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Mr. Jim Nicholas
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Second Revision June 29, 2016
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Subject: Biological Resources; the 1826-1836 Washington Place Residential Project, City of San Diego

Dear Mr. Nicholas:

This report addresses biological resources, project-related impacts, and mitigation requirements associated with development of the Washington Place Residential Project in the City of San Diego. The project site (APN 443-631-02 and 443-631-01) consists of approximately 0.28 acre located in the Mission Hills area east of Interstate Highway 5 on the north side of Washington Place (Figure 1).

PROJECT DESCRIPTION

Development of the Washington Place Project site will result in the construction of a new single family residence (SFR) and associated improvements. Access to the new residence will be from the east off Washington Place. The analysis in this report assumes that 100 percent of the subject property will be impacted by development, either directly or indirectly.

PURPOSE OF STUDY

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

METHODS

A field survey of the Washington Place Project site was completed on the afternoon of February 4, 2015. Weather conditions during the survey consisted of clear skies with temperatures in the mid 70's and no measurable wind. Surveys were completed by the author, certified biologist, and Brandon Myers, associate biologist. The entire Washington Place Project site was slowly walked and examined, and all plants, animals, and habitats encountered were inventoried. The locations and identities of all larger shrubs 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 letter follows Hickman (1993) and others. Plant communities follow Holland (1996, as amended).

Wildlife observations were made opportunistically. Binoculars were used 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.

RESULTS

Habitats

The Washington Place Project site supports two habitats. These are Urban/Developed (U/D) and Non-native Vegetation (NNV). Neither of these habitats are of any local or regional biological resource value.

Urban/Developed (Holland Code 42200) – Tier IV – 0.17 acre

The eastern half of the site supports Urban/Developed Habitat in the form of two existing, small houses. U/D is a Tier IV habitat-type in the City of San Diego.

Non-native Vegetation (Holland Code 11000) – Tier IV – 0.11 acre

The western portion of the project site supports Non-native Vegetation (NNV) in the form of a dense to open growth of Jade Plant (*Crassula argentea*), Murray Red Gum (*Eucalyptus camaldulensis*), Mexican Fan Palm (*Washingtonia robusta*), and various other non-native species. Three individual native shrubs are present onsite. These are two Lemonadeberry (*Rhus integrifolia*) and one small Toyon (*Heteromeles arbutifolia*). All three native species are locally common. These three specimens do not form a discrete habitat-type, and are considered a part of the underlying habitat-type (NNV) for analysis purposes in this report. NNV is a Tier IV habitat-type in the City of San Diego.

Plants

The plant species observed on the Washington Place Project site typify the diversity normally found in U/D and NNV on small parcels in this part of the City. A complete list of the plants observed is presented in Table 2. Most of the plants (90+ 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 Subarea Plan (City of San Diego, 1997) as depleted, are considered rare within the region, are known to support sensitive animal or plant species, and/or are known to serve as important wildlife corridors. These habitats are typically rare throughout their ranges, or are highly localized and/or fragmented.

Neither of the habitats affected by development of the Washington Place Project site are considered "sensitive", and the site supports no "sensitive lands" as defined by the City's ESL ordinance.

Sensitive Plants

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

Sensitive Animals

No sensitive animal species were observed on the Washington Place Project site, and none would be expected, given the highly disturbed nature of the property.

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*), 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. Three narrow endemics are known from open, herb-dominated habitats: San Diego Thorn-mint, Otay Tarplant, and San Diego Ambrosia. These are highly unlikely to occur on this property, as no occurrences are reported from the vicinity, and distinctive foliage/floral parts would have likely been observed if the species’ were present. 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

A local wildlife corridor is present adjacent to (west of) the Washington Place Project site in the form of an urban canyon. This canyon is part of the Mission Hills Park and has a hiking trail which travels the length of the canyon. No significant impacts to wildlife movement would result from the development of this site, however, as homes are present on adjoining parcels in a similar configuration, and two homes are already present within the footprint of the newly-proposed residence.

