T:\Project_Data\Skyline_Retirement_Center\Final_Maps\CAGN_Report_050817\SC_Fig-04_BioResMap_051017.mxd

Biological Resources

REC Consultants, Inc. | SKYLINE RETIREMENT CENTER

0 50 100 Feet

Aerial Source: Google Earth, Nov. 2016

FIGURE 4

May 2017

APPENDIX G

2017 California Gnatcatcher Survey Report for the Skyline Retirement Western Offsite Mitigation Parcel

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May 19, 2017

Stacey Love
Recovery Permit Coordinator
U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, CA 92008

Subject: 2017 California Gnatcatcher Survey Report for the Skyline Retirement Center *Western* Offsite Mitigation Parcel, San Diego County, California; APN 506-140-08; USFWS Permit TE786714-1

Ms. Love:

This report provides the results of a protocol survey series for the coastal California gnatcatcher (*Polioptila californica californica*) performed by REC biologists Elyssa Robertson and Catherine MacGregor on the *western* offsite mitigation parcel associated with the Skyline Retirement Center project. The western offsite parcel is under consideration for use as mitigation for impacts resulting from development of the Skyline Retirement Center.

The California gnatcatcher (CAGN) is a small gray songbird that resides year-round in scrub-dominated plant communities from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California into Baja California, Mexico. It is strongly associated with sage scrub in its various forms. The range is almost entirely limited to coastal lowlands below 1,000 feet in elevation (Unitt 2004). The western offsite mitigation parcel supports coastal sage scrub, and CAGN are known to occur in the general area.

Geographical Limits of the Survey Area

The 7.5-acre western offsite mitigation parcel, on Assessor's Parcel Number (APN) 506-140-08, is located west of Jamacha Boulevard and south of Campo Road (State Route 94), near the community of Rancho San Diego. A map of the regional location is provided in **Figure 1,** and the site location and vicinity are shown on the United States Geological Survey (USGS) Jamul Mountains 7.5' topographic quadrangle map in **Figure 2.** A 2016 Google Earth Pro aerial photograph of the site is provided in **Figure 3**. A creek flows generally northwest-to-southeast through the site. The existing Skyline Church and the planned Skyline Retirement Center are directly northeast on the other side of Campo Road. To the northwest are a SDG&E substation and more developed land. The hillside to the southwest of the parcel is undeveloped. To the southeast are Jamacha Boulevard and then undeveloped land.

The site consists of land on either side of creek sloping downward to the creek channel, from an elevation of approximately 550 feet above mean sea level (AMSL) at the northwestern end to approximately 440 feet AMSL at the southeastern end.

Habitats

During REC's site surveys, three vegetation communities/habitats and one other land cover category were observed: coastal sage scrub, broom-baccharis-dominated coastal sage scrub, southern riparian woodland, ornamental vegetation, developed land, and disturbed land. These habitats are shown in **Figure 4** and are described below.

Diegan Coastal Sage Scrub (Habitat Code 32500), 1.0 Acre

Coastal sage scrub in southern California is a shrub community characterized by low-growing, flexible shrubs that are often fragrant and drought-deciduous. Species composition varies significantly between south-facing and north-facing slopes, with greater concentration of smaller, drought-deciduous, and succulent species on the hotter and drier southern slopes, and more larger and evergreen shrubs on cooler, moister northern slopes. Characteristic shrub species of coastal sage scrub include coastal sagebrush (*Artemisia californica*), true sages (*Salvia* spp.), deerweed (*Acmispon glaber*), and California buckwheat (*Eriogonum fasciculatum*). Numerous annuals, bulbiferous perennials, and native grasses flower among the shrubs in spring and early summer. Coastal sage scrub cover has significantly declined as a result of grazing, urbanization, and other disturbance, and is now considered a threatened community. Many plant and animals of coastal sage scrub have also become endangered, threatened, or rare, including the coastal California gnatcatcher (*Polioptila californica californica*) and the coastal cactus wren (*Campylorhyncus brunneicapillus sandiegensis*).

Onsite coastal sage scrub habitat is dominated by coastal sagebrush (*Artemisia californica*) and inland California buckwheat (*Eriogonum fasciculatum* var. *foliolosum*). Other native shrubs include black sage (*Salvia mellifera*), laurel sumac (*Malosma laurina*), spiny redberry (*Rhamnus crocea*), and white sage (*Salvia apiana*). Habitat quality is poor to moderate, with a substantial degree of disturbance along Campo Road. Patches of coastal sage scrub south of the creek are in better condition, and are adjacent to higher quality coastal sage scrub on the slope to the south of the site.

Diegan Coastal Sage Scrub, Baccharis-Dominated (Habitat Code 32530), 3.4 Acre

This sub-type of coastal sage scrub is similar to Diegan Coastal sage scrub but is dominated by broom baccharis (*Baccharis sarothroides*) or coyote brush (*B. pilularis*). It typically occurs on disturbed sites or those with nutrient-poor soil, often within other forms of Diegan coastal sage scrub, and on upper terraces of river valleys. Species composition may also include coastal sagebrush, California buckwheat, sawtooth goldenbush (Hazardia squarrosa), goldenbush (Isocoma menziesii), and black sage (*Salvia mellifera*) in less amounts. (Oberbauer et al. 2008)

Baccharis-dominated coastal sage scrub on the site is a distinctive mixture of broom baccharis and Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*), a rare shrub whose largest known population occurs in this area. The larger patches of broom baccharis and Palmer's goldenbush are

too tall and dense to provide good gnatcatcher habitat, but areas intermixed with or bordering more typical coastal sage scrub vegetation could support CAGN.

Southern Riparian Woodland (62500), 2.6 Acres

Southern riparian woodland occurs along the creek that runs eastward through the parcel. This riparian habitat is characterized by arroyo, red, and black willows (*Salix lasiolepis, S. laevigata, S. gooddingii*) with occasional sycamores (*Platanus racemosa*), and invasive non-native species such as Mexican fan palm (*Washingtonia robusta*), Shamel ash (*Fraxinus uhdei*), and giant reed (*Arundo donax*). Although this habitat is not suitable for CAGN, riparian birds, including yellow warbler and least Bell's vireo, were seen and heard onsite during the survey and are included in the list of bird species observed.

Disturbed Land (Habitat Code 11300), 0.3 Acre

This land cover category is comprised of "Areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but continues to retain a soil substrate. Typically vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance, or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Examples of disturbed habitat include areas that have been graded, repeatedly cleared for fuel management purposes and/or experienced repeated use that prevents natural revegetation (i.e. dirt parking lots, trails that have been present for several decades), recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle trails, and old homesites." (Oberbauer et al. 2008)

Onsite disturbed land consists of compacted dirt access roads associated with utility lines that run rough parallel to the creek, and other dirt paths.

Ornamental (Non-native) Vegetation Land (Habitat Code 10000), 0.1 Acre

The patch of ornamental non-native vegetation is associated with an entry gateway to the Rancho San Diego community, built on the southwest side of Campo Road. Landscape plants grow around the gateway structure.

Developed Land (Habitat Code 12000), 0.1 Acre

Developed land consists of the paved access road on the southeast side of the SDG&E substation. Based on currently parcel boundaries, the road appears to overlap the site.

CAGN Survey Methods

To determine the presence or absence of CAGN on the site, a protocol series of focused presence/absence surveys was conducted by USFWS permitted biologist Elyssa Robertson (Permit TE786714-1) and Catherine MacGregor (currently completing the training hours permit requirement under Ms. Robertson's permit). The methodology used during the surveys followed the 1997 USFWS presence/absence survey protocol, as updated in July 1997 (USFWS 1997). Table 1 below summarizes

all CAGN survey dates and conditions.

Table 1. California Gnatcatcher Surveys Conducted on the Skyline Retirement Center Western Offsite Mitigation Site

Date	Time	Temp (°F)	Sky	Wind (MPH)	Survey Type	Personnel
3/10/2017	Begin: 0830 End: 0945	Begin: 66 End: 68	Sunny	Begin: 0-1 End: 0-3	CAGN	E. Robertson, C. MacGregor
3/23/2017	Begin: 0815 End: 0945	Begin: 60 End: 59	Partly sunny	Begin: 0-1.0 End: 1-2.4	CAGN	E. Robertson, C. MacGregor
4/28/2017	Begin: 0910 End: 1020	Begin: 65 End: 73	Sunny	Begin: 0-1.5 End: 0-1.8	CAGN	E. Robertson, C. MacGregor

USFWS protocol requires a minimum of three surveys, at least one week apart, to determine presence/absence of this species. For the western offsite mitigation parcel protocol survey, three presence/absence surveys for the California gnatcatcher were completed by USFWS permitted biologist Elyssa Robertson (Permit TE786714-1) and Catherine MacGregor. All potentially suitable habitat on the site was surveyed on foot with an irregularly meandering route; the average route is shown in **Figure 4**. Sufficient time was spent in all appropriate habitat to determine the presence/absence of CAGN. All areas of potentially suitable habitat (1.0 acre coastal sage scrub, and 3.4 acre of baccharis-dominated coastal sage scrub) were surveyed during each visit, at an average rate of 3.4 acres per hour. Field notes were maintained throughout the surveys and species of interest were mapped. Recorded vocalizations of CAGN were played only in an attempt to elicit an initial response, as frequently as every 100 feet along the route when no responses were detected, but were not repeated after gnatcatcher(s) were detected in a location. Bird species were identified directly by sight or by vocalizations. The surveys were conducted at least one week apart, and all surveys were conducted during favorable weather conditions. No territory mapping, nest surveys, handling, or banding was conducted.

2017 Survey Results

One pair of CAGN was found on and adjacent to the site, as shown in **Figure 4**. During the first survey, the pair were foraging onsite and calling frequently. During the second and third visits, only the male was observed, on the dirt road along the southwestern boundary of the site. On the second visit he called a few times, and on the third visit he did not call at all.

All bird species observed during the surveys are listed in Table 2, below. This includes all riparian birds that were incidentally seen or heard on the site. One least Bell's vireo (Vireo bellii pusillus) and three yellow warblers (Setophaga petechia) were found in and along the riparian woodland, at the locations shown in **Figure 4**. No other sensitive bird species were found.

Table 2. Bird Species Observed on the Western Offsite Mitigation Parcel during CAGN Surveys

Common Name	Scientific Name
Anna's Hummingbird	*Calypte anna*
Ash-throated flycatcher	*Myiarchus cinerascens*
Bewick's Wren	*Thryomanes bewickii*
Black-headed grosbeak	*Pheucticus melanocephalus*
Blue grosbeak	*Passerina caerulea*
Bushtit	*Psaltriparus minimus*
California gnatcatcher	*Polioptila c. californica*
California towhee	*Kieneria crissalis*
Cassin's kingbird	*Tyrannus vociferans*
Common yellowthroat	*Geothlypis trichas*
Hooded oriole	*Icterus cucullatus*
House finch	*Haemorhous mexicanus*
House wren	*Troglodytes aedon*
Least Bell's vireo	*Vireo bellii pusillus*
Lesser goldfinch	*Spinus psaltria*
Mourning dove	*Zenaida macroura*
Nuttall's woodpecker	*Picoides nuttallii*
Orange-crowned warbler	*Leiothlypis celata*
Pacific-slope flycatcher	*Empidonax difficilis*
Song sparrow	*Melospiza melodia*
Spotted towhee	*Pipilo maculatus*
White-crowned sparrow	*Zonotrichia leucophrys*
Wrentit	*Chamaea fasciata*
Yellow-rumped warbler	*Setophaga coronata*
Yellow warbler	*Setophaga aestiva*

Conclusion

One pair of CAGN occupies the Skyline Retirement Center Western Offsite Mitigation Parcel.

