VINCENT N. SCHEIDT Biological Consultant

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Mr. Ty Creamer TyCo Development, Inc. 3636 Fifth Avenue, Suite #101 San Diego, CA 92103 December 5, 2017 Revised June 29, 2018

Subject: Biological Resources Letter Report; the 4285 Goldfinch Street Residential Project, City of San Diego

Dear Mr. Creamer:

This report addresses biological resources, project-related impacts, and mitigation requirements associated with the 4285 Goldfinch Street Project in the City of San Diego (Project No. 595127). The project site, which consists of approximately 0.29 acre, includes of a small area of street vacation (0.12 acre) plus a home construction area of 0.17 acre. This site is located in the Midtown area of the City of San Diego, east of Interstate Highway 5 at the southernmost end of Goldfinch Street (Figure 1).

PROJECT DESCRIPTION

Development of the 4285 Goldfinch Street Project site will result in the construction of a single family residence (SFR) and associated improvements. Access to the SFR will be from the east through the undeveloped extension of Goldfinch Street which would be subject to a street vacation. The analysis in this report assumes that 100 percent of the subject project site will be impacted by development, either directly or indirectly.

PURPOSE OF STUDY

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

METHODS

A field survey of the 4285 Goldfinch Street project site was completed by the author on 7 November 2017 between the hours of 11:30 and 12:30. Weather conditions during the survey consisted of overcast to clear skies with temperatures in the high 60°s to mid 70°s and no measurable wind. The entire 4285 Goldfinch Street project site was slowly walked and examined, and all plants, animals, and habitats encountered were inventoried. The locations and identities of all larger shrubs and trees were mapped utilizing a recent aerial site photo (Figure 3). All plants identified in association with the property are listed in Table 2, attached. Floral nomenclature used in this report follows Hickman (1993) and others. Plant communities follow Holland (1996, as amended). Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species observed were noted (Table 2). Animal nomenclature used in this report is taken from Stebbins (2003) for reptiles and amphibians, American Ornithologist's Union (1998, as updated) for birds, and Jones, et. al (1992) for mammals.

BIOLOGICAL INVENTORIES • FORENSICS • ENDANGERED SPECIES SURVEYS • HABITAT RESTORATION • REVEGETATION

RESULTS

Plant Communities/Habitats

The 4285 Goldfinch Street Project site supports <u>a singletwo</u> variable plant associations. <u>This These is are an</u> ecotonal Disturbed Habitat/Non-native Vegetation Habitat (DH/NNV) <u>association and a small amount degraded</u> <u>Diegan Coastal Sage Scrub (CSS) represented by a single shrub species</u>. Th<u>eseis</u> blended habitat associations is are of <u>moderate to</u> no local or regional biological resource value.

Disturbed Habitat/Non-native Vegetation (Holland Code 11300/11000) - Tier IV - 0.269 acre

The project site supports an ecotone of Disturbed Habitat (DH) and Non-native Vegetation (NNV). This complex blending of habitats is the result of long-term edge effects from adjoining developed properties and some degree of foot-traffic along with past grading. The vegetation consists of Tocalote (*Centaurea melitensis*), Black Mustard (*Brassica nigra*), Russian Thistle (*Salsola tragus*) and other weeds along with ruderal grasses in low numbers and various naturalized ornamentals, such as Jade Plant (*Crassula argentea*), Oleander (*Nerium oleander*), European Olive (*Olea europa*), and others. A handful of specimens of Lemonadeberry (*Rhus integrifolia*) occur in the central portion of the project area. Although Lemonadeberry is a native species, a single species does not qualify the vegetation as a distinct habitat type. Previously, this had been mapped as coastal sage serub, but the site supports none of the typical indicators such as Flat top Buckwheat (*Eriogonum fasciculatum*) or California Sagebrush (*Artemisia californica*), although adjoining areas do support serub indicators. DH/NNV is a Tier IV habitat-type in the City of San Diego.

Diegan Coastal Sage Scrub (Holland Code 32500) - Tier II - 0.03 acre

Disturbed Diegan Coastal Sage Scrub (CSS) vegetation is found in a few small patches on the property. This community is indicated by a single species, Lemonadeberry (*Rhus integrifolia*), a native shrub. This habitat was previously classified under the DH/NNV habitat type due to there only being a single CSS indicator species present. However, the City of San Diego determined that the individual Lemonadeberry shrubs onsite shall be considered CSS habitat. The biological resource value of the CSS habitat is considered low due to its small patch size and substantial edge effects from adjoining development. CSS is a Tier II habitat-type in the City of San Diego.

