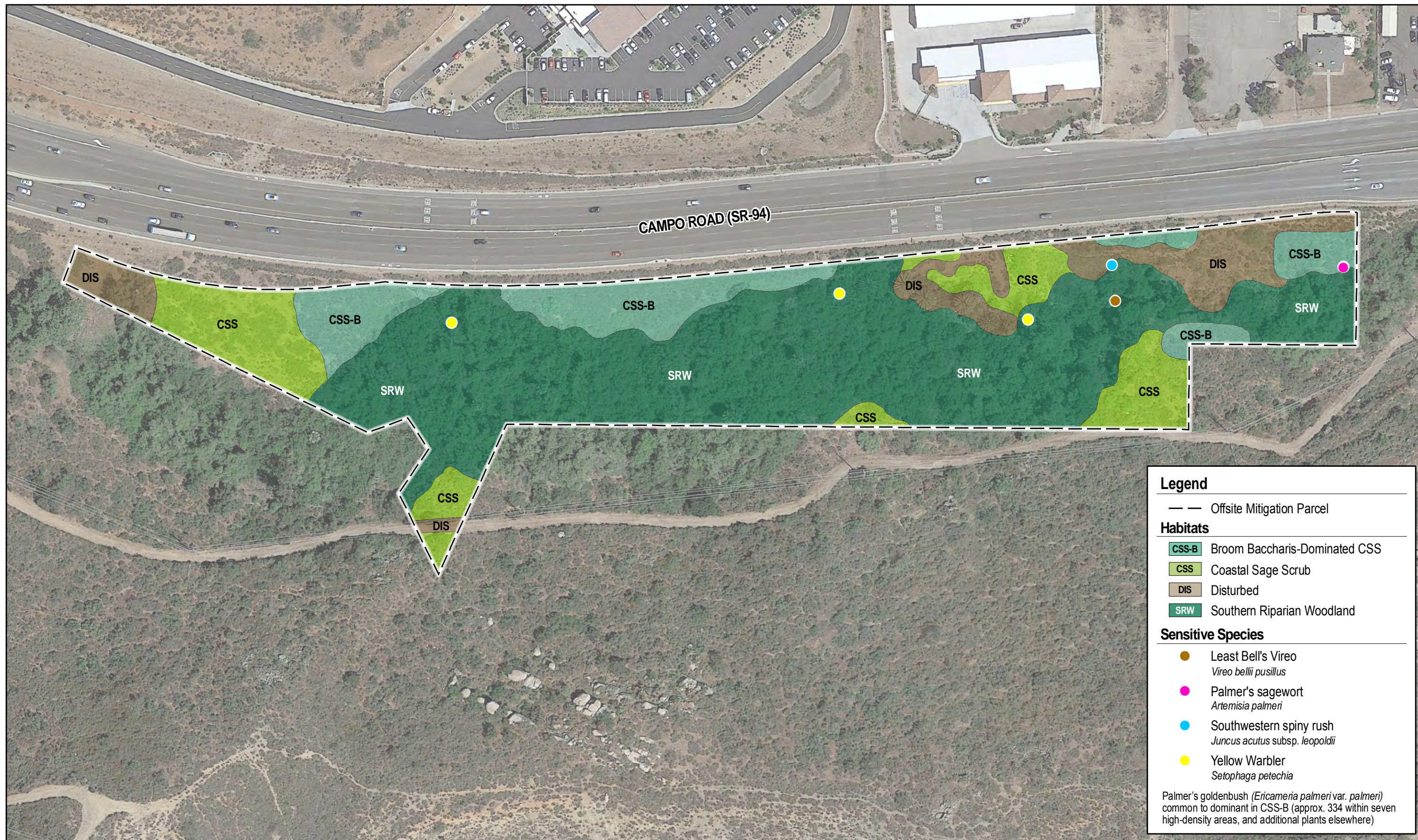


T:\Project_Data\Skyline_Retirement_Center\Final_Maps\RMP_Spe2017\SC_Fig-04_MSCP_091417.mxd



T:\Project_Data\Skyline_Retirement_Center\Final_Maps\RMP_Spt2017\SC_Fig 05a_WestMitigationBio_091417.mxd



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Legend

- Skyline Retirement Center Site
- - - New Fence Line
- Existing Fence Line
- Open Space Sign Location (Every 150 feet)

Open Space Sign Sample

"Sensitive Environmental Resources Area Restricted by Easement"

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Dept. of Planning & Development Services."