Elyssa K. Robertson (USFWS TE786714-1)
Principal Biologist

Catherine MacGregor
Senior Biologist

Figures

1. Regional Location Map

2. Vicinity Map on USGS Topo
3. Aerial Photograph
4. California Gnatcatcher Survey Results Map

References

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. The Jepson Manual: Vascular Plants of California, second edition. Berkeley and Los Angeles: University of California Press.

Holland, R. F. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*. Non-game Heritage Program, State of California Department of Fish and Game, Sacramento.

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.

USFWS (U.S. Fish and Wildlife Service). 1997. Coastal California Gnatcatcher (Polioptila californica californica) Presence/Absence Survey Protocol. USFWS Carlsbad Field Office. July 18, 1997. 5 pp.

Regional Location

R·E·C Consultants, Inc.

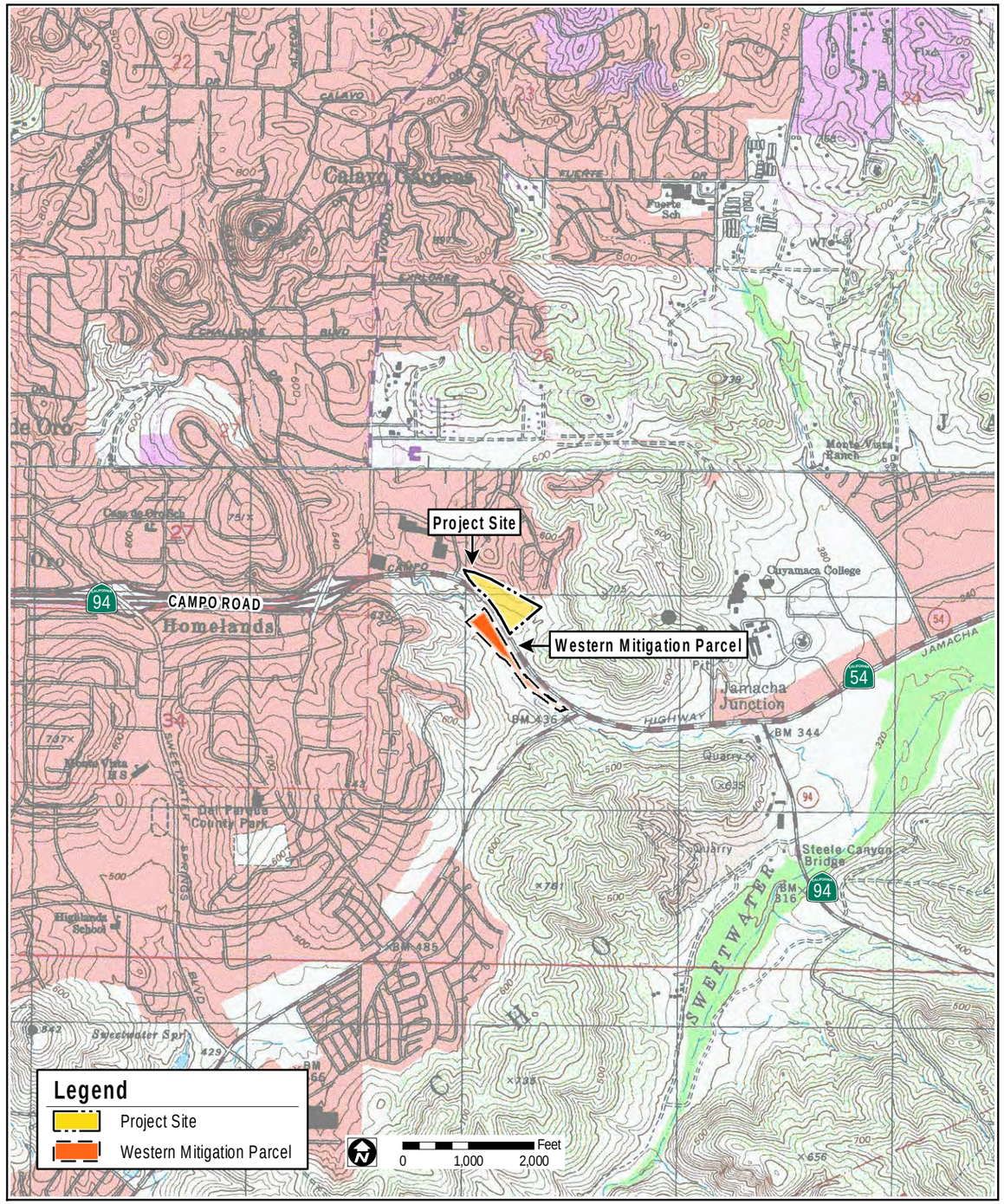
SKYLINE RETIREMENT CENTER - WESTERN MITIGATION PARCEL

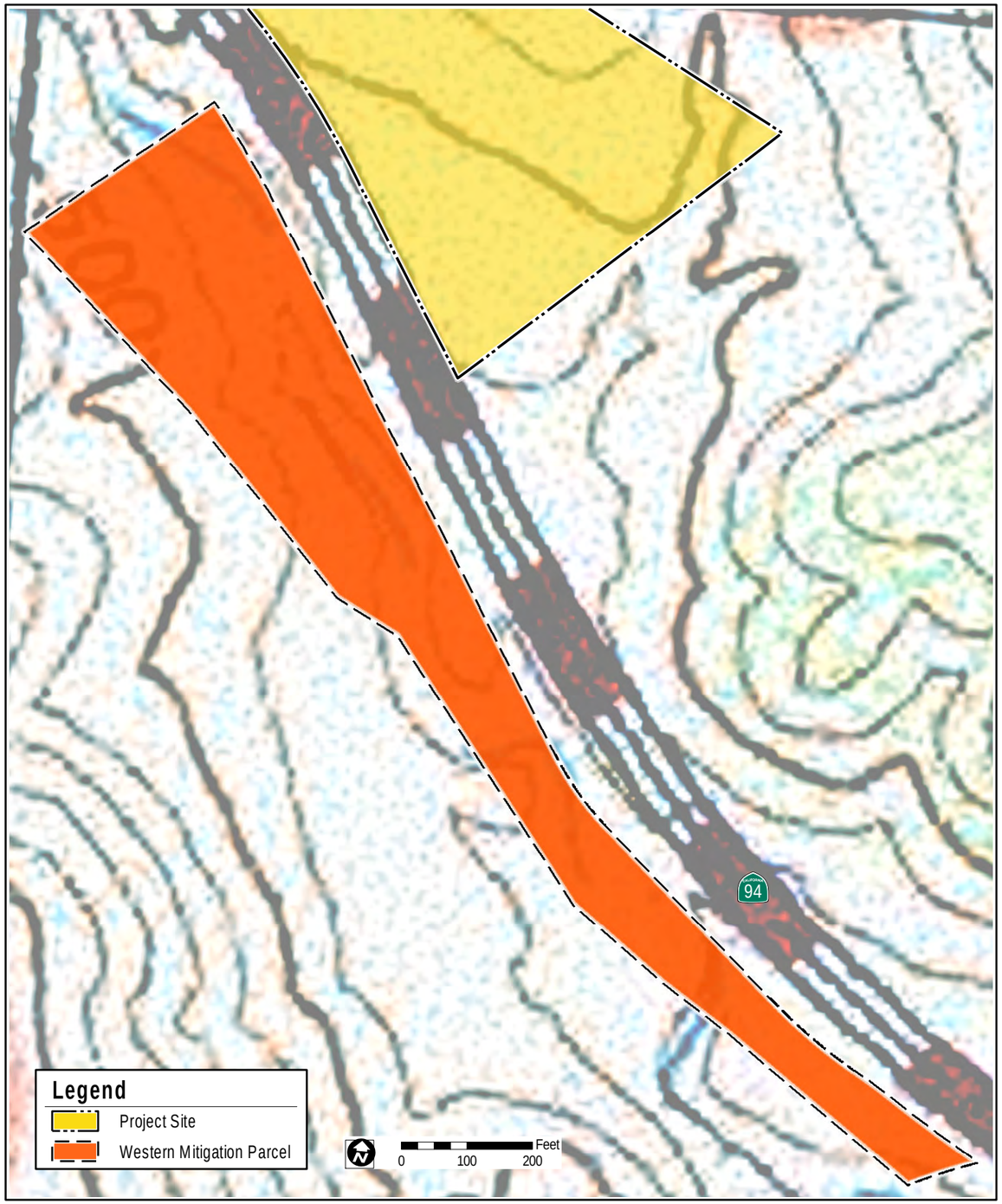
0 3 6 Miles

Source: SANGIS GIS Data, 2011.

FIGURE 1

May 2017





R·E·C Consultants, Inc.

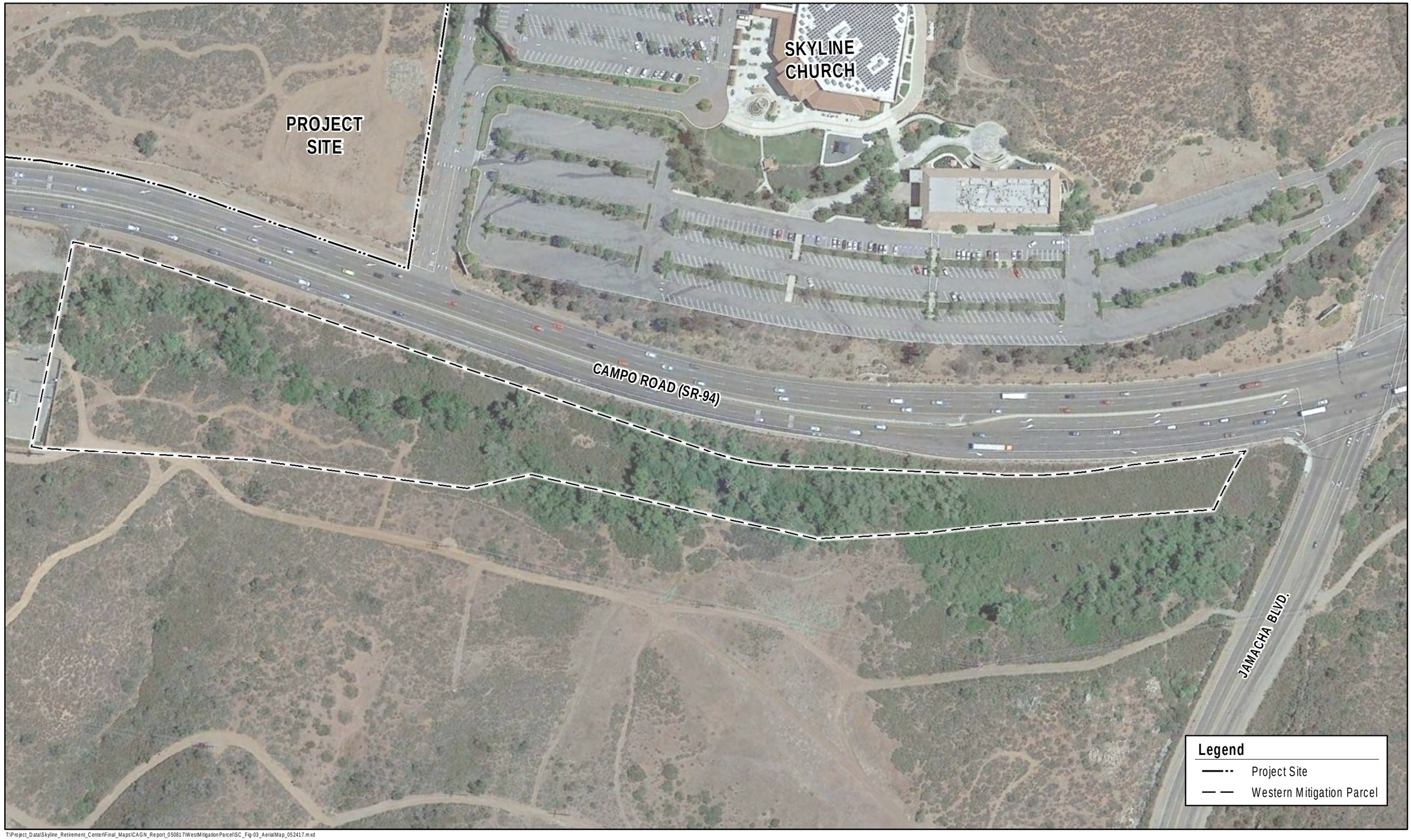
Vicinity Maps

SKYLINE RETIREMENT CENTER - WESTERN MITIGATION PARCEL

Source: ESRI 7.5-minute USGS QUAD

FIGURE 2

May 2017



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R·E·C Consultants, Inc.