Plants

The plant species observed on the 4285 Goldfinch Street project site typify the diversity normally found on highly degraded, small properties in this part of the City. A complete list of the plants observed is presented in Table 2. Most of the plants (80+ percent) are non-native species.

Animals

Very few animals were observed using the project site. This is a reflection of the site's small size and the nature of the surrounding urban area. The species observed are all common forms, abundant in the site's vicinity. Expected/observed species include various common birds, such as House Finch (*Carpodacus mexicanus*), Lesser Goldfinch (*Carduelis psaltria*) and Black Phoebe (*Sayornis nigricans*), and a few reptiles and mammals, including Western Fence Lizard (*Sceloporus occidentalis*), Valley Pocket Gopher (*Thomomys bottae*), and others. No amphibians were detected, although one or two locally-common species, such as Pacific Slender Salamander

(*Batrachoseps pacificus*) and Western Toad (*Bufo boreas*) might be expected. Fish were neither observed nor would be expected. Animals observed on site are listed in Table 2, attached.

SENSITIVE RESOURCES

Sensitive Vegetation Communities

Sensitive vegetation communities are those recognized by the City's MSCP (City of San Diego, 1997) and Land Development Code <u>- Biology Guidelines (2012)</u> as depleted, rare within the region, supporting sensitive animal or plant species, and/or serving as important wildlife corridors. These habitats are typically rare throughout their ranges, or are highly localized and/or fragmented. The habitat affected by development of the 4285 Goldfinch Street project site, as proposed is not considered a "sensitive" vegetation community.

One of the habitat-types (CSS) found in association with the 4285 Goldfinch Street project site is considered sensitive in the City of San Diego.

Sensitive Plants

No sensitive plant species were observed on the 4285 Goldfinch Street Project site, and none would be expected, given the disturbed nature of the property. Sensitive plants known from the vicinity are presented in Attachment A.

Sensitive Animals

No sensitive animals were detected during the site surveys.

A few species of sensitive, wide-ranging animals have a moderate probability to utilize this property on at least an occasional basis. These might include various sensitive bats or raptors that could fly over or roost onsite on occasion. No occupied habitat or raptor nests were detected, however. One or two species of locally-abundant but sensitive reptiles, such as Coronado Skink *(Eumeces skiltonianus interparietalis)* and others could occur here in low numbers. In any case, no sensitive animal populations would depend on the resources provided by this small property. Sensitive animals known from the vicinity are presented in Attachment A.

Narrow Endemics

The City of San Diego recognizes a variety of "narrow endemics" within the MSCP, including the following: San Diego Thorn-mint (Acanthomintha ilicifolia), Shaw's Agave (Agave shawii), San Diego Ambrosia (Ambrosia pumila), Aphanisma (Aphanisma blitoides), Coastal Dunes Milk Vetch (Astragalus tener var. titi), Short-Leaved Dudleya (Dudleya brevifolia), Variegated Dudleya (Dudleya variegata), Otay Tarplant (Hemizonia conjugens), Prostrate Navarretia (Navarretia fossalis), Snake Cholla (Opuntia serpentina), California Orcutt Grass (Orcuttia californica), San Diego Mesa Mint (Pogogyne abramsii), San Diego Button Celery (Eryngium aristulatum var. parishii), Encinitas Baccharis (Baccharis vanessae), and Otay Mesa Mint (Pogogyne nudiuscula). Most of these occur in habitats, such as vernal pools, maritime sage scrub, coastal dunes, etc., not found on this property. In any case, no narrow endemics are anticipated to occur on the subject property. Narrow endemics and other sensitive species known from the vicinity of this site are listed in Attachment A.

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

Wildlife Corridors

Wildlife corridors are not present on the 4285 Goldfinch Street Project site. No significant impacts to wildlife movement would thus result from the development of this site, as homes are present on adjoining parcels to the north and west. Furthermore, because the 4285 Goldfinch Street Project site is not located within the City's Urban Area MHPA, any effort at onsite corridor preservation would be discouraged.

IMPACTS

The determination of the "significance" of project impacts, per the City's Biology Guidelines, is based on one or all of the following criteria:

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

Anticipated impacts (Table 1) were calculated by determining the acreage affected by the site development as proposed, including grading, landscaping, brush management, and related improvements.