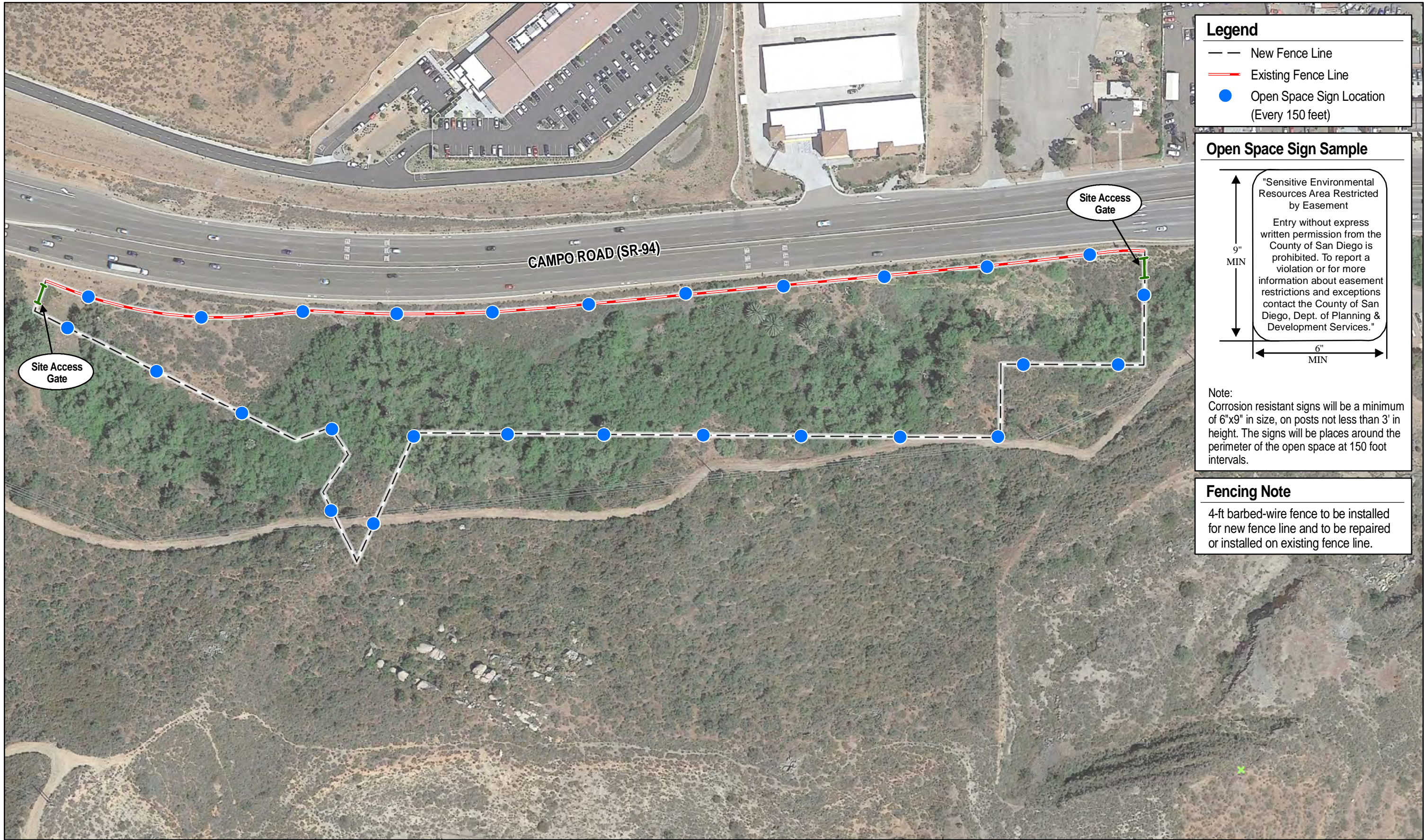
9" MIN

6" MIN

Note:
Corrosion resistant signs will be a minimum of 6"x9" in size, on posts not less than 3' in height. The signs will be placed around the perimeter of the open space at 150 foot intervals.

Fencing Note
4-ft barbed-wire fence to be installed for new fence line and to be repaired or installed on existing fence line.

T:\Project_Data\Skyline_Retirement_Center\Final_Maps\RMP_July2018\SC_Fig-06a_WestMitigationOpenSpace_071018.mxd



Legend

- New Fence Line
- Existing Fence Line
- Open Space Sign Location (Every 150 feet)

Open Space Sign Sample

"Sensitive Environmental Resources Area Restricted by Easement"

Entry without express written permission from the County of San Diego is prohibited. To report a violation or for more information about easement restrictions and exceptions contact the County of San Diego, Dept. of Planning & Development Services."

9" MIN

6" MIN

Note:
Corrosion resistant signs will be a minimum of 6"x9" in size, on posts not less than 3' in height. The signs will be placed around the perimeter of the open space at 150 foot intervals.

Fencing Note
4-ft barbed-wire fence to be installed for new fence line and to be repaired or installed on existing fence line.

APPENDIX A

Offsite Mitigation Area Property Analysis Record

Skyline Retirement Center OMA Management and Monitoring Tasks with Costs To Be Used For PAR