Offsite Mitigation - Western Parcel

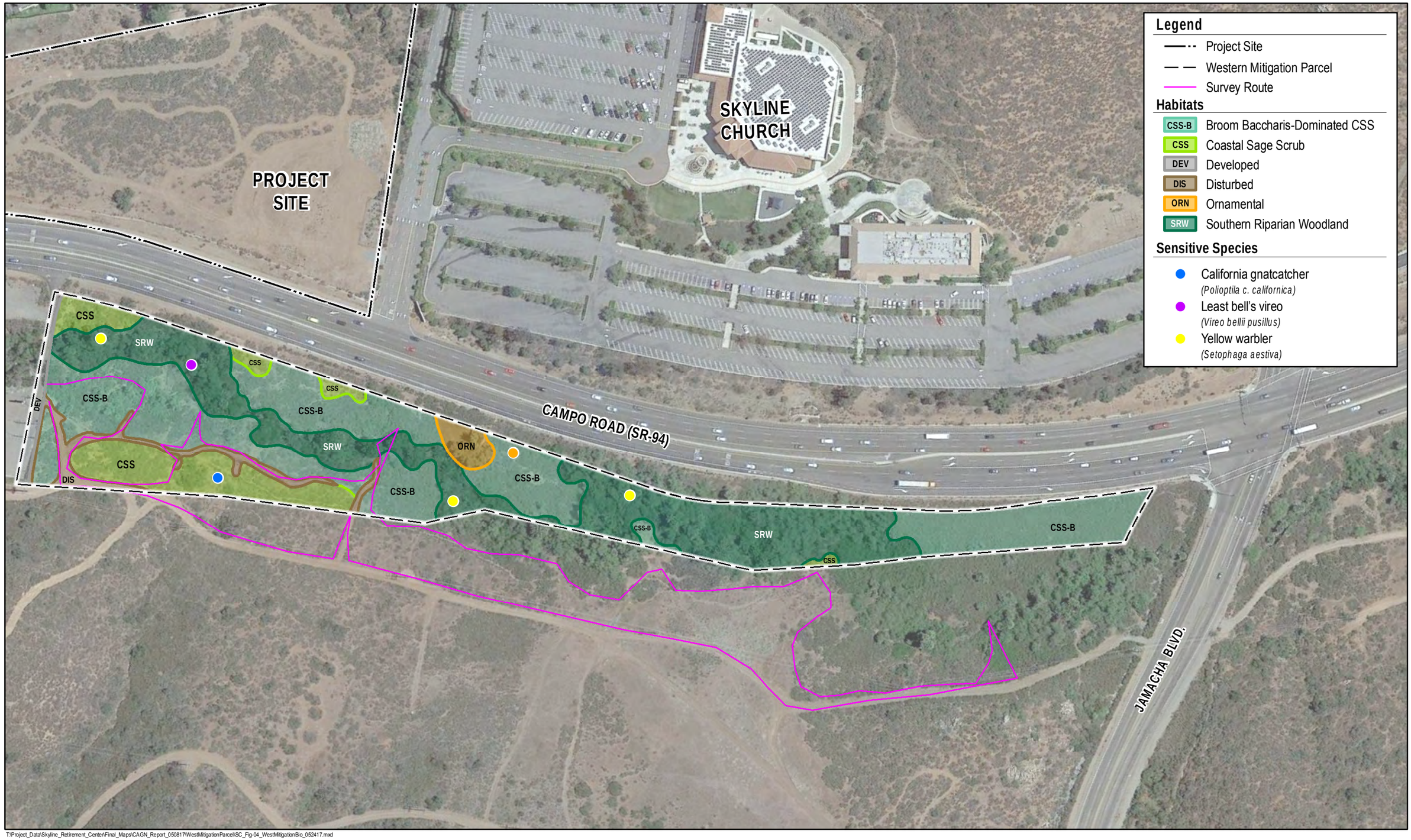
SKYLINE RETIREMENT CENTER - WESTERN MITIGATION PARCEL

0 70 140 Feet

Data: Google Earth, 2015 Aerial

FIGURE 3

May 2017



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California Gnatcatcher Survey Results - Western Mitigation Parcel

REC Consultants, Inc. | SKYLINE RETIREMENT CENTER - WESTERN MITIGATION PARCEL

0 80 160 Feet

Source: REC Biological Survey 2015.

FIGURE 4

May 2017

APPENDIX H

2017 California Gnatcatcher Survey Report for the Skyline Retirement Eastern Offsite Mitigation Parcel

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May 19, 2017

Stacey Love
Recovery Permit Coordinator
U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
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Carlsbad, CA 92008

Subject: 2017 California Gnatcatcher Survey Report for the Skyline Retirement Center *Eastern* Offsite Mitigation Parcel, San Diego County, California; APN 506-140-03; USFWS Permit TE786714-1

Ms. Love:

This report provides the results of a protocol survey series for the coastal California gnatcatcher (*Polioptila californica californica*) performed by REC biologists Elyssa Robertson and Catherine MacGregor on the *eastern* offsite mitigation parcel associated with the Skyline Retirement Center project. The eastern offsite parcel is under consideration for use as mitigation for impacts resulting from development of the Skyline Retirement Center.

The California gnatcatcher (CAGN) is a small gray songbird that resides year-round in scrub-dominated plant communities from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California into Baja California, Mexico. It is strongly associated with sage scrub in its various forms. The range is almost entirely limited to coastal lowlands below 1,000 feet in elevation (Unitt 2004). The eastern offsite mitigation parcel supports a small amount of coastal sage scrub, and CAGN are known to occur in the general area.

Geographical Limits of the Survey Area

The 7.5-acre eastern offsite mitigation parcel, on Assessor's Parcel Number (APN) 506-140-03, is located east of Jamacha Boulevard, south of Campo Road (State Route 94), and also west of Campo Road where the road turns south at the community of Rancho San Diego. A map of the regional location is provided in **Figure 1,** and the site location and vicinity are shown on the United States Geological Survey (USGS) Jamul Mountains 7.5' topographic quadrangle map in **Figure 2.** A 2016 Google Earth Pro aerial photograph of the site is provided in **Figure 3**. This location is approximately 0.4 mile southeast of the proposed Skyline Retirement Center. A creek flows generally west-to-east through the parcel. The hillside to the south of the parcel is undeveloped. To the west are undeveloped land and Jamacha Boulevard. To the north are Campo Road, undeveloped land, a County Sheriff's station, a storage facility, and a trucking school. To the east are a graded partially developed area, Campo Road, and then the Rancho San Diego shopping center.

The site consists of land on either side of creek sloping downward to the creek channel, from an elevation of approximately 440 feet above mean sea level (AMSL) at the western end to approximately 360 feet AMSL at the eastern end.

Habitats

During REC's site surveys, three vegetation communities/habitats and one other land cover category were observed: coastal sage scrub, broom-baccharis-dominated coastal sage scrub, southern riparian woodland, and disturbed land. These habitats are shown in **Figure 4** and are described below.

Diegan Coastal Sage Scrub (Habitat Code 32500), 1.2 Acres

Coastal sage scrub in southern California is a shrub community characterized by low-growing, flexible shrubs that are often fragrant and drought-deciduous. Species composition varies significantly between south-facing and north-facing slopes, with greater concentration of smaller, drought-deciduous, and succulent species on the hotter and drier southern slopes, and more larger and evergreen shrubs on cooler, moister northern slopes. Characteristic shrub species of coastal sage scrub include coastal sagebrush (*Artemisia californica*), true sages (*Salvia* spp.), deerweed (*Acmispon glaber*), and California buckwheat (*Eriogonum fasciculatum*). Numerous annuals, bulbiferous perennials, and native grasses flower among the shrubs in spring and early summer. Coastal sage scrub cover has significantly declined as a result of grazing, urbanization, and other disturbance, and is now considered a threatened community. Many plant and animals of coastal sage scrub have also become endangered, threatened, or rare, including the coastal California gnatcatcher (*Polioptila californica californica*) and the coastal cactus wren (*Campylorhyncus brunneicapillus sandiegensis*).

Onsite coastal sage scrub habitat is dominated by coastal sagebrush (*Artemisia californica*) and inland California buckwheat (*Eriogonum fasciculatum* var. *foliolosum*). Other native shrubs include black sage (*Salvia mellifera*), toyon (*Heteromeles arbutifolia*), spiny redberry (*Rhamnus crocea*), and white sage (*Salvia apiana*). Habitat quality is poor to moderate, with a substantial degree of disturbance along Campo Road. Patches of coastal sage scrub south of the creek are in better condition, but occupy very little acreage within the parcel. Adjacent sage scrub south of the creek and offsite to the south ranges from moderate to very good quality.

Diegan Coastal Sage Scrub, Baccharis-Dominated (Habitat Code 32530), 1.0 Acre

This sub-type of coastal sage scrub is similar to Diegan Coastal sage scrub but is dominated by broom baccharis (*Baccharis sarothroides*) or coyote brush (*B. pilularis*). It typically occurs on disturbed sites or those with nutrient-poor soil, often within other forms of Diegan coastal sage scrub, and on upper terraces of river valleys. Species composition may also include coastal sagebrush, California buckwheat, sawtooth goldenbush (Hazardia squarrosa), goldenbush (Isocoma menziesii), and black sage (*Salvia mellifera*) in less amounts. (Oberbauer et al. 2008)

Baccharis-dominated coastal sage scrub on the site is a distinctive mixture of broom baccharis and Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*), a rare shrub whose largest known population occurs in this area. The larger patches of broom baccharis and Palmer's goldenbush are

too tall and dense to provide good gnatcatcher habitat, but areas intermixed with or bordering more typical coastal sage scrub vegetation could support CAGN.

Southern Riparian Woodland (62500), 4.4 Acres

Southern riparian woodland occurs along the creek that runs eastward through the parcel. This riparian habitat is dominated by arroyo and red willows (*Salix lasiolepis*, *S. laevigata*) with occasional sycamores (*Platanus racemosa*), and invasive non-native species such as Canary Island date palm (*Phoenix canariensis*), non-native walnuts (*Juglans* hybrids), and giant reed (*Arundo donax*). Although this habitat is not suitable for CAGN, riparian birds, including yellow warbler and least Bell's vireo, were seen and heard onsite during the survey and are included in the list of bird species observed.