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

Direct Impacts

Grading and development of the 4285 Goldfinch Street Project site will directly impact the entire 0.29-acre project site. Also potentially impacted would be sensitive, wide-ranging species, such as various sensitive bats, raptors, or reptiles (see Attachment A), which might be expected to fly over or otherwise utilize this property on an occasional basis. Project impacts to these species are considered less than significant because no resident populations of any of the potential sensitive species considered of moderate probability of occurrence in Attachment A would depend entirely on resources provided by this property, and also because of the very small size of the project site. None of

the sensitive species potentially associated with this site would be impacted at a "significant" level as defined by CEQA. Per CEQA, a "significant" effect would "substantially affect an endangered, rare, or threatened species of animal or plant or the habitat of the species, or "interfere substantially with the movement of any resident or migratory fish or wildlife species", or "substantially diminish habitat for fish, wildlife, or plants". All of the anticipated potential sensitive species are locally-common or widely distributed, and none would be diminished at the species or population level. The project will not substantially diminish any habitats. Attachment A provides a list of these species with details as to status, etc.

Indirect Impacts

Indirect impacts associated with site development are not expected to be minimal because adjoining areas are mostly developed. However, the project site is directly adjacent to the City's MHPA and is thus required to comply with the City's Land Use Adjacency Guidelines (see below) in order to minimize chances for impacts to sensitive habitat within the adjacent HMPA. Therefore, management of noise, lighting, and other related potential impacts to biological resources are not anticipated is required.

Environmentally Sensitive Lands

The 4285 Goldfinch Street project site does not support any sensitive resources; no sensitive native vegetation, sensitive native habitats, or any known biological resources essential to support sensitive species, although it may support steep slopes. Steep slopes are regulated under the City's Environmentally Sensitive Lands (ESL) regulation.supports Environmentally Sensitive Lands (ESL). Per the City's determination, the development site supports a sensitive vegetation-type: Diegan Coastal Sage Scrub (CSS).

Compatibility with the MSCP and MHPA

The 4285 Goldfinch Street Project site is not-immediately adjacent to the City's MHPA and a portion of the MHPA is found within the right of way according to the 2016 Uptown Community Plan Update (Figure 2), although it is in the general proximity. Due to proximity adjacency to the MHPA, the project must comply with the Land Use Adjacency Guidelines contained in Section 1.4.3 of the City's MSCP Subarea Plan. In particular, lighting, drainage, landscaping, grading, noise, and access must not adversely affect the MHPA. To that end, the following recommendations are provided to reduce potentially significant indirect impacts to the MHPA:

- 1. Any necessary lighting shall be directed away from the MPHA and shielded as necessary to prevent light pollution. The project shall-has beenbe designed to avoid lighting impacts into the MHPA. Therefore, lighting impacts are not anticipated. Lighting shall-follows Municipal Code §142.0740 and be outside of, and directed away/shielded from the MHPA boundary.
- 2. Drainage from development-related hardscape surfaces shall be processed onsite, and no discharge of unprocessed materials shall be directed into the MHPA. The project <u>must-will</u> comply with current stormwater regulations designed to preclude any hardscape runoff issues, such as erosion or siltation. To that end, best management practices will be utilized onsite to avoid, reduce, contain, and clean up toxic chemicals and polluted storm water run-off and prevent them from contaminating groundwater and off-site wetland and non-wetland waters of the U.S. Stormwater will be diverted into sedimentation basins, landscaped areas/bio- swales, or mechanical trapping devices.
- 3. Landscaping adjacent to the project site shall be designed to be consistent with native vegetation. No prohibited species per the Municipal Code Landscape Standards Section 1.3 shall be utilized anywhere onsite and no potentially invasive plant species shall be planted in or within 100 feet of the MHPA.
- 4. Grading/Land Development. Manufactured slopes associated with site development have been included

- 5. <u>within the development footprint</u>Grading associated with this project is minimal, as the project site is constrained by its small size and configuration.,development monitoring will further ensure that all activities are restricted to the proposed project footprint, and that no grading extends into the MHPA.
- <u>5-6. Barriers/Access.</u> Access into the MHPA will not be facilitated by site development. Pedestrian access into the MHPA does not currently exist and development will not modify that access due to the configuration of the property.
- 7. Brush Management. All Brush Management areas are to be included within the development footprint and outside of the MHPA. The project design shall include a condition which states that "Brush Management Zone 1 requirements shall apply for all landscaped areas of the entire property". Brush Management extending into the MHPA is not permitted.
- 6-8. *Noise*. Construction noise could affect migratory songbirds, raptors, and other avifauna associated with the MHPA. In order to avoid conflicts with the MHPA Adjacency Guidelines, the federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, the project must not remove or disturb any potential nesting habitat during the bird breeding season, defined as between 1 January and 31 August of each year. The City has identified one specific species that requires avoidance: California Gnatcatcher. The breeding season for this species is 3/1-8/15. If construction is proposed during the breeding season for this species, U.S. Fish and Wildlife Service protocol surveys shall be required in order to determine species presence/absence. If protocol surveys are not conducted in suitable habitat during the breeding season for the aforementioned listed species, presence shall be assumed with implementation of noise attenuation and biological monitoring. This restriction can be waived by the City upon completion of a nesting bird survey. If no nesting survey is completed, "presence" will be assumed, and seasonal restrictions or noise abatement may be required.