<i>One-time start-up tasks</i>	Specification	Unit	No. of units	Cost per unit*	Cost	On year(s)	Associated RMP Task
Biological resources inventory	Baseline inventory and mapping of biological resources (including mapping of invasive species and excluding focused bird surveys)	Bio hr	12	\$75.00	\$900.00	1	BIO-1
Baseline invasive plant removal	Hand removal and limited herbicide treatment, three times	Labor hr	40	\$30.00	\$1,200.00	1 (start)	BIO-2
Invasives removal supplies	Tools and supplies such as herbicide for invasive species removal	Item			\$500.00	1	BIO-2
Easement coordination	Coordinate with easement holders	Labor hr	2		\$0.00	1 (start)	OM-1
Preserve fencing	Construct permanent fencing and gates around unfenced sides of site, repair/replace existing fencing along northern side	Item		TBD		1 (start)	OM-2
Preserve signage	Obtain and place permanent signs	Item	57	\$30.00	\$1,710.00	1 (start)	OM-3
Baseline trash removal	Baseline trash and debris removal	Labor hr	16	\$30.00	\$480.00	1 (start)	OM-4
Baseline trash disposal fee	Legal offsite disposal of trash and invasive plant material	Ton	2	\$60.50	\$121.00	1 (start)	OM-4
Database	Establish database for data analysis	Staff hr	8	\$45.00	\$360.00	1	OM-5
Fire agency coordination	Coordinate with fire agencies for access	Staff hr	3	\$45.00	\$135.00	1	FM-1
Project Management	Overall management of start-up tasks	Mgr hr	6	\$100.00	\$600.00	1	ALL
<i>Ongoing tasks after start-up</i>	Specification	Unit	No. of units	Cost per unit*	Cost	On year(s)	
Biological resources mapping	Update mapping of biological resources, including mapping of invasive species	Bio hr	3	\$75.00	\$225.00	Every 5 years	BIO-3
Aerial photography	Update aerial photography of site	Staff hr	3	\$45.00	\$135.00	Every 5 years	BIO-4
Invasive plant removal	Hand removal and herbicide treatment	Labor hr	16	\$30.00	\$480.00	Every year	BIO-5
Invasives removal equipment	Tool replacement and herbicide	Item			\$100.00	Every 5 years	BIO-5
Monitoring and management	Quarterly monitoring and management of habitat restoration	Bio hr	32	\$75.00	\$2,400.00	Quarterly	BIO-6
Focused California gnatcatcher survey	Protocol gnatcatcher update survey and report	Item			\$3,000.00	Every 5 years	BIO-7
Focused least Bell's vireo survey	Protocol least Bell's vireo survey and report	Orn hr	30	\$100.00	\$3,000.00	Every 5 years	BIO-7
Predator control	Brown-headed cowbird trapping as needed	Bio hr	8	\$75.00	\$600.00	Every 5 years	BIO-9
Database	Maintain database for database analysis	Staff hr	3	\$45.00	\$135.00	Every 5 years	OM-6
Annual report	Write and submit annual report	Staff hr	20	\$45.00	\$900.00	Every 5 years	OM-7
Review fees	Submit review fees for County review of annual report	Item			TBD	Every year	OM-8
Review of RMP	Review and if necessary update management plan	Mgr hr	6	\$100.00	\$600.00	Every 5 years	OM-9
Fencing and signage	Maintain/repair fencing and signage	Item		\$500.00		Every 5 years	OM-10
Trash removal	Trash and debris removal	Labor hr	8	\$30.00	\$240.00	Every year	OM-11
Disposal fee	Legal offsite disposal of trash and invasive plant material	Ton	0.25	\$60.50	\$15.13	Every year	OM-11
Maintain deposit	Maintain deposit account for County staff management	Item			TBD	Every year	OM-12
Control post-fire erosion	Install erosion control measures if fire results in significant soil erosion	Item			TBD		FM-2
Reseed after fire	Apply appropriate seed to assist with post-fire habitat recovery, if needed	Item			TBD		
Replant after fire	Install container plants to assist with post-fire recovery, if needed	Item			TBD		
Project Management	Overall management	Mgr hr	4	\$100.00	\$400.00	1	ALL

*Cost are based on standard PAR rates and known actual costs

Hourly rate abbreviations

- Staff hr = general staff hourly rate
- Labor hr = general labor hour
- Bio hr = biologist hourly rate
- Orn hr = ornithologist hourly rate
- Mgr hr = manager hourly rate

(Slipsheet for PAR)

APPENDIX B

Legal Descriptions for the Offsite Mitigation Area

(Slipsheet for legal descriptions)

APPENDIX C

Plants Observed in the Skyline Retirement Center Offsite Mitigation Area

APPENDIX C PLANTS OBSERVED IN THE SKYLINE RETIREMENT CENTER OFFSITE MITIGATION AREA			
Species Name	Common Name	Family	Habitat
<i>Acacia redolens</i> *	desert carpet	Fabaceae	ORN
<i>Acmispon strigosus</i>	bishop's/strigose lotus	Fabaceae	CSS, DIS
<i>Adiantum jordanii</i>	California maidenhair	Pteridaceae	CSS
<i>Ambrosia psilostachya</i>	western ragweed	Asteraceae	SRW
<i>Amsinckia intermedia</i>	rancher's fiddleneck	Boraginaceae	CSS
<i>Amsinckia sp.</i>	fiddleneck	Boraginaceae	DIS
<i>Anemopsis californica</i>	yerba mansa	Saururaceae	SRW
<i>Anthriscus caucalis</i> *	bur chervil	Apiaceae	DIS
<i>Apiastrum angustifolium</i>	mock-parsley	Apiaceae	CSS
<i>Artemisia californica</i>	coastal sagebrush	Asteraceae	CSS, DIS
<i>Artemisia douglasiana</i>	Douglas mugwort	Asteraceae	SRW
<i>Artemisia palmeri</i> !	Palmer's sagewort	Asteraceae	SRW/DIS
<i>Arundo donax</i> *	giant reed	Poaceae	SRW, DIS
<i>Asparagus asparagoides</i> *	florist's-smilax	Asparagaceae	SRW
<i>Asphodelus fistulosus</i> *	hollow-stem asphodel	Asphodelaceae	DIS
<i>Baccharis salicifolia subsp. salicifolia</i>	mule-fat, seep-willow	Asteraceae	SRW
<i>Baccharis sarothroides</i>	broom baccharis	Asteraceae	CSS
<i>Bahiopsis laciniata</i> !	San Diego sunflower	Asteraceae	CSS
<i>Bolboschoenus maritimus subsp. paludosus</i>	prairie bulrush	Cyperaceae	SRW
<i>Brassica nigra</i> *	black mustard	Brassicaceae	CSS
<i>Bromus diandrus</i> *	ripgut grass	Poaceae	CSS, DIS
<i>Bromus hordeaceus</i> *	soft chess brome	Poaceae	CSS
<i>Bromus madritensis subsp. madritensis</i> *	compact brome	Poaceae	CSS
<i>Calandrinia menziesii</i>	red maids	Montiaceae	CSS
<i>Carduus pycnocephalus subsp.</i>	Italian thistle	Asteraceae	CSS, SRW, DIS
<i>Carex spissa</i>	San Diego sedge	Cyperaceae	SRW
<i>Centaurea melitensis</i> *	toalote	Asteraceae	CSS, DIS
<i>Cerastium glomeratum</i> *	mouse-ear chickweed	Caryophyllaceae	CSS
<i>Chenopodium album</i> *	lamb's quarters	Chenopodiaceae	DIS
<i>Chlorogalum parviflorum</i>	small flower soap plant/amole	Agavaceae	CSS
<i>Cirsium vulgare</i> *	bull thistle	Asteraceae	SRW
<i>Clarkia purpurea subsp. quadrivulnera</i>	four-spot clarkia	Onagraceae	CSS
<i>Claytonia parviflora subsp. parviflora</i>	Utah miner's-lettuce	Montiaceae	CSS
<i>Claytonia perfoliata subsp. perfoliata</i>	miner's-lettuce	Montiaceae	CSS
<i>Conium maculatum</i> *	common poison hemlock	Apiaceae	SRW
<i>Cortaderia selloana</i> *	Selloa pampas grass	Poaceae	SRW, DIS
<i>Crassula connata</i>	pygmyweed	Crassulaceae	CSS
<i>Croton setiger</i>	doveweed	Euphorbiaceae	DIS
<i>Cuscuta sp.</i>	dodder	Convolvulaceae	CSS
<i>Daucus pusillus</i>	rattlesnake weed	Apiaceae	CSS
<i>Dichelostemma capitatum</i>	blue dicks	Themidaceae	CSS
<i>Distichlis spicata</i>	saltgrass	Poaceae	DIS
<i>Elymus triticoides</i>	beardless wild-rye	Poaceae	SRW
<i>Ericameria palmeri var. palmeri</i> !	Palmer's goldenbush	Asteraceae	CSS
<i>Erigeron</i> (*)	horseweed	Asteraceae	DIS
<i>Eriogonum fasciculatum var. foliolosum</i>	inland California buckwheat	Polygonaceae	CSS
<i>Erodium cicutarium</i> *	red-stem filaree/storksbill	Geraniaceae	CSS
<i>Erodium moschatum</i> *	white-stem filaree/storksbill	Geraniaceae	CSS, DIS
<i>Euphorbia peplus</i> *	petty spurge	Euphorbiaceae	SRW
<i>Euphorbia polycarpa</i>	small-seed sandmat	Euphorbiaceae	CSS