Disturbed Land (Habitat Code 11300), 0.8 Acre

This land cover category is comprised of "Areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but continues to retain a soil substrate. Typically vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance, or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Examples of disturbed habitat include areas that have been graded, repeatedly cleared for fuel management purposes and/or experienced repeated use that prevents natural revegetation (i.e. dirt parking lots, trails that have been present for several decades), recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle trails, and old homesites." (Oberbauer et al. 2008)

Onsite disturbed land consists of previously graded and cleared land characterized by compacted soil and ornamental / non-native plants, and an unpaved utility access roads. Vegetation on disturbed land was dominated by non-natives such as Peruvian pepper, Canary Island date palm, bristly ox tongue (*Helminthotheca echioides*), pampas grass (*Cortaderia selloana*), and Mexican fan palm (*Washingtonia robusta*).

CAGN Survey Methods

To determine the presence or absence of CAGN on the site, a protocol series of focused presence/absence surveys was conducted by USFWS permitted biologist Elyssa Robertson (Permit TE786714-1) and Catherine MacGregor (currently completing the training hours permit requirement under Ms. Robertson's permit). The methodology used during the surveys followed the 1997 USFWS presence/absence survey protocol, as updated in July 1997 (USFWS 1997). Table 1 below summarizes all CAGN survey dates and conditions.

Table 1. California Gnatcatcher Surveys Conducted on the Skyline Retirement Center Eastern Offsite Mitigation Site

Date	Time	Temp (°F)	Sky	Wind (MPH)	Survey Type	Personnel
3/20/2017	Begin: 0655 End: 0815	Begin: 57 End: 59	Overcast, Overcast	Begin: 0-1 End: 0	CAGN	E. Robertson, C. MacGregor
4/5/2017	Begin: 0815 End: 0940	Begin: 60 End: 74	Clear, Clear	Begin: 0-1.0 End: 0.1-1.4	CAGN	E. Robertson, C. MacGregor
4/28/2017	Begin: 0655 End: 0850	Begin: 55 End: 65	Overcast, Partly sunny	Begin: 0 End: 0-1.5	CAGN	E. Robertson, C. MacGregor

USFWS protocol requires a minimum of three surveys, at least one week apart, to determine presence/absence of this species. For the eastern offsite mitigation parcel protocol survey, three presence/absence surveys for the California gnatcatcher were completed by USFWS permitted biologist Elyssa Robertson (Permit TE786714-1) and Catherine MacGregor. All potentially suitable habitat on the site was surveyed on foot with an irregularly meandering route; the average route is shown in **Figure 4**. Sufficient time was spent in all appropriate habitat to determine the presence/absence of CAGN. All areas of potentially suitable habitat (1.2 acre coastal sage scrub, 1.0 acre of baccharis-dominated coastal sage scrub, and 0.8 of disturbed land) were surveyed during each visit, at an average rate of 1.9 acres per hours. Field notes were maintained throughout the surveys and species of interest were mapped. Recorded vocalizations of CAGN were played only in an attempt to elicit an initial response, as frequently as every 100 feet along the route when no responses were detected, but would not have been repeated after gnatcatcher(s) were detected in a location. Bird species were identified directly by sight or by vocalizations. The surveys were conducted at least one week apart, and all surveys were conducted during favorable weather conditions. No territory mapping, nest surveys, handling, or banding was conducted.

2017 Survey Results

No CAGN were detected on or adjacent to the eastern offsite mitigation parcel during the protocol surveys.

All bird species observed during the surveys are listed in Table 2, below. This includes all riparian birds that were incidentally seen or heard on the site. One least Bell's vireo (Vireo bellii pusillus) and three yellow warblers (Setophaga petechia) were found in and along the riparian woodland, at the locations shown in **Figure 4**. No other sensitive bird species were found.

Table 2. Bird Species Observed on the Eastern Offsite Mitigation Parcel during CAGN Surveys

Common Name	Scientific Name
Anna's hummingbird	*Calypte anna*
Ash-throated flycatcher	*Myiarchus cinerascens*
Bewick's wren	*Thryomanes bewickii*
Black-headed grosbeak	*Pheucticus melanocephalus*
Bushtit	*Psaltriparus minimus*
California thrasher	*Toxostoma redivivum*
California towhee	*Kieneria crissalis*
Cassin's kingbird	*Tyrannus vociferans*
Common yellowthroat	*Geothlypis trichas*
House finch	*Haemorhous mexicanus*
House wren	*Troglodytes aedon*
Lawrence's goldfinch	*Spinus lawrencei*
Least Bell's vireo	*Vireo bellii pusillus*
Lesser goldfinch	*Spinus psaltria*
Mourning dove	*Zenaida macroura*
Orange-crowned warbler	*Leiothlypis celata*
Pacific-slope flycatcher	*Empidonax difficilis*
Song sparrow	*Melospiza melodia*
Spotted towhee	*Pipilo maculatus*
White-crowned sparrow	*Zonotrichia leucophrys*
Wrentit	*Chamaea fasciata*
Yellow warbler	*Setophaga aestiva*

Conclusion

No CAGN were detected on the Skyline Retirement Center East Offsite Mitigation Parcel during REC's 2017 focused protocol survey.

Elyssa K. Robertson (USFWS TE786714-1)
Principal Biologist

Catherine MacGregor
Senior Biologist

Figures

1. Regional Location Map
2. Vicinity Map on USGS Topo
3. Aerial Photograph

4. California Gnatcatcher Survey Results Map

References

Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken, editors. 2012. The Jepson Manual: Vascular Plants of California, second edition. Berkeley and Los Angeles: University of California Press.

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USFWS (U.S. Fish and Wildlife Service). 1997. Coastal California Gnatcatcher (Polioptila californica californica) Presence/Absence Survey Protocol. USFWS Carlsbad Field Office. July 18, 1997. 5 pp.

Regional Location

R·E·C Consultants, Inc.

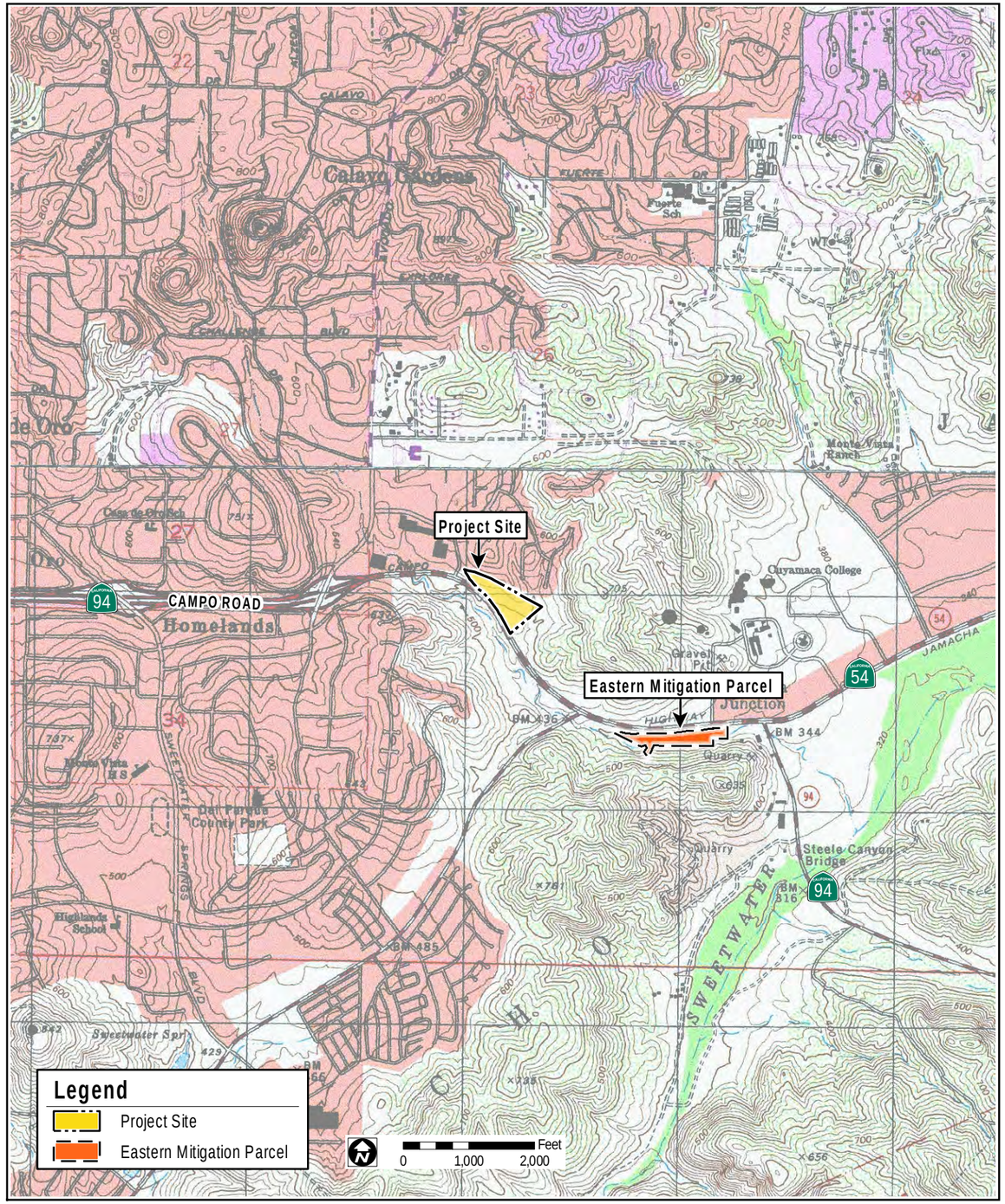
SKYLINE RETIREMENT CENTER - EASTERN MITIGATION PARCEL

0 3 6 Miles

Source: SANGIS GIS Data, 2011.

FIGURE 1

May 2017



R·E·C Consultants, Inc.

Vicinity Maps

SKYLINE RETIREMENT CENTER - EASTERN MITIGATION PARCEL

Source: ESRI 7.5-minute USGS QUAD

FIGURE 2

May 2017

T:\Project_Data\Skyline_Retirement_Center\Final_Maps\CAGN_Report_050817\EastMitigationParcel\SC_Fig-03_AerialMap_052417.mxd

R·E·C Consultants, Inc.