IMPACTS

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

- a. The site has been identified as part of the MHPA by the City’s MSCP Subarea Plan.
- b. The site supports or could support (e.g. in different seasons/rainfall conditions, etc.) Tier I, II, or IIIA & B vegetation communities (such as grassland, chaparral, coastal sage scrub, etc.). The CEQA determination of significant impacts may be based on what was on the site (e.g. if illegal grading or vegetation removal occurred, etc.), as appropriate.
- c. The site contains, or comes within 100 feet of a natural or manufactured drainage (determine whether it is vegetated with wetland vegetation). The site occurs within the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or the Flood Plain Fringe (FPF)/ Flood Way (FW) zones.

- d. The site does not support a vegetation community identified in Tables 2a, 2b or 3 (Tier I, II, IIIA or IIIB) of the Biology Guidelines (July 2002); however, wildlife species listed as threatened or endangered or other protected species may use the site (e.g. California least terns on dredge spoil, wildlife using agricultural land as a wildlife corridor, etc.).

Anticipated impacts (Table 1) 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 Washington Place Project site will directly impact approximately 0.17 acre of the Urban/Developed Habitat and 0.11 acre of Non-native Vegetation. Onsite or offsite brush management should not affect biological resources due to the surrounding lands consisting of urban development with virtually no native vegetation. Also potentially impacted could be sensitive, wide-ranging species, such as various sensitive bats, raptors, or reptiles (see Attachment A), which might be expected to utilize this property on an occasional basis.

Indirect Impacts

Indirect impacts associated with site development are not expected because surrounding areas are fully developed. Therefore, new noise, lighting, and other related impacts to biological resources are not anticipated.

Environmentally Sensitive Lands

The Washington Place project site does not support Environmentally Sensitive Lands (ESL). The site does not support sensitive native vegetation types, sensitive native habitats, coastal bluffs, or any known biological resources essential to support sensitive species.

Compatibility with the MSCP and MHPA

The western edge of the Washington Place Project site appears to be partially within the City of San Diego's MHPA (Figure 2). A total of 0.08 acre (3,583 square feet) of MHPA land occurs on the project site, according to the City's MHPA mapping resources. The current project does not encroach into the MHPA, sensitive biological resources, or natural steep slopes in any way, however. The only direct or indirect project impacts relate to the loss of Non-native Vegetation, Urban/ Developed habitat, and a few wide-ranging sensitive species.

Although there is no encroachment into the MHPA, due to the fact that the property is partially within the MHPA, the project must comply with the Mitigation Monitoring and Reporting Program (MMRP) and 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 MHPA and shielded as necessary to prevent light pollution of the slopes below the project site. Because the MHPA line is physically separated from the proposed project area by a steep downward slope, lighting impacts are anticipated to be minimal. Also, existing light impacts originating from the current two residences will likely be reduced with more modern equipment. In any case, lighting should be directed away from the canyon bottom.

2. Drainage from development-related hardscape surfaces shall be processed onsite, and no discharge of materials shall be directed into the MHPA. The project must comply with current stormwater regulations designed to preclude any hardscape runoff issues into the canyon.
3. Landscaping adjacent to the project site shall be designed to be consistent with native vegetation. No invasive or noxious species shall be present on the project's plant palette. The City MMP shall review and approve the final plant palette to ensure that no noxious species are present.
4. Grading associated with this project is minimal, as development will utilize an existing graded area. Because the project site is within an existing residential development, no MHPA impacts are anticipated due to grading.
5. Site access exists along an improved driveway to Washington Place. The MHPA will thus not be affected in any way by site access. Access into the MHPA, *per se*, will not be provided by the project, and temporary habitat protection fencing in proximity to the construction area will further ensure that all activities are restricted to the existing access pad area.
6. Construction noise could affect migratory songbirds, raptors, and other avifauna (including California Gnatcatchers) 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. 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.

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.