Species Name	Common Name	Family	Habitat
<i>Festuca myuros</i> *	rat-tail fescue	Poaceae	CSS, DIS
<i>Ficus carica</i> *	edible fig	Moraceae	SRW
<i>Foeniculum vulgare</i> *	sweet fennel	Apiaceae	CSS
<i>Fraxinus uhdei</i> *	Shamel ash	Oleaceae	SRW
<i>Galium aparine</i>	common bedstraw, goose grass	Rubiaceae	SRW
<i>Geranium sp. (*)</i>	-	Geraniaceae	CSS
<i>Hedypnois rhagadioloides</i> *	Crete hedypnois	Asteraceae	DIS
<i>Heliotropium curassavicum</i> var. <i>oculatum</i>	salt heliotrope	Boraginaceae	DIS
<i>Helminthotheca echinoides</i> *	bristly ox-tongue	Asteraceae	SRW, DIS
<i>Heteromeles arbutifolia</i>	toyon, Christmas berry	Rosaceae	CSS
<i>Heterotheca grandiflora</i>	telegraph weed	Asteraceae	DIS
<i>Hirschfeldia incana</i> *	short-pod mustard	Brassicaceae	DIS
<i>Iris pseudacorus</i> * (tentative)	pale yellow iris	Iridaceae	SRW
<i>Juncus acutus</i> subsp. <i>leopoldii</i> !	southwestern spiny rush	Juncaceae	SRW
<i>Lactuca serriola</i> *	prickly lettuce	Asteraceae	CSS
<i>Lepidium sp.</i>	pepperweed	Brassicaceae	CSS
<i>Logfia gallica</i> *	daggerleaf cottonrose, narrow-leaf filago	Asteraceae	CSS
<i>Lysimachia arvensis</i> *	scarlet pimpernel	Primulaceae	CSS, SRW
<i>Marah macrocarpa</i>	wild-cucumber, manroot	Cucurbitaceae	CSS
<i>Marrubium vulgare</i> *	horehound	Lamiaceae	CSS
<i>Melilotus albus</i> *	white sweetclover	Fabaceae	SRW, CSS
<i>Mimulus aurantiacus</i> var. <i>puniceus</i>	coast monkey flower	Phrymaceae	CSS
<i>Nasturtium officinale</i>	water-cress	Brassicaceae	SRW
<i>Navarretia hamata</i> subsp. <i>hamata</i>	hooked skunkweed	Polemoniaceae	DIS
<i>Parkinsonia aculeata</i> *	Mexican palo verde	Fabaceae	DIS
<i>Pectocarya penicillata</i>	winged pectocarya	Boraginaceae	CSS, DIS
<i>Pentagramma triangularis</i> subsp. <i>viscosa</i>	sticky silverback fern	Pteridaceae	CSS
<i>Phoenix canariensis</i> *	Canary Island date palm	Arecaceae	SRW, DIS
<i>Plantago erecta</i>	dot-seed plantain	Plantaginaceae	DIS
<i>Platanus racemosa</i>	western sycamore	Platanaceae	SRW
<i>Poaceae</i>	grass (unidentified)	Poaceae	CSS, DIS
<i>Polycarpon tetraphyllum</i> var. <i>tetraphyllum</i> *	four-leaf allseed	Caryophyllaceae	CSS
<i>Polypogon monspeliensis</i> *	annual beard grass	Poaceae	SRW
<i>Pseudognaphalium californicum</i>	California everlasting	Asteraceae	CSS
<i>Pseudognaphalium luteoalbum</i> *	everlasting cudweed	Asteraceae	DIS
<i>Psilocarphus tenellus</i>	slender woolly-heads	Asteraceae	DIS
<i>Pterostegia drymarioides</i>	granny's hairnet	Polygonaceae	CSS
<i>Quercus agrifolia</i> var. <i>agrifolia</i>	coast live oak, encina	Fagaceae	SRW/CSS
<i>Raphanus sativus</i> *	wild radish	Brassicaceae	CSS, DIS
<i>Rhamnus crocea</i>	spiny redberry	Rhamnaceae	CSS
<i>Rhus ovata</i>	sugar bush	Anacardiaceae	CSS
<i>Ribes speciosum</i>	fuchsia-flower gooseberry	Grossulariaceae	CSS
<i>Ricinus communis</i> *	castor bean	Euphorbiaceae	SRW
<i>Robinia pseudoacacia</i> *	black locust	Fabaceae	SRW
<i>Rosa californica</i>	California rose	Rosaceae	SRW
<i>Rumex crispus</i> *	curly dock	Polygonaceae	SRW
<i>Salix gooddingii</i>	Goodding's black willow	Salicaceae	SRW
<i>Salix laevigata</i>	red willow	Salicaceae	SRW
<i>Salix lasiolepis</i>	arroyo willow	Salicaceae	SRW
<i>Salvia apiana</i>	white sage	Lamiaceae	CSS
<i>Salvia mellifera</i>	black sage	Lamiaceae	CSS