Offsite Mitigation - Eastern Parcel

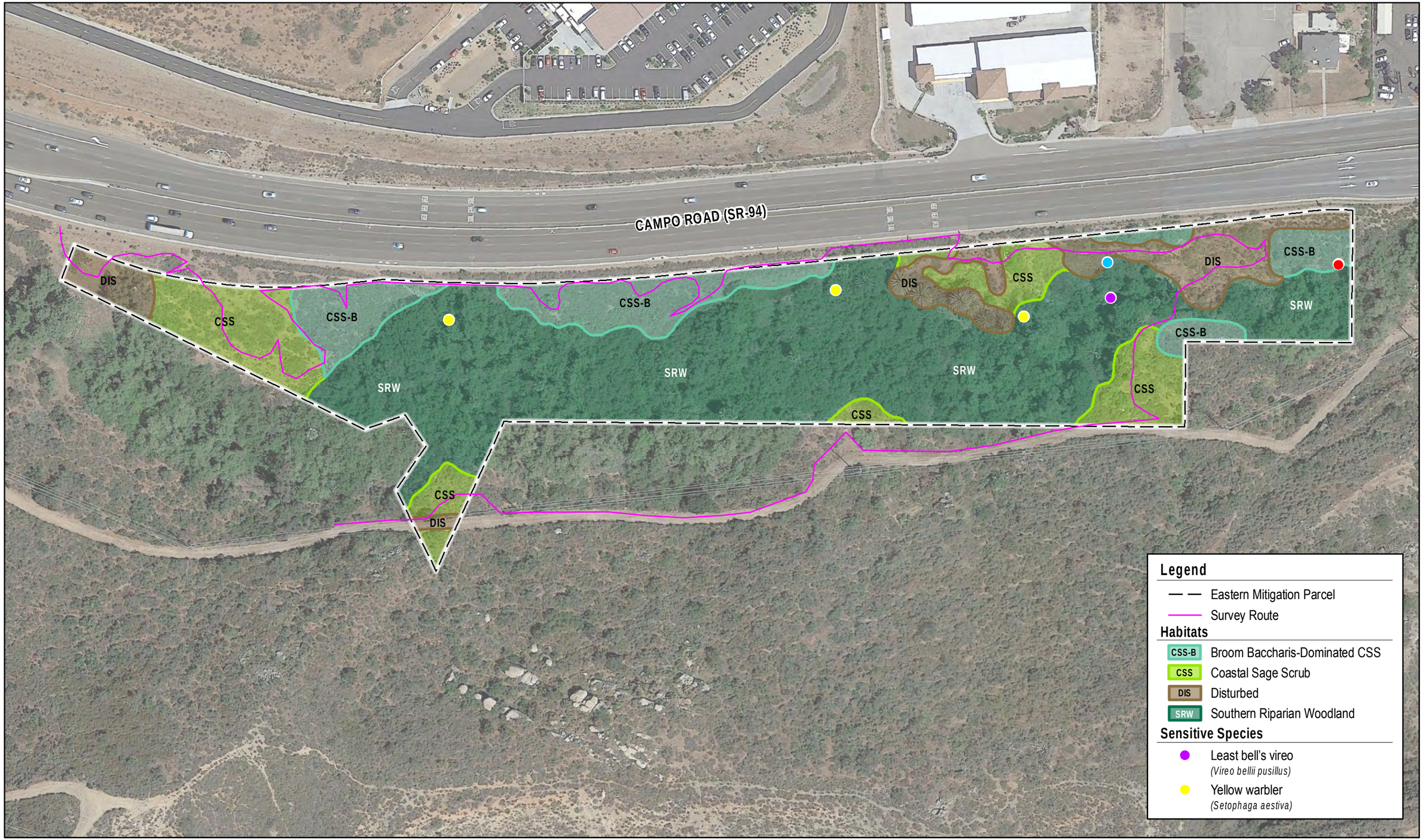
SKYLINE RETIREMENT CENTER - EASTERN MITIGATION PARCEL

0 60 120 Feet

Source: Google Earth Aerial, 2015.

FIGURE 3

May 2017



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California Gnatcatcher Survey Results - Eastern Mitigation Parcel

REC Consultants, Inc.

SKYLINE RETIREMENT CENTER - EASTERN MITIGATION PARCEL

0 60 120 Feet

Source: REC Biological Survey, 2017.

FIGURE 4

May 2017

APPENDIX I

Conceptual Resource Management Plan

CONCEPTUAL
RESOURCE MANAGEMENT PLAN
for the
Skyline Retirement Center Project
PDS2016-ER-16-91-001, -MUP16-003, -GPA-16-005, -REZ-16-003
Offsite Mitigation Area

Prepared by:

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July 2018

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FIGURES

APPENDICES

1.0 INTRODUCTION

This conceptual Resource Management Plan (RMP) has been prepared for the Skyline Retirement Center Offsite Mitigation Area.

1.1 Purpose of Biological Resource Management Plan

The Skyline Retirement Center will preserve two offsite parcels as Biological Open Space (BOS) to mitigate for project-related impacts. This RMP describes the basis for establishment of the BOS, objectives of the RMP, natural resources within the BOS, long-term management and funding of the Offsite Mitigation Area, and reporting requirements.

Development of the Skyline Retirement Center will impact sensitive habitats and species, and mitigation is required for those impacts. The significant project impacts that will be mitigated in the Offsite Mitigation Area covered by this RMP are:

- impacts to 5.8 acres of Diegan coastal sage scrub at a 1.5:1 ratio;
- impacts to 0.6 acre of non-native grassland at a 1:1 ratio;
- impacts to approximately 40 Palmer's goldenbush and to San Diego sunflower; and
- impacts to California gnatcatcher, orange-throated whiptail, and raptor foraging.

As detailed in the project's 2017 Biological Resources Letter Report (REC 2017), the following seven project mitigation measures are addressed with this RMP.

MM-1 The two offsite mitigation parcels shall be placed under a Biological Open Space easement for the Offsite Mitigation Area (OMA).

MM-2 The approved Resource Management Plan for in-perpetuity preservation and management of the OMA, including funding endowment, shall be implemented.

MM-3 For coastal sage scrub impacts, 6.6 acres of Diegan coastal sage scrub and 2.1 acres of southern riparian woodland (up-tiering), for a total of 8.7 acres, shall be preserved within the OMA.

MM-4 For non-native grassland impacts, 0.6 acre of southern riparian woodland (up-tiering) shall be preserved within the OMA.

MM-5 Approximately 1,744 Palmer's goldenbush individuals (at a much higher ratio than the required 1:1) shall be preserved within coastal sage scrub in the OMA.

MM-6 For San Diego sunflower, orange-throated whiptail, and raptor foraging habitat, habitat-based mitigation shall be provided in the OMA.

MM-7 For loss of habitat for a pair of California gnatcatchers, 6.6 acres of Diegan coastal sage scrub that is currently occupied and/or adjacent to additional occupied coastal sage scrub, and 2.1 acres of adjacent southern riparian woodland, a valuable non-sage scrub PCE, shall be preserved within the OMA.

The objectives of this RMP are:

1) To guide management of habitats, species, and programs described herein to protect and enhance wildlife values.
2) To serve as a descriptive inventory of vegetation communities, habitats and plant and animal species that occur on or use this property.

3) To provide an overview of the property's operation, maintenance and personnel requirements to implement management goals, and serves as a budget planning aid.

The details of this conceptual plan may be modified when the Final RMP is prepared and submitted to the County for approval. The County will review the Final RMP to ensure that it meets the specified purpose and objectives.

1.2 Implementation

1.2.1 Resource Manager Qualifications and Responsible Parties

The resource manager shall be one of the following:

- Conservancy group
- Natural resources land manager
- Natural resources consultant
- County Department of Parks and Recreation
- County Department of Public Works
- Federal or State Wildlife Agency (U.S. Fish and Wildlife Service, California Department of Fish and Game)
- Federal Land Manager such as Bureau of Land Management
- City Land Managers, including but not limited to Departments of Public Utilities, Park and Recreation, and Environmental Services.

The resource manager shall be approved in writing by the Director of Planning and Land Use (DPLU), the Director of Public Works (DPW), or the Director of Parks and Recreation (DPR). Any change in the designated resource manager shall also be approved in writing by the director of the County department that originally approved the resource manager. Appropriate qualifications for resource managers include, but are not limited to:

- Ability to carry out habitat monitoring or mitigation activities;
- Fiscal stability including preparation of an operational budget (using an appropriate analysis technique) for the management of this RMP;
- Have at least one staff member with a biology, ecology, or wildlife management degree from an accredited college or university, or have a Memorandum of Understanding (MOU) with a qualified person with such a degree;
- If cultural sites are present, have a cultural resource professional on staff or an MOU with cultural consultant;
- Experience with habitat and cultural resource management in southern California.

Proposed Resource Manager:
The resource manager will be TBD.

Proposed Land Owner:
The property is currently owned by Skyline Church, 11330 Campo Road, La Mesa, California 91941. The proposed Land Owner is TBD.

Proposed Easement Holder:
The County of San Diego will be the Biological Open Space Easement or Conservation Easement Holder. The easement may also include TBD as grantee or third-party beneficiary.

Restoration Entity:
The Restoration Entity will be TBD.

1.2.2 Financial Responsibility and Mechanism

The financial mechanism will be a one-time non-wasting endowment tied to the property, to be used by the Resource Manager to implement the RMP.

1.2.3 Conceptual Cost Estimate

The conceptual cost estimate is based on the tasks and frequencies in Tables 2, 3 and 4 in Section 4.0. One-time started costs are anticipated to be $TBD. Ongoing annual costs are anticipated to be $TBD.

A Property Analysis Record (PAR) was used to calculate the amount for a non-wasting endowment to fund the RMP. The PAR is provided in **Appendix A**. The endowment will be $TBD.

1.2.4 Reporting Requirements

An Annual Report will be submitted to the County (and Resource Agencies, as applicable), along with the submittal fee to cover County staff review time. The Annual Report shall discuss the previous year's management and monitoring activities, as well as management/monitoring activities anticipated in the upcoming year.

The Annual Report shall provide a concise but complete summary of management and monitoring methods, identify any new management issues, and address the success or failure of management approaches (based on monitoring). The report shall include a summary of changes from baseline or previous year conditions for species and habitats, and address any monitoring and management limitations, including weather (e.g., drought). The report shall also address any adaptive management (changes) resulting from previous monitoring results and provide a methodology for measuring the success of adaptive management.

For new sensitive species observations or significant changes to previously reported species, the annual report shall include copies of completed California Natural Diversity Database (CNDDB) forms with evidence that they have been submitted to the State. The report shall also include invasive plant species information for the County.

A fee for staff's review time will be collected by PDS upon submittal of the Annual Report. The RMP may also be subject to an ongoing deposit account for staff to address management challenges as they arise. Deposit accounts, if applicable, must be replenished to a defined level as necessary.

1.2.5 RMP Agreement

The County will require an Agreement with the applicant when an RMP is required. The Agreement will be executed when the County accepts the final RMP. The Agreement will obligate the Applicant to implement the RMP and provide a source of funding to pay the cost to implement the RMP in perpetuity. The Agreement shall also provide a mechanism for the funds to be transferred to the County if the Resource Manager fails to meet the goals of the RMP. The Agreement will specify that RMP funding or funding mechanism be established prior to construction or use of the Skyline Retirement Center (Major Use Permit).

1.2.6 Limitations and Constraints

Certain management limitations or constraints may affect meeting the RMP goals. These could include environmental factors such as drought, surface and subsurface water availability, introduction of new aggressive invasive species, fire, flood, and erosion; legal factors such as special permitting requirements, County ordinances, and special agreements with private or public entities such as power utilities; and financial factors such as unanticipated maintenance costs.

2.0 PROPERTY DESCRIPTION

2.1 Legal Description

The OMA consists of two parcels located in inland southern San Diego County (**Figure 1**), south of SR 94 (Campo Road) (**Figure 2**), in Range 1 West, Township 16 South on the Jamul Mountains 7.5' USGS Quadrangle Map. The western parcel (APN 506-140-08) occupies 7.5 acres to the northwest of Jamacha Boulevard. The eastern parcel (APN 506-140-03) occupies 7.4 acres east of Jamacha Boulevard.

The legal descriptions for the OMA parcels are provided in **Appendix B**.