CONCLUSIONS AND RECOMMENDATIONS

No specific habitat-based or species-based mitigation is required in order to reduce projects impacts to "less than significant". All impacts are considered "less than significant", from a local and regional perspective, pursuant to CEQA and the City's Biology Guidelines. <u>Implementation of the MHPA Land Use Adjacency Guidelines would become conditions of project approval.</u>

Diegan Coastal Sage Scrub Habitat is a Tier II habitat in the City of San Diego. Impacts to this habitat-type generally require mitigation at a 1:1 and 1.5:1 ratios. However, the City's Biology Guidelines state: *"Total upland impacts (Tiers I- IIIB) less than 0.1 acre are not considered significant and do not require mitigation"*. Therefore, mitigation is not required in this case, because 0.03 acre of Diegan Coastal Sage Scrub (which is less than 0.1 acre) is being impacted. No specific mitigation is recommended.

Disturbed Habitat/Non-native Vegetation is a Tier IV habitat in the City of San Diego. Impacts to this habitat-type do not require habitat-based or species-based mitigation. No specific mitigation is recommended.

Table 1 (below) summarizes project-related impacts to onsite habitats and mitigation requirements per the City's Biology Guidelines.

Table 1. Impact/Mitigation Analysis - the 4285 Goldfinch Street Project

<u>Habitat</u>	<u>Onsite Acreage</u>	Impacted Acreage	Mitigation Ratio	Mitigation Required

<u>Diegan Coastal Sage</u> <u>Scrub Tier II</u>	<u>0.03</u>	<u>0.03</u>	<u>N/A</u>	none
Disturbed Habitat/Non- native Vegetation Tier IV	0.2 <u>6</u> 9	0.2 <u>6</u> 9	N/A	none
Total	0.29	0.29	_	none

Biological resources on the project site are subject to regulation by not only the City, but also the federal government and the State of California. The project must comply with all applicable federal and state statutes and regulations.

Federal Migratory Bird Treaty Act

The federal Migratory Bird Treaty Act (MBTA) includes provisions for the protection of migratory birds, including the non-permitted take of migratory birds (16 U.S. Code Sections 703-711). The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others (including many not considered sensitive). Disturbance that causes nest destruction or abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a "take." The MBTA is enforced by the U.S. Fish and Wildlife Service (FWS). Because migratory birds nest in a wide variety of habitats, including on the bare ground, the MBTA applies to the proposed project.

California Fish and Game Code

Various provisions of the California Fish and Game Code, including Section 3503 and 3513, make it unlawful to take, possess, or destroy the nest or eggs of any bird, except under special permit. These regulations apply to most avian species in California, including those that are not considered sensitive. The California Fish and Game Code is enforced by the California Department of Fish and Wildlife (DFW).

Please contact me if you have any questions or concerns.

Very truly yours,

Vince Scheidt Certified Biological Consultant

Attachments:Bibliography
Report Preparer Qualifications
Table 2. Plants and Animals Observed
Figure 1. Project Location
Figure 2. Location of Project in Relation to MHPA
Figure 3. Biological Resources on Aerial Photograph
Figure 4. Site Photographs
Attachment A. Sensitive Species Known from Vicinity

BIBILOGRAPHY

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- M.A. Biology, University of California, Los Angeles
- B.S. Zoology, San Diego State University

Biological Consultant:

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

Applicable Experience:

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

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

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

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

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

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

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

Table 2. Plants and Animals Observed - 4285 Goldfinch Street Project

<u>Plants</u> Aloe sp. *	Aloe Black Mustard
Aloe sp. *	Aloe Black Mustard
	Black Mustard
Brassica nigra *	Tagalata
Centaurea melitensis *	Tocalote
Conyza bonariensis	Common Horseweed
Crassula argentea *	Jade Plant
Encelia californica	California Sunflower
Eriobotrya japonica *	Loquat
Eucalyptus sp. *	Gum
Euphorbia tirucalli *	Sticks on Fire
Lantana camara	Lantana
Malosma laurina	Laurel Sumac
Marah macrocarpus	Man Root
Marrubium vulgare	Horehound
Myoporum laetum *	Bastard Sandalwood
Nerium oleander *	Oleander
Nicotiana glauca *	Tree Tobacco
Olea europa *	European Olive
Opuntia ficus-indica *	Indian Fig
Opuntia littoralis	Coastal Prickly Pear
Pinus halpense *	Aleppo Pine
Prunus lyonii *	Catalina Cherry
Prunus lyonii x ilicifolia *	Hybrid Cherry
Rhus integrifolia	Lemonadeberry
Salsola tragus *	Russian Thistle
Schinus molle *	Peruvian Peppertree
Stipa miliacea *	Smilo Grass
Tecoma capensis *	Cape Honeysuckle
Tetragonia tetragonioides	* New Zealand spinach
Tradescantia zebrina *	Inch Plant
Ulmus parvifolia *	Chinese Elm

<u>Birds</u>

Archilochus anna
Carduelis psaltria
Carpodacus mexicanus
Zenaida macroura

Mammals

Spermophilus beecheyi Thomomys bottae Anna's Hummingbird Lesser Goldfinch Housefinch Mourning Dove

California Ground Squirrel Valley Pocket Gopher

Table 2. Plants and Animals Observed - 4285 Goldfinch Street Project

Scientific Name

Common Name

<u>Reptiles</u>

Sceloporus occidentalis

Western Fence Lizard

* = non-native or non-indigenous taxon

bold = sensitive taxon





Figure 2. Aerial Photo showing Project Site in Relation to MHPA – The 4285 Goldfinch Street Project



Figure 3. Biological Resources on Aerial Photo – The 4285 Goldfinch Street Project



Photo 1. Looking north up the Goldfinch Street Abandonment area. None of the plants in this image are native. The habitat shown is DH/NNV.



Photo 2. Photo looking north up the beyond the extension of Goldfinch Street. None of the plants in this image are native. The habitat shown is DH/NNV.



Photo 3. Looking west in the center of the development area. Note two Lemonadeberry shrubs on the left and the right with a thicket of Jade Plant and Black Mustard in the foreground.