Species Name	Common Name	Family	Habitat
<i>Sambucus nigra subsp. caerulea</i>	blue elderberry	Adoxaceae	CSS/SRW
<i>Schinus molle</i> *	Peruvian pepper tree	Anacardiaceae	ORN, SRW
<i>Schinus terebinthifolius</i> *	Brazilian pepper tree	Anacardiaceae	SRW/CSS
<i>Schismus sp.</i> *	schismus grass	Poaceae	CSS, DIS
<i>Scrophularia californica</i>	California bee plant/figwort	Scrophulariaceae	CSS
<i>Selaginella cinerascens</i> !	ashy spike-moss	Selaginellaceae	CSS
<i>Silybum marianum</i> *	milk thistle	Asteraceae	CSS/SRW
<i>Sonchus asper subsp. asper</i> *	prickly sow-thistle	Asteraceae	SRW
<i>Stephanomeria sp.</i>	wreath-plant	Asteraceae	CSS
<i>Stipa miliacea var. miliacea</i> *	smilo grass	Poaceae	SRW
<i>Stipa sp.</i>	needle grass	Poaceae	CSS
<i>Stylocline gnaphaloides</i>	everlasting nest-straw	Asteraceae	CSS
<i>Tamarix sp.</i> *	tamarisk/salt-cedar	Tamaricaceae	SRW
<i>Toxicodendron diversilobum</i>	western poison-oak	Anacardiaceae	SRW
<i>Ulmus parvifolia</i> *	Chinese elm	Ulmaceae	DIS
<i>Urtica urens</i> *	dwarf nettle	Urticaceae	SRW
<i>Vitis girdiana</i>	desert wild grape	Vitaceae	SRW
<i>Washingtonia robusta</i> *	Mexican fan palm	Arecaceae	SRW, ORN
<i>Zeltnera venusta</i>	canchalagua	Gentianaceae	CSS

* non-native

! State or federal special-status (State endangered, threatened, or rare; federal endangered, threatened, or candidate for listing, CRPR 1-4)

CSS = Coastal Sage Scrub

DIS = Disturbed Land

ORN = Ornamental

SRW = Southern Riparian Woodland

APPENDIX D

Animals Observed in the Skyline Retirement Center Offsite Mitigation Area

APPENDIX D		
ANIMALS OBSERVED IN THE SKYLINE RETIREMENT CENTER SITE OFFSITE MITIGATION AREA		
Scientific Name	Common Name	Habitat Observed
Invertebrates		
<i>Anthocharis sara sara</i>	Pacific Sara orangetip	CSS
<i>Apis mellifera</i> *	honey bee	CSS/DIS
<i>Erynnis funeralis</i>	funereal duskywing	CSS
Family Acrididae	grasshopper	CSS
Family Aeshnidae	darner dragonfly	SRW
Family Agelenidae	funnel weaver spider	CSS
Family Vespidae	yellow jacket wasp	CSS
<i>Helix aspersa</i> *	brown garden snail	CSS
<i>Nymphalis antiopa</i>	mourning cloak	CSS
<i>Papilio zelicaon</i>	anise swallowtail	CSS/SRW
<i>Pepsis</i> sp.	tarantula hawk wasp	CSS
Subfamily Pierinae	white butterfly (unidentified)	FO
Reptiles		
<i>Aspidoscelis hyperythra!</i> (<i>Cnemidophorus hyperythrus</i>)	orange-throated whiptail	CSS, DIS
Birds		
<i>Calypte anna</i>	Anna's hummingbird	CSS
<i>Chamaea fasciata</i>	wrentit	CSS
<i>Corvus corax</i>	common raven	FO
<i>Empidonax difficilis</i>	Pacific-slope flycatcher	SRW
<i>Geothlypis trichas</i>	common yellowthroat	SRW
<i>Haemorhous mexicanus</i>	house finch	CSS, FO
<i>Icterus cucullatus</i>	hooded oriole	SRW
<i>Leiothlypis celata</i>	orange-crowned warbler	SRW
<i>Melospiza melodia</i>	song sparrow	SRW
<i>Melospiza crissalis</i>	California towhee	CSS
<i>Myiarchus cinerascens</i>	ash-throated flycatcher	SRW
<i>Passerina caerulea</i>	blue grosbeak	SRW
<i>Pheucticus melanocephalus</i>	black-headed grosbeak	SRW
<i>Picoides nuttallii</i>	Nuttall's woodpecker	SRW
<i>Pipilo maculatus</i>	spotted towhee	SRW
<i>Poliophtila californica californica</i>	coastal California gnatcatcher	CSS
<i>Psaltiriparus minimus</i>	bushtit	CSS
<i>Setophaga aestiva!</i> (6) (<i>S. petechia</i>)	yellow warbler	SRW
<i>Setophaga coronata</i>	yellow-rumped warbler	CSS
<i>Spinus lawrencei</i>	Lawrence's goldfinch	CSS
<i>Spinus psaltria</i>	lesser goldfinch	CSS, SRW
<i>Thryomanes bewickii</i>	Bewick's wren	CSS
<i>Toxostoma redivivum</i>	California thrasher	CSS
<i>Troglodytes aedon</i>	house wren	CSS/SRW
<i>Tyrannus vociferans</i>	Cassin's kingbird	SRW
<i>Vireo bellii pusillus!</i> (4)	least Bell's vireo	SRW
<i>Zenaida macroura</i>	mourning dove	CSS, SRW
<i>Zonotrichia leucophrys</i>	white-crowned sparrow	CSS
Mammals		
<i>Canis latrans</i>	coyote	CSS