2.2 Environmental Setting

The OMA location is situated near the border of the Coast and Foothill geographic zones of San Diego County, in an area of cismontane foothill peaks and valleys. The area lies within the South Coast Subregion of the California Floristic Province, in which vegetation is characterized by shrub communities of coastal sage scrub and chaparral. (Lightner 2011, Baldwin et al. 2012). An aerial photograph of the OMA and vicinity is provided in **Figure 3**.

2.2.1 Topography and Soils

Elevations range from approximately 550 feet above mean sea level (AMSL) in the western parcel to 360 feet AMSL in the southeastern end of the eastern parcel. Both parcels include the channel of the local Campo Creek, which parallels SR 94 in this area and runs downstream toward the east. The uplands along the south/southwest side of the creek are north- and

northeast-facing, making them slightly less dry than the south and southwest facing slopes on the north side of SR 94.

According to the Web Soil Survey (USDA 2017), onsite soils include of Placentia sandy loam, thick surface, 2 to 9% slopes eroded (PfC); Placentia sandy loam, 2 to 9% slopes (PeC); Las Posas fine sandy loam, 15 to 30% slopes, eroded (LpE2); Diablo clay, 15 to 30% slopes (DaE); and Friant rocky fine sandy loam, 30 to 70% slopes (FxG). The Placentia consists of moderately weel drained sandy loams with sandy clay subsoil, formed in granitic alluvium on old alluvial fans. PfC occurs along the creek channel in both parcels. A small area of PeC occurs over the creek at the northern end of the western parcel. The Las Posas series consists of well drained moderately deep stony fine sandy loams with clay subsoil, formed in material weathered from basic igneous rocks. The substratum is deeply weathered gabbro. LpE2 is moderately steep and rill erosion is often evident; it is mapped on the slope to the west/southwest of the creek in the northwestern half of the western parcel. The Diablo series consists of well drained, moderately deep to deep clays derived from soft, calcareous sandstone and shale. DaE typically occurs on moderately steep, rounded hills; it is mapped on the slope to the southwest of the creek in the southeastern half of the western parcel. The Friant series consists of shallow and very shallow well drained fine sandy loams that formed in material weathered from fine-grained sedimentary rock, on mountainous uplands. FxG is rocky and steep to very steep; it is mapped on the slope the south of the eastern parcel. (USDA 1973)

2.2.2 Climate

The region is characterized by mild temperatures, abundant sunshine, moderating ocean breezes, and periodic drought (Lightner 2011). Summers are generally dry and rainfall occurs in late fall through spring. In nearby El Cajon, the greatest rainfall is in January, February, and March. Average annual rainfall is 12.4 inches (averages for 1981-2010). In December, the coldest month of the year, the average daily temperature range is 40 to 69º F. In August, the hottest month of the year, the average daily temperature range is 64 to 89º F. (USCD 2017). Fire is most likely to occur during the hot dry summer months, and spreads rapidly under Santa Ana wind conditions.

2.2.3 Hydrology

The OMA includes a creek, known locally as Campo Creek. The creek's water sources appear to be surface run-off from surrounding natural lands, storm-water run-off from surrounding developed areas, and groundwater. Under natural conditions this creek was likely an intermittent tributary to Sweetwater River, but due to suburban run-off it is now more-or-less perennial. The connection the river is no longer above-ground. Groundwater is the most significant source of water during the summer, while run-off from surrounding uplands provides substantial surface water during the rainy season.

2.2.4 MSCP Context

The OMA parcels are located within the Metro-Jamul-Lakeside segment of the County's Multiple Species Conservation Program (MSCP). They are not within a Pre-Approved

Mitigation Area (PAMA), but are technically adjacent to the mapped PAMA to the north (**Figure 4**). They are separated from a hardline preserve to the south by a strip of undeveloped State-owned land as little as 200 feet wide.

2.2.5 Site Access

The western parcel can be accessed from the northern end via a driveway to the adjacent San Diego Gas & Electric (SDG&E) substation. The driveway is controlled with a locked gate at SR 94, and arrangements with SDG&E would be required for vehicular access. An unpaved maintenance road parallels the parcel boundary, toward the southeast.

The eastern parcel can be accessed from Jamacha Boulevard to the west, via an unpaved maintenance road. The Jamacha Boulevard access point is also controlled with a locked gate and arrangements would be required for vehicular access. The portion of the parcel between the creek and SR 94 can be accessed on foot through gaps in the fence along SR 94.

2.3 Land Use

The OMA currently has no land uses.

Land use around the OMA includes SR 94 immediately north, and then the Skyline Retirement Center site, Skyline Church and parking lot, San Diego County Sheriff's Department Rancho San Diego Station, and light industrial development. To the east are County land with an old gravel mine, and then the southward continuation of SR 94. Natural habitat occupies the hillsides to the south of the parcels, on both State land and in a hardline preserve area. This undeveloped land continues from the eastern parcel southward to the Sweetwater River and the National Wildlife Refuge. The SDG&E substation abuts the western parcel to the northwest. Jamacha Boulevard and another undeveloped stretch of land along the creek are located between the two parcels.

A section of unpaved maintenance road crosses the northwestern corner of the western parcel for a length of approximately 230 feet, and the southward extension of the eastern parcel for a length of approximately 60 feet. The road, which is primarily on State land, may have an associated easement. Access to this road is blocked by locked gates.

No Fuel Management Zones overlap the OMA.

3.0 BIOLOGICAL RESOURCES DESCRIPTION

A preliminary description of biological resources in the OMA was provided in the Biological Resources Letter Report Skyline Retirement Center (REC 2017). This RMP includes more detailed information gathered during general and focused biological surveys.

3.1 Habitats and Associated Wildlife

Six categories of vegetation or land cover were mapped on the OMA parcels: Diegan coastal sage scrub: coastal form, Diegan coastal sage scrub: baccharis-dominated, southern riparian woodland, ornamental vegetation, disturbed land, and developed land. Each of these is shown in **Figure 4** and described below. Acreages are summarized in Table 1 below. Lists of all plants and wildlife observed in the OMA are provided in **Appendix C** and **Appendix D**, respectively.

Diegan coastal sage scrub: coastal form (County Habitat Code: 32510, Tier II), 2.2 acres

Diegan Coastal sage scrub: coastal form (CSS) occupies approximately 2.2 acres in the OMA. This habitat is characterized by "Low, soft-woody subshrubs (to ca. 1 m high) that are most active in winter and early spring. Many taxa are facultatively drought-deciduous. Dominated by *Artemisia californica* and *Eriogonum fasciculatum* together with *Malosma laurina*, *Salvia apiana* and *Salvia mellifera*. Stem- and leaf-succulents, while present, are not nearly as conspicuous as in Maritime Succulent Scrub (32400)." It typically occurs on low moisture-availability sites such as steep, xeric slopes or clay-rich soils that are slow to release stored water and intergrades at higher elevations with several chaparral habitats. (Oberbauer et al. 2008)

CSS habitat in the OMA is dominated by coastal sagebrush (*Artemisia californica*) with inland California buckwheat (*Eriogonum fasciculatum var. foliolosum*), coast goldenbush (*Isocoma menziesii* var. *menziesii*), black sage (*Salvia mellifera*), white sage (*Salvia apiana*), and some San Diego sunflower (*Bahiopsis californica*). On areas of steeper north-facing slope, large toyon (*Heteromeles arbutifolia*), laurel sumac (*Malosma laurina*), elderberry (*Sambucus nigra* subsp. *caerulea*), fuchsia-flower gooseberry (*Ribes speciosum*), and spiny redberry (*Rhamnus crocea*) are more common. The OMA supports much greater native plant species diversity than the coastal sage scrub for which if provides mitigation. Herbs observed included mock-parsley (*Apiastrum angustifolium*), red maids (*Calandrinia menziesii*), blue dicks (*Dichelostemma capitatum*), coast monkey flower (*Mimulus aurantiacus* var. *puniceus*), California bee plant (*Scrophularia californica*), needle grass (*Stipa* sp[p].), and canchalagua (*Zeltnera venusta*). Shady areas supported ferns such as California maidenhair (*Adiantum jordanii*) and sticky silverback fern (*Pentagramma triangularis* subsp. *viscosa*), and miner's lettuce (*Claytonia* spp.). Ashy spike-moss (*Selaginella cinerascens*) and other cryptogammic species formed a healthy soil crust in some openings between shrubs.

Wildlife species observed in CSS in the OMA included a Pacific Sara orangetip (*Anthocharis sara sara*), grasshoppers (Family Acrididae), funnel weaver spiders (Family Agelenidae), tarantula hawk wasp (*Pepsis* sp.), orange-throated whiptail (*Aspidoscelis hyperythra*), California gnatcatcher (*Polioptila californica californica*), bushtit (*Psaltriparus minimus*), Lawrence's goldfinch (*Spinus lawrencei*), California thrasher (*Toxostoma redivivum*), white-crowned sparrow (*Zonotrichia leucophrys*), and many more birds; coyote (*Canis latrans*) (scat), and desert cottontail (*Silvilagus audubonii*).

This CSS supports a wide variety of plant and animal species, including the federal Threatened California gnatcatcher, and has high habitat value.

Diegan coastal sage scrub: baccharis-dominated (County Habitat Code: 32530, Tier II), 4.4 acres

Diegan Coastal sage scrub: baccharis-dominated (CSS-B) occupies approximately 4.4 acres in the OMA. As described by Oberbauer et al. (2008), this habitat is "similar to Diegan Coastal Sage Scrub (32500) but dominated by *Baccharis* species." It is typically on disturbed sites or those with nutrient poor soils, and is often found within other forms of Diegan coastal sage scrub and on upper terraces of river valleys.

The CSS-B in the OMA is co-dominated by a combination of broom baccharis (*Baccharis sarothroides*) and Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*). It occurs in patches adjacent to, and grading into, CSS, and also adjacent to southern riparian woodland. CSS-B was generally much taller and much more dense than nearby CSS, with litter herbaceous cover. Palmer's sagewort (*Artemisia palmeri*) was observed at the border between this habitat and southern riparian woodland.

Wildlife species observed in CSS-B included funeral duskywing (*Erynnis funeralis*), Anna's hummingbird (*Calypte anna*), song sparrow (*Melospiza melodia*), California towhee (*Melozone crissalis*), and dusky-footed woodrat (*Neotoma fuscipes*) (middens).

CSS-B has high habitat value, especially for its importance in supporting the local population of rare Palmer's goldenbush.

Southern riparian woodland (County Habitat Code 62500, Tier I), 7.0 acres

The OMA contains approximately 7.0 acres of southern riparian woodland. It is similar to southern willow scrub but has more mature emergent trees. This habitat grows along either side of the creek and is characterized by red and black willows (*Salix laevigata*, *S. gooddingii*) with occasional western sycamores (*Platanus racemosa*), and smaller arroyo willows (*S. lasiolepis*) and mule-fat (*Baccharis salicifolia* subsp. *salicifolia*) along the edges. Tall non-native trees such as a walnut (*Juglans hindsii*/hybrid), Shamel ash (*Fraxinus uhdei*), and Canary Island date palm (*Phoenix canariensis*) are common components of the canopy. Understory in the drier areas include poison-oak (*Toxicodendron radicans*), California rose (*Rosa californica*), and beardless wild-rye (*Elymus triticoides*), while the moist and wet areas along the creek include San Diego sedge (*Carex spissa*), southwestern spiny rush (*Juncus acutus* subsp. *leopoldii*), prairie bulrush (*Bolboschoenus maritimus* subsp. *paludosus*), and yerba mansa (*Anemopsis californica*).