Photo 4. Thicket of Jade Plant, which dominates the upper areas of the property

Scientific Name	Common Name	Federally Endangered	Federally Threatened	City "Narrow Endemic"	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence
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Accipiter cooperii	Sharp shinned Hewk				1		v	v	▼ √		./											IVI
Accipiter struttus	San Diego Thorn-mint			√	v		~		v		v										-	
Adalahia californica	California Adolphia				1	1	•															I
Agave shawii	Shaw's A gave	-		✓	· ~	· ~	Ľ										-					L
Aimonhila ruficens canescens	Bufous-crowned Sparrow	-			· •					~							-					L
Ambrosia numila	San Diego Ambrosia	-		✓			1	1		-							-					I
Anniella nulchra nulchra	Silvery Legless Lizard				✓	1	✓	√						1	1	1				v		L
Antrozous pallidus	Pallid Bat				· •	v		· •	~	✓	\checkmark	✓	~		√	√			✓			M
Anhanisma hlitoides	Anhanisma	-		✓			<u> </u>		-	-	-	<u> </u>	-		<u> </u>	-	-		-	✓		I
Astragalus tener var titi	Coastal Dunes Milk-vetch	-		✓													-			· ~		L
Brodiaga orcuttii	Orgutt's Brodian						1	1	1	1							-	1		Ľ		I
Bufo microscanhus californicus	Arrovo Toad	1			1	1	•	• •	· ~	• •				-	-	-		•	1			I
Buteo lineatus	Red shouldered Hawk	•			·	÷	·	• •	· ~					-	-	-			•			M
Cathartes aura	Turkey Vulture				1	1	1	•	•	1	1	1										M
Chartodinus californicus famoralis	Dulzura CA Pocket Mouse				•	•	•	·	· √	•	•						-					T
Charidophorus hyperpithrus	Orange throated Whintail				•	•	•	1		• •	•			-	-	-						I
Chemidophorus tigris multiscutatus	Coastal Western Whintail				·	•	·	· √	1	• •				-	-	-						I
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Convortinus townsondii	Townsend's Big Eared Bat				ŀ	1	•	1	1	•	1	1	1		1	1	-		1			M
Corynorninus iownsenaii	Red Diamond Pattlesnake	-			1	• •		•	•	•	•	ŀ	•		• •	•			•			I
Danaus plarinnus	Monarch Butterfly				·	÷	1		1				•	-	Ļ	-			1			M
Diadophis pupatatus similis	San Diago Pingnack Snako	-			1	1	•	1	v √	1	1	1							v			M
Dudlova blochmaniae gan, brovifolia	Short logued Dudlove			~	•	•		•	•	•	•	•		-	-	-						T
Dudleya biochmaniae ssp. brevijolia	Variageted Dudleya	-		· ✓	-	•	./											-				
Dualeya variegala	Coronada Skink			-	./	./	•	./	./	./	./	./	./		./	./		-	./	./		
Eumeces skillonianus interpartetatis	Creator Wastern Mastiff Dat				•	•	•	•	•	• ./	•	•	• ./	./	• ./	• ./	./	./	•	v		M
Lumops perolls californicus	Delmarka Cronnling Healt				•	•	•	v	•	• ./	v	v	v	v	v	v	×	v	v		•	T
Hamizonia conjugans	Otay Tamlant			✓	ľ		•			•								-				L
Lanius Indoniaianus	Loggerhand Shrika			-	./		•	./	./						./	./		-				L
Lanius iudovicianus	Western Red Ret	-			v		•	• √	v √		1	1			v	•			1			M
Lasiarus biosseviilii Lasua aaliformiaus bannattii	SD Plack toiled Jackrobbit				1	1	1	ľ	•	1	•	•						-	-			IVI
Lepus cuijornicus benneuu Myotis ciliolabrum	SD Black-talled Jackraobit	-			•	• •		1	•	•	•	•	1			1			1			M
Myotis citiotabrum	Vuma Muotis				1	•	1	•	· ·	•	•	•	•	1	-	ŀ	1	1	•		1	M
Myotis yumanensis Navarratia fossalis	Prostrate Navarretia			~	•	·	•	•	•	•	•	ľ	•	•			ľ	•	•		•	T
Naotoma lanida intermedia	San Diego Desert Woodrat				1	-		1	1	1				-	-	-		•				I
Nyctinomons macrotis	Big Free-tailed Bat				•	1	1	•	•	•	1	1	1	1	1	1	1	1	1		~	M
Nyctinomops famorosaccus	Pocketed Free tailed Bat				•	•	•	· √	· √	•	•	•	•	•	•	•	•	•	•		· ·	M
And the second sec	Southern Grasshopper Mouse				•	•	•	•	•	•	•	ľ	•	•	ľ	•	ľ	•	•		•	T
Onychomys torrituus rumonu Opuntia parmi var, serpentina	Spake Cholla			~	•	•	ľ.							-	-	-						T
Orcuttia californica	California Orcutt Grass				•	·																L I
Physics and according to blainvillai	San Diago Hornad Lizard				1	1	1	1		1	./			-	-	-						L I
Pogogyne abramsii	San Diego Mesa Mint	-	+	√	<u> </u> [™]	 	 	ľ	+	L.	ľ		-				-	1	-		$\left \right $	L
Pogogyne ubrunsu Pogogyne nudiuscula	Otay Mesa Mint	+	+	· ✓	\vdash	+	\vdash	\vdash	+		-	<u> </u>		<u> </u>	<u> </u>	<u> </u>	-	· ·	+	-	\vdash	I
Poliontila californica	California Gnateateher	+	1	+	1	+	\vdash	\vdash	+		-	<u> </u>		<u> </u>	<u> </u>	<u> </u>	-	+	+	-	\vdash	I
Pinavia lantonatala	Narrow netaled Poin Orchard	+	ľ	+	· ./	1	./	1	+	1	1	<u> </u>		<u> </u>	<u> </u>	<u> </u>	-	\vdash	+	-	\vdash	L
r iperia iepiopeiaia Salvadora horalogis virgultoa	Coast Patch Nosed Spake	+	+	+	• -⁄	• -⁄	I [™]	ľ	-	¥	ľ	┼──	./	┼──	┼──	┼──	┼──	\vdash	-	┼──	+	L
Sialia moricana	Western Bluebird	+	+	+	ľ	ľ	+	./	1	ľ		+	-	+	+	+	+	+	+	+		M
бини телиини	western Diacona		1	1	1	1	1	1	1.		1	1		1	1	1	1	1	1	1	1	141

Probability of Occurrence Codes:

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