Scientific Name	Common Name	Habitat Observed
<i>Neotoma fuscipes</i>	dusky-footed woodrat	SRW/CSS (middens)
<i>Sylvilagus audubonii</i>	desert cottontail	CSS

* Non-native species

! State or federal special-status species (State endangered, threatened, endangered candidate, fully protected, watchlist, or CDF sensitive; or federal endangered, threatened, candidate for listing, USFWS Bird of Conservation Concern, BLM sensitive, or USFWS sensitive)

CSS = Coastal Sage Scrub

DIS = Disturbed Land

FO = Flyover

NNG = Non-Native Grassland

APPENDIX E

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

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

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

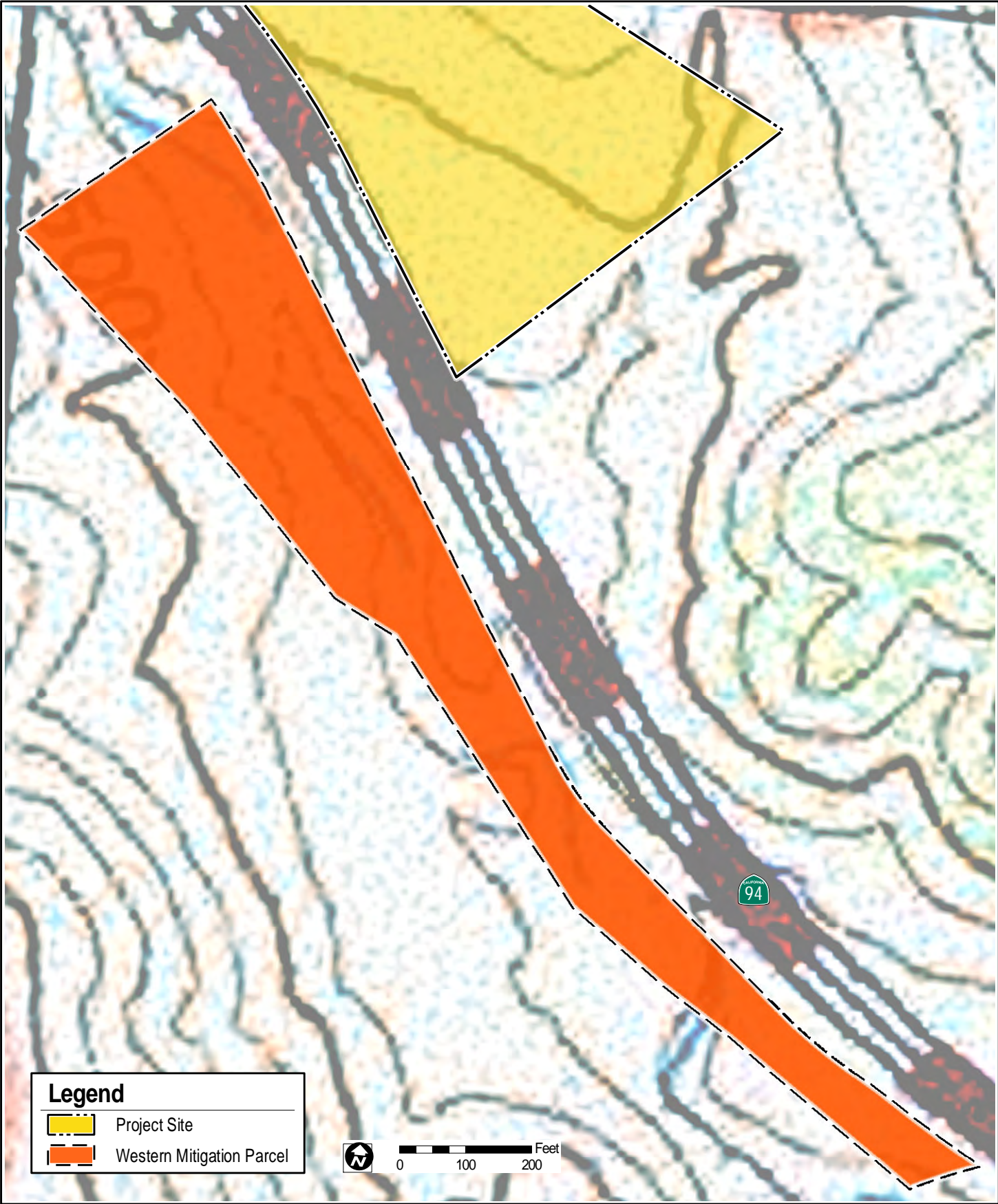
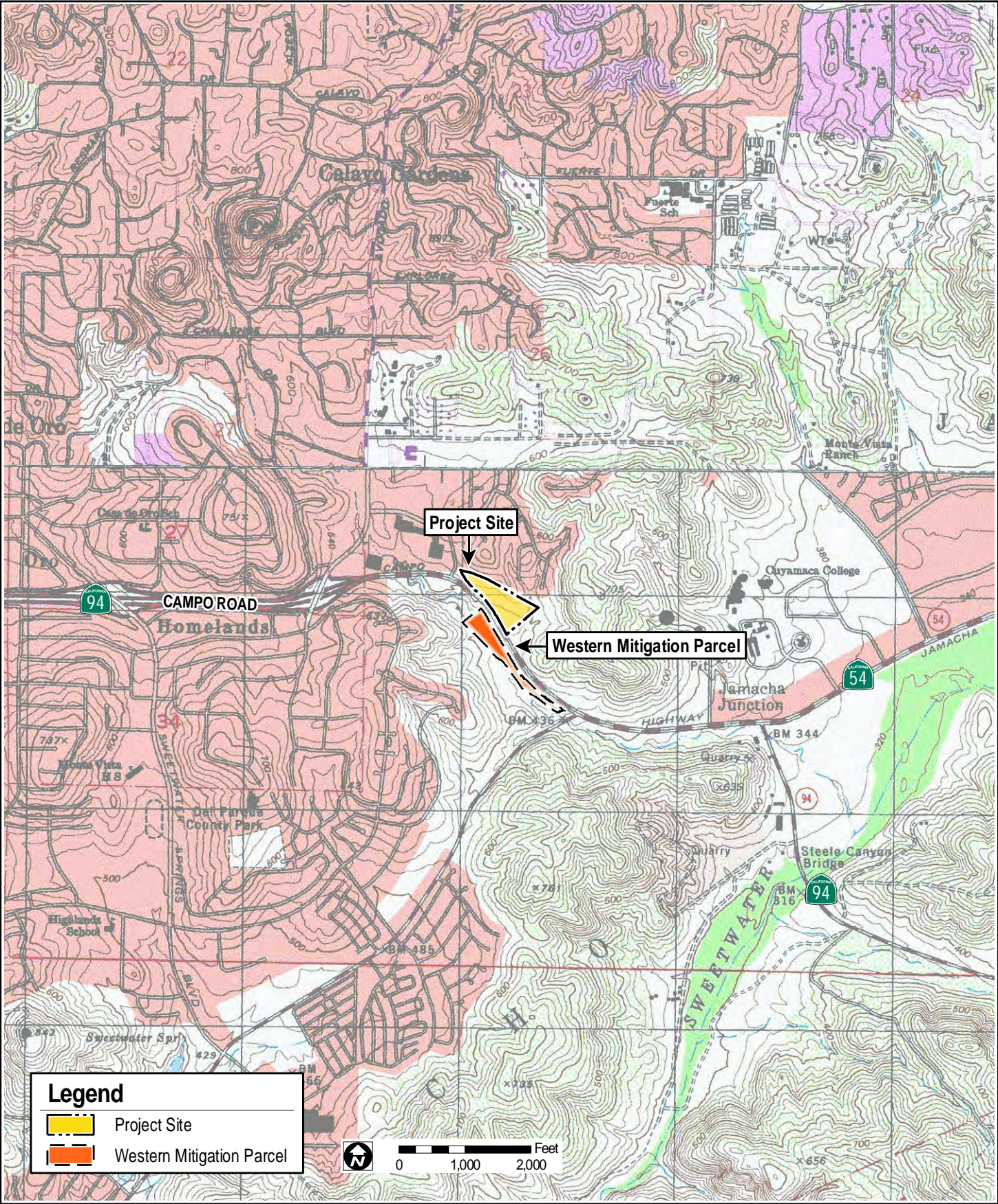
1. Regional Location Map