Wildlife species observed in the OMA southern riparian woodland included darner dragonfly (Family Aeshnidae), anise swallowtail (*Papilio zelicaon*), Pacific slope flycatcher (*Empidonax difficili*s), hooded oriole (*Icterus cucullatus*), orange-crowned warbler (*Leiothlypis celata*), blue grosbeak (*Passerina caerulea*), black grosbeak (*Pheucticus melanocephalus*), yellow warbler (*Setophaga aestiva*), and least Bell's vireo (*Vireo bellii pusillus*). A yellow-breast chat (*Icteria virens*) was observed in this habitat just west of the OMA.

This southern riparian woodland supports a wide variety of species, especially riparian birds and the federal and State Endangered least Bell's vireo, and has high habitat value.

Disturbed land (County Habitat Code: 11300, Tier IV), 1.1 acres

The OMA contains approximately 1.1 acres of disturbed land. This land cover category is comprised of "Areas that have been physically disturbed (by previous legal human activity) and are no longer recognizable as a native or naturalized vegetation association, but continues to retain a soil substrate. Typically vegetation, if present, is nearly exclusively composed of non-native plant species such as ornamentals or ruderal exotic species that take advantage of disturbance, or shows signs of past or present animal usage that removes any capability of providing viable natural habitat for uses other than dispersal. Examples of disturbed habitat include areas that have been graded, repeatedly cleared for fuel management purposes and/or experienced repeated use that prevents natural revegetation (i.e. dirt parking lots, trails that have been present for several decades), recently graded firebreaks, graded construction pads, construction staging areas, off-road vehicle trails, and old homesites." (Oberbauer et al. 2008)

Disturbed land in the OMA consists of an unpaved maintenance road, trails, and areas with extensive unvegetated soil and predominantly non-native plant species. Species observed growing along the trails and unpaved road included bishop's/strigose lotus (*Acmispon strigosus*), telegraph weed (*Heterotheca grandiflora*), hooked skunkweed (*Navarretia hamata* subsp. *hamata*), winged pectocarya (*Pectocarya penicillata*), and dot-seed plantain (*Plantago erecta*). Invasive species observed throughout the disturbed areas included giant reed (*Arundo donax*), brome grasses (*Bromus* spp.) tocalote (*Centaurea melitensis*), pampas grass (*Cortaderia* selloana), filaree (*Erodium* spp.), bristly ox-tongue (*Helminthotheca echioides*), short-pod mustard (*Hirschfeldia incana*), and wild radish (*Raphanus sativus*).

Disturbed land has limited wildlife value, but some species growing in the disturbed areas are attractive for pollinators, and non-native trees such as Peruvian pepper are used by birds. Disturbed land is general not considered to have significant biological value, but the road edges could attract species of interest, such as Quino checkerspot butterfly (*Euphydryas editha quino*).

Ornamental (Non-native vegetation) (County Habitat Code 11000), 0.1 acre

A small area mapped as ornamental land cover contains an abandoned community entry monument for Rancho San Diego surrounded by landscaped ornamental trees and shrubs such as Peruvian pepper, prostrate acacia (*Acacia redolens*), and Mexican fan palm. This area is not considered to be of value in the OMA.

Developed land (County Habitat Code 12000), 0.1 acre

Developed land in the OMA is limited to a strip of pavement between the western parcel and the substation to the northwest. This area is not considered to be of value in the OMA.

Table 1. Habitat/Vegetation and Other Land Cover in the OMA

Habitat/Vegetation (acres)	West Parcel	East Parcel	Total
Diegan Coastal Sage Scrub: Coastal Form (Tier II)	1.0	1.2	**2.2**
Diegan Coastal Sage Scrub: Baccharis-dominated (Tier II)	3.4	1.0	**4.4**
Southern Riparian Woodland (Tier I)	2.6	4.4	**7.0**
Ornamental (Tier IV)	0.1	0.0	**0.1**
Disturbed (Tier IV)	0.3	0.8	**1.1**
Developed	0.1	0.0	**0.1**
Total	**7.5**	**7.4**	**14.9**

3.2 Rare, Threatened or Endangered Species

3.2.1 Special-status Species Observed on the Project Site

Nine special-status species have been observed in the OMA: Palmer's sagewort, San Diego sunflower, Palmer's goldenbush, southwestern spiny rush, ashy spike-moss, orange-throated whiptail, California gnatcatcher, yellow warbler, and least Bell's vireo.

Palmer's sagewort (*Artemisia palmeri*) is a California Rare Plant Rank (CRPR) 4.2 and County List D perennial herb to subshrub that grows in somewhat mesic areas in coastal sage scrub, chaparral, and riparian habitats near drainages. A patch of Palmer's sagewort was observed on the northern side of the creek near the eastern end of the eastern parcel.

San Diego sunflower (*Bahiopsis laciniata*) is a CRPR 4.2 and County List D species. San Diego sunflower occurs densely in two large patches mixed with other coastal sage scrub species and occurs sparsely throughout the other areas onsite. San Diego sunflower is an occasional component of Diegan coastal sage scrub: coastal form in the western parcel.

Palmer's goldenbush (*Ericameria palmeri* var. *palmeri*) is a CRPR 1B.1, County List B species, County Narrow Endemic evergreen shrub with distinctive bright green aromatic leaves. REC biologists found a large number of Palmer's goldenbush in the OMA, primarily within Diegan coastal sage scrub: baccharis-dominated. Based on sampling of high-density groups where Palmer's goldenbush was at least 80% of total cover, an estimated 1,744 individuals were growing within just those high density areas (1,410 in west parcel sampled area and 334 in east parcel sampled area). Many more uncounted plants were observed outside the high-density areas. Although rare throughout the County, the population of this species in the vicinity is robust.

Southwestern spiny rush (*Juncus acutus* subsp. *leopoldii*) is a CRPR 4.2 County List D shrub-like rush that grows in herbaceous wetlands and along drainages. Patches of southwestern spiny rush were observed in and along the drainage in the OMA.

Ashy spike-moss (*Selaginella cinerascens*) is a CRPR 4.1 and County List D low-growing perennial herb in the primitive vascular plant family of lesser-clubmosses or spike-mosses. It grows in a lace-like pattern flush to undisturbed soil surface within chaparral and coastal sage scrub. Ashy spike-moss was observed in openings between shrubs in the western OMA parcel.

Orange-throated whiptail (*Aspidoscelis hyperythra*) is a County Group 2 lizard that lives in semi-arid brushy areas that typically have loose soil and rocks, including washes, rocky hillsides, and coastal chaparral and scrub. One individual was observed in the western OMA parcel.

California gnatcatcher (*Polioptila c. californica*) is a small gray songbird that resides year-round in scrub-dominated plant communities from southern Ventura County southward through Los Angeles, Orange, Riverside, San Bernardino, and San Diego Counties, California into Baja California, Mexico. It is strongly associated with sage scrub in its various forms. The range is almost entirely limited to coastal lowlands below 1,000 feet in elevation (Unitt 2004). This gnatcatcher is a State Species of Special Concern and is federally listed as Threatened; the County of San Diego lists it as a Group 1 sensitive species. Protocol surveys were conducted on the OMA parcels in spring 2017. The survey reports are provided in **Appendix E** (west parcel) and **Appendix F** (east parcel). One pair of gnatcatchers was observed in coastal sage scrub on the west parcel, as well as upslope (south) of the west parcel. No gnatcatchers were observed on the east parcel, but additional coastal sage scrub occurs upslope of this parcel as well.

Yellow warbler (*Setophaga aestiva*) is a small, bright yellow songbird listed as a CDFW Species of Special Concern and County Group 2 species. Yellow warblers migrate to riparian woodlands of San Diego County for the spring and summer breeding season. Six yellow warblers were identified in the OMA.

Least Bell's vireo (*Vireo bellii pusillus*) is a rare songbird that migrates to the riparian woodlands of San Diego for the spring and summer breeding season. This subspecies is listed as federal and State Endangered, as well as County Group 1. Four male vireos were detected in the OMA – three in the western parcel and one in the eastern parcel. Another vireo was located just upstream (west) of the eastern parcel.

3.2.2 Special-status Species with High Potential to Occur on the Project Site

Yellow-breasted chat (*Icteria virens*) is a CDFW Species of Special Concern and County Group 1 songbird that, like least Bell's vireo, migrates to riparian woodlands of San Diego County for the breeding season. No yellow-breasted chat was observed in the OMA, but one was located just upstream of the eastern parcel.

San Diego desert woodrat (*Neotoma lepida intermedia*) is a CDFW Species of Special Concern and County Group 2 mammal. San Diego desert woodrat occurs in coastal sage scrub, oak woodland and chamise chaparral, especially where the vegetation is moderate to dense. This

nocturnal species prefers habitats with rocky slopes, rock outcrops, and cacti. No middens were observed during the general survey or gnatcatcher surveys, but because San Diego woodrat formerly occupied the Skyline Retirement Center site, and suitable vegetation and rock outcrops occur in the OMA, it has high potential to occur in the OMA.

3.2.3 Other Special-status Species

Quino checkerspot butterfly (*Euphydryas editha quino*) is a federal endangered, County Narrow Endemic and County Group 2 species. This butterfly inhabits grassy openings within other habitats such as coastal sage scrub that support its larval host plants, primarily dot-seed plantain (*Plantago erecta*) and desert plantain (*P. patagonica*), but also Coulter's snapdragon (*Antirrhinum coulterianum*), rigid bird's beak (*Cordylanthus rigidus*), owl-clover (*Castilleja exserta*), and Chinese houses (*Collinsia heterophylla*). The OMA is outside of the USFWS Quino checkerspot recommended survey area, but the butterfly has been observed as near as two miles away and potentially suitable coastal sage scrub and dot-seed plantain host plant occur in the OMA.

Hermes copper (*Lycaena hermes*) is a rare butterfly included in Group 1 and designated a candidate for federal listing in 1984. It inhabits coastal sage scrub and chaparral that contain mature spiny redberry shrubs near California buckwheat. Coastal sage scrub, large spiny redberries, and buckwheat occur in the OMA.

4.0 BIOLOGICAL RESOURCE MANAGEMENT

4.1 Management Goals

Biological elements include vegetation communities/habitats and plant and animal species for which management goals and tasks have been developed. For the Skyline Retirement Center project the following goals have been developed followed by specific tasks to ensure implementation of these goals

Goal 1: Preserve and manage lands to the benefit of the flora, fauna, and native ecosystem functions reflected in the natural communities occurring within the RMP land. The OMA habitats to be managed are Diegan coastal sage scrub: coastal form, Diegan coastal sage scrub: baccharis-dominated, and southern riparian woodland.

Goal 2: Manage the land for the benefit of sensitive species, MSCP covered species, and existing natural communities, without substantive efforts to alter or restrict the natural course of habitat development and dynamics. Sensitive species known to occur in the OMA are Palmer's sagewort, San Diego sunflower, Palmer's goldenbush, southwestern spiny rush, ashy spike-moss, orange-throated whiptail, California gnatcatcher, yellow warbler, and least Bell's vireo.

Goal 3: Reduce, control, and where feasible eradicate non-native, invasive flora and/or fauna known to be detrimental to native species and/or the local ecosystem. This may include the on-going eradication of non-native invasive species as deemed

necessary by the Resource Manager.