Urban/Developed is a Tier IV habitat in the City of San Diego. Impacts to this habitat-type dose 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. The MHPA encroachment analysis is based with the understanding that the zoning for the property is not OR-1-2, but rather RS-1-1 and RS-1-7, and that the property is not in the Coastal Overlay Zone.

Table 1. Impact/Mitigation and MHPA Encroachment Analysis- 1826-1836 Washington Place Project

<u>Habitat-Type</u>	<u>Onsite Acreage</u>	<u>Impacted Acreage</u>	<u>Mitigation Ratio</u>	<u>Mitigation Required</u>	<u>Measured Onsite MHPA Encroachment (%/ area)</u>
Urban/Developed Tier IV	0.17 ac	0.17 ac	n/a	none	none
Non-native Vegetation Tier IV	0.11 ac	0.11 ac	n/a	none	none
Total	0.28 ac	0.28 ac	—	none	none

The project must comply with the federal Migratory Bird Treaty Act and various other state and local regulations. Therefore, in order to ensure that the project complies with the Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, all site disturbance activities, including grading and clearing, should take place outside of the bird breeding season, defined as the period between 1 January (for raptors) and 31 August. This seasonal restriction may be waived by the City upon completion of a nesting bird survey and implementation of noise abatement measures, if necessary. If no nesting survey is completed, active nesting will be assumed, and the project may be required to delay site disturbance activities until after the breeding season is over.

I hope that this information will be appropriate for your needs. 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. Recent Aerial Photograph
 Figure 4. Biological Resources on Aerial Photograph
 Figure 5. Biological Resources on Site Plan
 Figure 6. Site Photographs
 Attachment A. Sensitive Species Known from Vicinity

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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 - Washington Place Project

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Bougainvillea brasiliensis</i> *	Bougainvillea
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Capsella bursa-pastoris</i> *	Shepherd's Purse
<i>Cerastium glomeratum</i> *	Mouse-ear Chickweed
<i>Crassula argentea</i> *	Jade Plant
<i>Chenopodium murale</i> *	Goosefoot
<i>Digitaria sanguinalis</i> *	Hairy Crabgrass
<i>Erodium moschatum</i> *	White-stem Stork's-bill
<i>Eucalyptus camaldulensis</i> *	Murray Red Gum
<i>Ficus benjamina</i>	Weeping Fig
<i>Hedra helix</i> *	English Ivy
<i>Heteromeles arbutifolia</i>	Toyon
<i>Hypochaeris glabra</i> *	Smooth Cat's-tongue
<i>Malva parviflora</i> *	Cheeseweed
<i>Marah macrocarpus</i>	Man Root
<i>Medicago polymorpha</i> *	Bur Clover
<i>Myoporum laetum</i> *	Bastard Sandlewood
<i>Oxalis pes-caprae</i> *	Sorrel
<i>Protasparagus setaceus</i>	Asparagus Fern
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Sonchus asper</i> *	Sow Thistle
<i>Tropaeolum majus</i> *	Garden Nasturtium
<i>Washingtonia robusta</i> *	Mexican Fan Palm
<i>Yucca sp.</i>	Ornamental Yucca
<u>Mammals</u>	
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Sceloporus occidentalis</i>	Western Fence Lizard