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

References

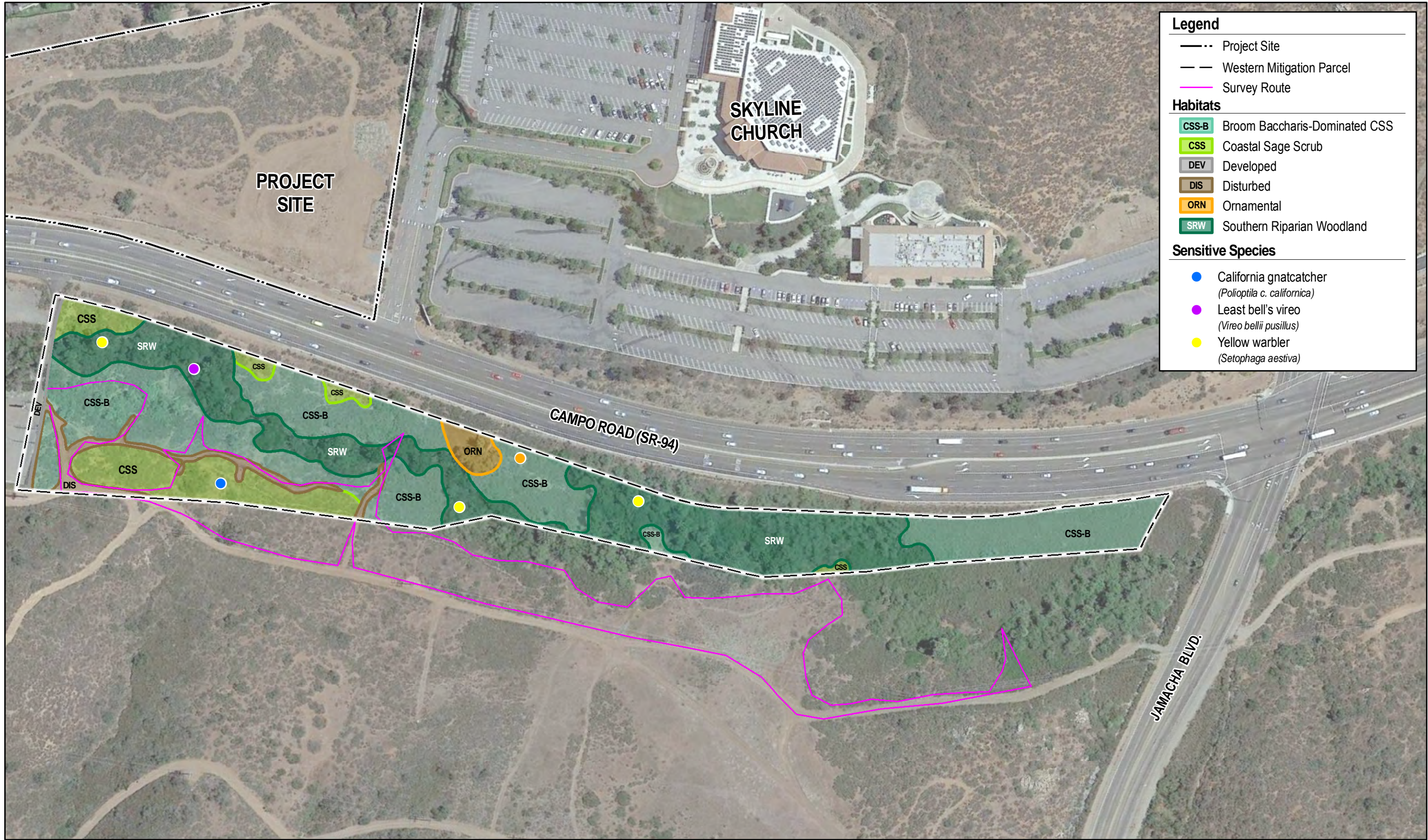
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Legend