4.2 Biological Tasks

Tasks targeted at biological resources management are listed and described in Table 2, below. The biological resources management tasks will support Goals 1, 2 and 3. The first two tasks are considered one-time start-up tasks. The remainder will continue over the entire period of long-term monitoring and management.

Table 2. Biological Resources Management Tasks

Task Number	Task	Frequency	Hours
BIOLOGICAL TASKS			
One-time start-up tasks:			
BIO-1	Baseline inventory of biological resources (including mapping of invasive species, excluding focused bird surveys)	One time	12
BIO-2	Baseline removal of invasive species	One time	40
Subtotal			
Ongoing tasks after start-up			
BIO-3	Update mapping of biological resources, including mapping of invasive species	Every 5 years	4
BIO-4	Update aerial photography	Every 5 years	3
BIO-5	Long-term invasive species control	Annually	16
BIO-6	Habitat restoration: monitoring and management	Quarterly	32
BIO-7	Focused California gnatcatcher survey, including report	Every 5 years	12
BIO-8	Focused least Bell's vireo survey, including report	Every 5 years	30
BIO-9	Predator control	As needed for brown-headed cowbird, estimated to be every 5 years	8
BIO-10	MSCP-required (Table 3-5) biological resource monitoring	See BIO-1, 3, 4, 7, and 8	
Subtotal			

Hours and costs used for these tasks' PAR calculations are included in **Appendix A**.

Invasive Species

The greatest threat to onsite habitat may be invasive plant species that displace native vegetation. These plants compete with native species for water, nutrients and space. They often start growing earlier than native species and interfere with the start of that native plant growing season. Non-native trees displace native trees needed by a variety of wildlife including the special-status riparian birds that live and nest onsite. Locations of invasive species will be tracked by mapping them during mapping of biological resources (BIO-1 and BIO-3).

Target species in coastal sage scrub along the edge of the creek, will include asphodel (*Asphodelus fistulosus*), black mustard (*Brassica nigra*), brome grasses (*Bromus* spp.), tocalote star thistle (*Centaurea melitensis*), filaree (*Erodium* spp.), fennel (*Foeniculum vulgare*), short-pod mustard (*Hirschfeldia incana*), horehound (*Marrubium vulgare*), wild radish (*Raphanus sativus*), Peruvian pepper (*Schinus molle*), and milk thistle (*Silybum marianum*).

Target species in and along riparian habitat will include giant reed (*Arundo donax*), Italian thistle (*Carduus pycnocephalus*), bull thistle (*Cirsium vulgare*), poison hemlock (*Conium maculatum*), pampas grass (*Cortaderia selloana*), eucalyptus (*Eucalyptus* spp.), Canary Island date palm (*Phoenix canariensis*), castor bean (*Ricinus communis*), Brazilian pepper (*Schinus terebinthifolius*), tamarisk (*Tamarix* sp.), Chinese elm (*Ulmus parvifolia*), and Mexican fan palm (*Washingtonia robusta*).

Invasive species removal will consist of a baseline treatment (BIO-2) followed by long-term annual treatment (BIO-5). Treatment method will vary by species. Palms, eucalyptus, and Chinese elm would be treated with injected herbicide and/or girdled and left in place, while other trees and large shrubs such as Peruvian pepper, Brazilian pepper, and tamarisk would be treated and removed. Herbaceous species would be removed by hand, and/or treated with herbicide. All removed invasive plant material will be legally disposed of offsite.

4.3 Biological Adaptive Management

The Resource Manager, with approval from the County of San Diego, may make adjustments to these tasks as deemed necessary based on adaptive management practices. Adaptive management is adjusting or changing management tasks and/or timing in response to onsite conditions and based on data collected. Any changes to the goals or tasks of this plan should be identified within the annual report. Proposed changes should be supported by observation/data collection. Frequency and potential costs for the proposed changes should be provided. If a change is required prior to submittal of the annual report (for example, an unforeseen emergency), the Resource Manager should notify the County of San Diego within 48 hours of the change. The goal/task change can then be summarized in the following annual report later.

4.4 Operations, Maintenance, and Administration Tasks

Operations, maintenance, and administration tasks are the non-biological activities required to achieve the management goals.

Table 3. Operations, Maintenance, and Administrative Tasks

Task Number	Task	Frequency	Hours per Year
OPERATIONS, MAINTENANCE, AND ADMINISTRATION TASKS			
One-time start-up tasks:			
OM-1	Coordinate with easement holders	One time	2
OM-2	Construct permanent fencing/gates	One time	(fee-based)
OM-3	Obtain and place permanent signs	One time	(fee-based)
OM-4	Baseline trash and debris removal	One time	16
OM-5	Establish database for data analysis	One time	8
Subtotal			
Ongoing tasks after start-up			
OM-6	Maintain database for data analysis	Annually	4
OM-7	Write and submit annual report	Annually	20
OM-8	Submit review fees for County review of annual report	Annually	(fee-based)
OM-9	Review and if necessary update management plan	Every 5 years	6
OM-10	Maintain permanent fencing/gates and signage	Every 5 years	(fee-based)
OM-11	Trash and debris removal	Annually	8
OM-12	Maintain deposit account for County staff management	Annually	(fee based)
Subtotal			

Hours and costs used for these tasks' PAR calculations are included in **Appendix A**.

Fencing and Signs

Tasks OM-2 and OM-3 pertain to fencing and signage. Four-ft barbed-wire fencing is currently in place between SR 94 and the OMA. However, it is in poor condition in some locations. Where existing fencing can be repaired, it will be. Where it is too damaged to be repaired, it will be replaced. Because the OMA sites are subject to trespassing and use by vagrants, new four-ft barbed-wire fencing will also be required around the other sides of the site. Signage will be placed approximately every 150 feet on the fencing around the perimeter of the OMA. Access gates in the fencing will be provided at either end of each OMA. Fencing, gate, and sign locations, and an example of the signs, are provided in **Figures 6a** and **6b**. If trespassing by vagrants remains a problem after the OMA is fenced, the County Sherriff Department will be contacted.

Trash and Debris Removal

Trash and debris will be removed from the site in one large baseline collection (OM-4) and annually thereafter (OM-11). Baseline trash removal may include removal of large objects such as shopping carts and furniture, which have accumulated in riparian habitat due to vagrant use. In following years, the quantity of large trash is expected to be significantly reduced because the OMA will be fenced. Typical roadside trash blows into the site along SR 94. Trash along the southern edges of the OMA is minimal due to restricted access. All collected trash will be legally disposed of offsite.

4.5 Public Use Tasks

No public use is anticipated.

4.6 Fire and Post-fire Management

Long-term management of natural land in this region must take into account the likelihood of wildfire. The following tasks are intended to facilitate management in case of fire, and post-fire recovery.

Table 4. Fire and Post-fire Management Tasks

Task Number	Task	Frequency	Hours per Year
FIRE AND POST-FIRE MANAGEMENT TASKS			
One-time start-up tasks:			
FM-1	Coordinate with fire agencies for access	One time	3
Subtotal			
Ongoing tasks after start-up			
FM-2	Control post-fire erosion	TBD	
FM-3	Reseed after fire	TBD	
FM-4	Replant after fire	TBD	
Subtotal			

Hours and costs used for these tasks' PAR calculations are included in **Appendix A**.

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FIGURES

Regional Location

Miles
0 3 6

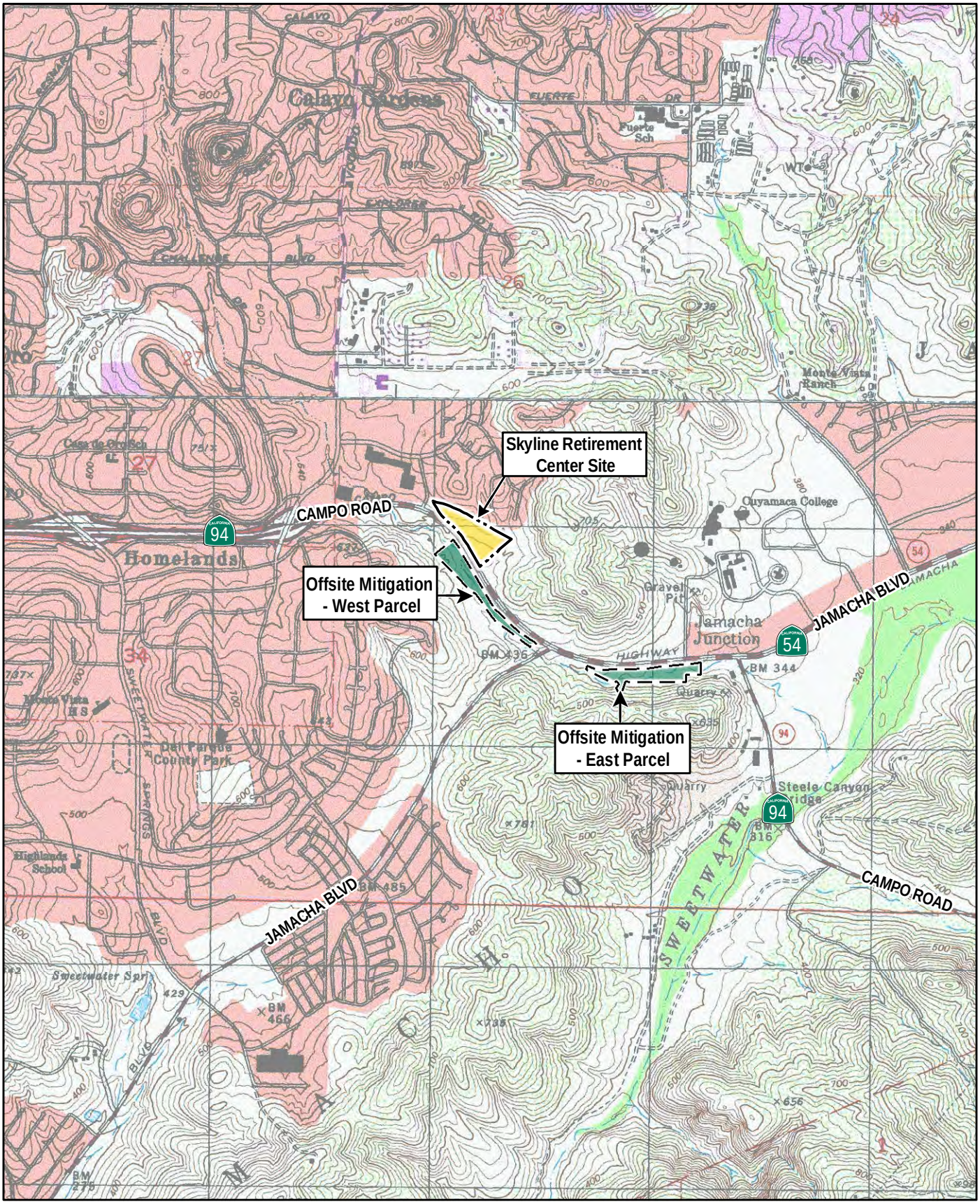
FIGURE 1

R·E·C Consultants, Inc.

SKYLINE RETIREMENT CENTER - RMP

Source: SANGIS GIS Data, 2011.

September 2017



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R·E·C Consultants, Inc.

Vicinity Map

SKYLINE RETIREMENT CENTER - RMP

0 1,000 2,000 Feet

Source: Esri Basemap

FIGURE 2

September 2017

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R·E·C Consultants, Inc.

Aerial Photography

SKYLINE RETIREMENT CENTER - RMP

0 200 400 600 Feet

Source: Google Earth, 2017.

FIGURE 3

September 2017