate Navarretia			✓															✓		L
<i>Neotoma lepida intermedia</i>	San Diego Desert Woodrat				✓			✓	✓	✓											L
<i>Nyctinomops macrotis</i>	Big Free-tailed Bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M
<i>Nyctinomops femorosaccus</i>	Pocketed Free-tailed Bat				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	M
<i>Opuntia parryi var. serpentina</i>	Snake Cholla			✓	✓	✓															L
<i>Orcuttia californica</i>	California Orcutt Grass																				L
<i>Phrynosoma coronatum blainvillei</i>	San Diego Horned Lizard				✓	✓	✓	✓		✓	✓										L
<i>Pogogyne abramsii</i>	San Diego Mesa Mint			✓															✓		L
<i>Pogogyne nudiuscula</i>	Otay Mesa Mint			✓															✓		L
<i>Poliopitila californica</i>	California Gnatcatcher			✓	✓																M
<i>Piperia leptopetala</i>	Narrow-petaled Rein Orchard				✓	✓	✓	✓		✓	✓										L
<i>Salvadora hexalepis virgultea</i>	Coast Patch-Nosed Snake				✓	✓				✓			✓								L
<i>Selaginella cinerascens</i>	Ashy Spike-moss				✓	✓															O

Probability of Occurrence Codes:

L – Low Probability; rare species in area, and no significant habitat (animals); *or* distinctive perennial that would not have been missed if present onsite (plants). **M** – Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals); *or* could occur onsite, but very rare, and/or poorly known. (plants). **H** – High Probability; nearly certain to occur onsite on a regular basis (animals), but cryptic; *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). **O** – Observed; see report.