- Project Site
- Western Mitigation Parcel
- Survey Route

Habitats

- CSS-B Broom Baccharis-Dominated CSS
- CSS Coastal Sage Scrub
- DEV Developed
- DIS Disturbed
- ORN Ornamental
- SRW Southern Riparian Woodland

Sensitive Species

- California gnatcatcher
(Polioptila c. californica)
- Least bell's vireo
(Vireo bellii pusillus)
- Yellow warbler
(Setophaga aestiva)

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APPENDIX F

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

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

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

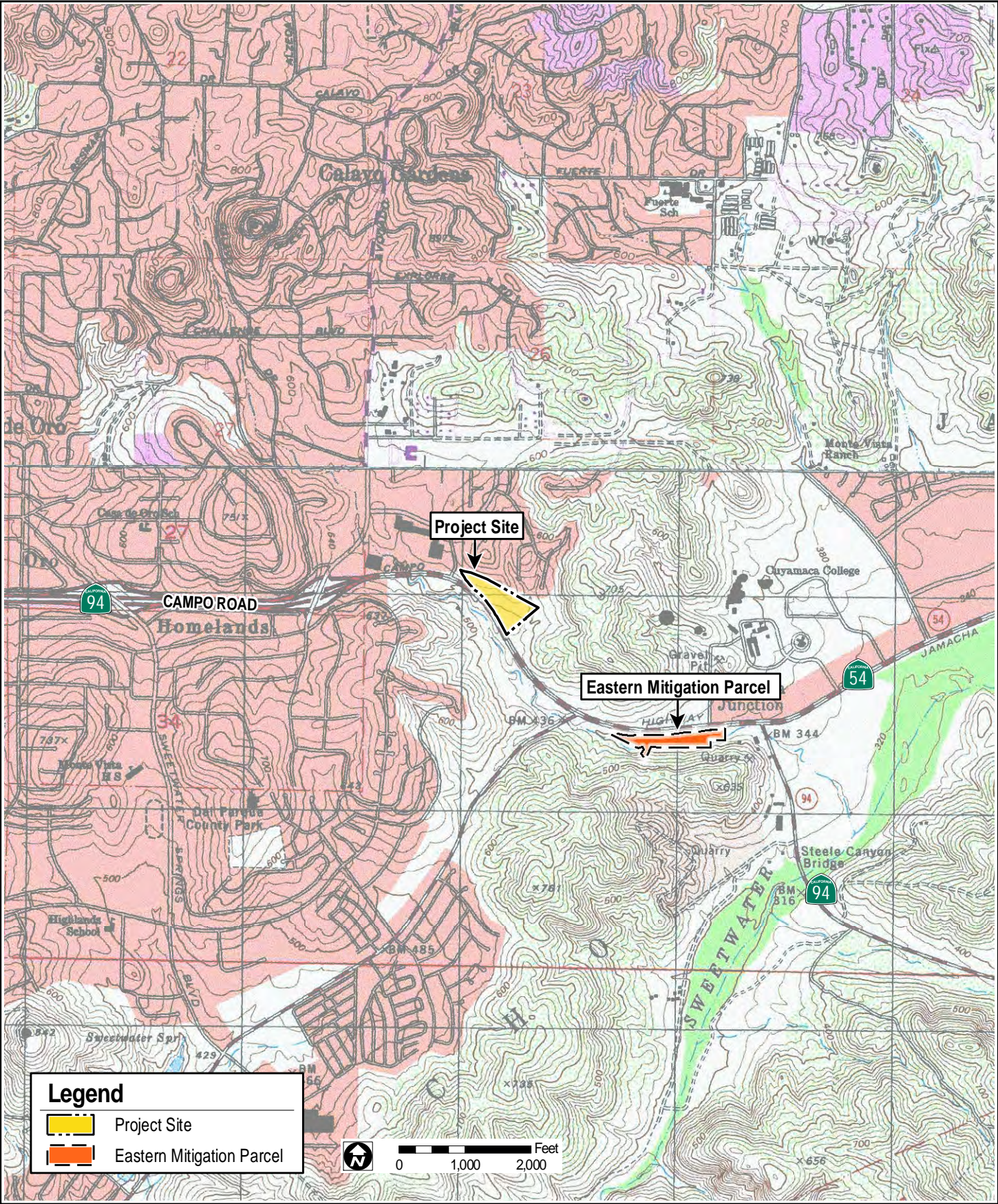
1. Regional Location Map
2. Vicinity Map on USGS Topo
3. Aerial Photograph

4. California Gnatcatcher Survey Results Map

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