* = non-native or non-indigenous taxon

SITE



Figure 2. Location of Project in Relation to MHPA – The Washington Place Project

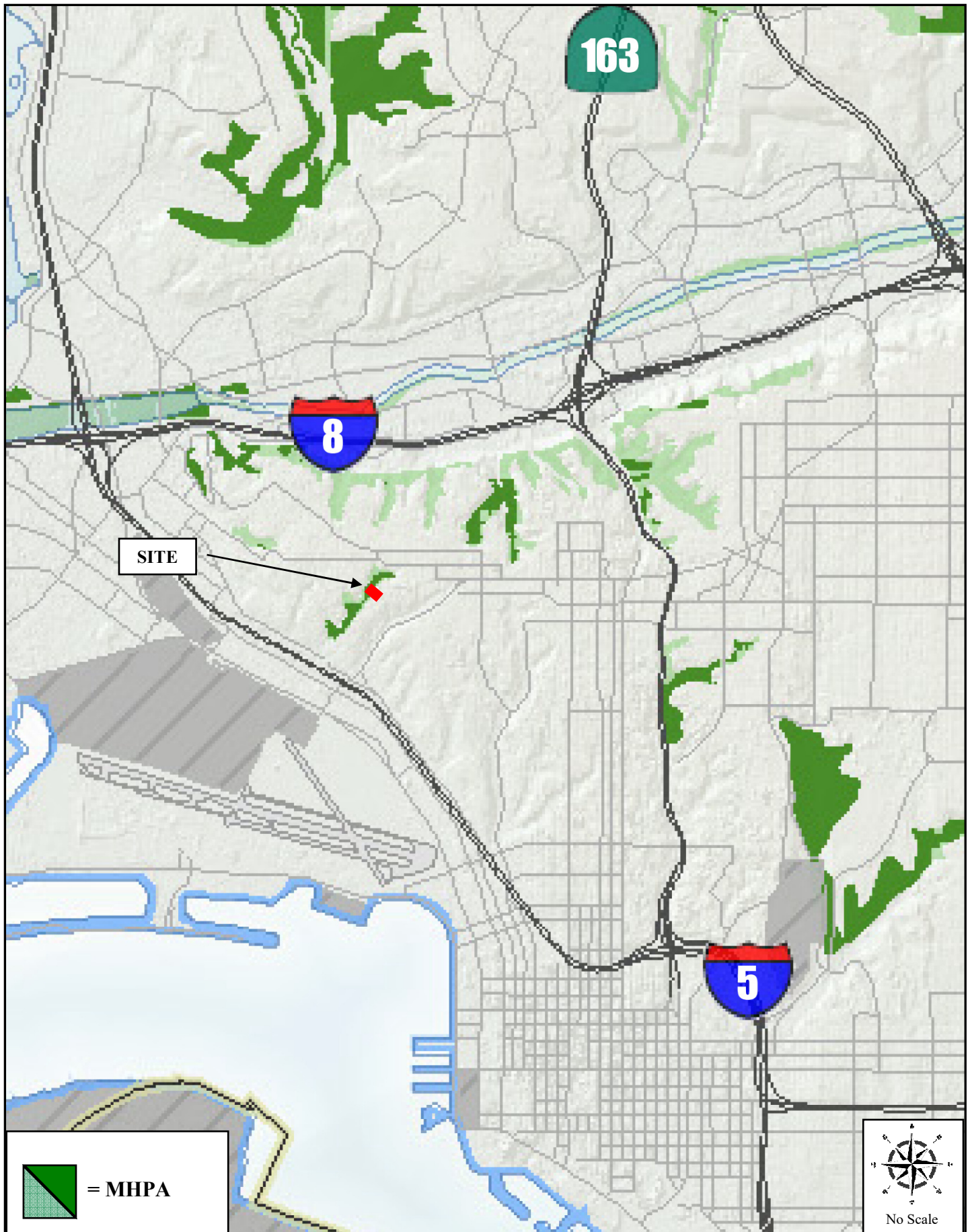


Figure 3. Recent Aerial Photo – The Washington Place Project



Figure 4. Biological Resources on Aerial Photo – The Washington Place Project



Figure 5. Biological Resources on Site Plan – The Washington Place Project

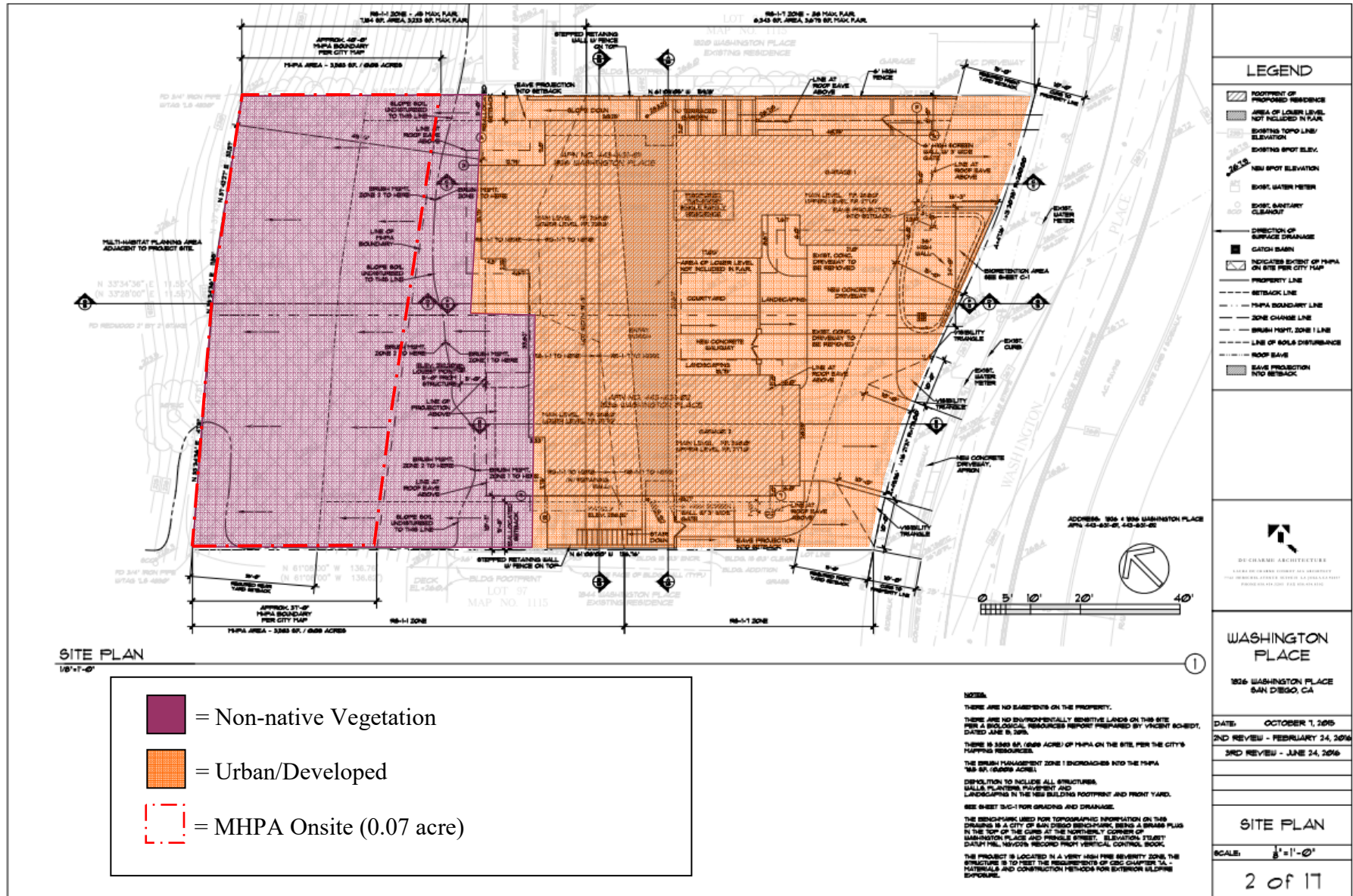


Figure 6. Site Photos – The Washington Place Project



Photo 1. Looking east on to the site from the southwest property edge. Note lack of native vegetation and abundance of non-native trees, shrubs, and groundcovers.



Photo 2. Looking southwest from the western property edge. Note the shrubs in the background are offsite.



Photo 3. Panoramic view looking south from the northwest property edge containing NNV and weedy annual ground cover.



Photo 4. Panoramic view looking north from the southwest property edge. Showing the NNV found on the slope.

Attachment A. Sensitive Species Known from the Vicinity – The Washington Place Project

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

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 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