

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, December 4, 2019, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 - 10:30 a.m. Proposed fueling station with 3-4 fuel dispensers and a solar canopy, as well as a 1,100 SF mini mart (or alternate car wash option) on a vacant 11,000 SF parcel at the NW corner of Airport Rd and Hwy 76.

Zoning: IL (Limited Industrial)
Land Use: Light Industrial
Neighborhood Area: Airport
Assessor Parcel Number: 146-050-90
Contact Person: John Wismer
Email: johnatnorthstar@gmail.com

2. 10:30 - 11:30 a.m. Proposed 4-story mixed use development to include 48 residential units and approx. 7,000 SF of retail area at the former Caltrans park and ride lot (1.81 acres) located at Mission Ave and Frontier Dr.

Zoning: CG (General Commercial)
Land Use: General Commercial
Neighborhood Area: Loma Alta
Assessor Parcel Number: -- (previously Caltrans ROW)
Contact Person: Amir Ramadan
Email: amirramadan87@gmail.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

NORTHSTAR

1945 W. Vista Way

Vista, Ca. 92083

760-642-9568

johnatnorthstar@gmail.com

11/13/19

City of Oceanside

Planning Dept.

Attn: Tiffany Chen

Re: N.W. Corner of Airport Rd. & Hwy 76

Oceanside APN 146-050-90-00

Project Description

The project will be located on approximately 11,000 square feet of land. It will consist of 3 to 4 fuel dispensers with high test, mid grade and regular gasoline and diesel fuels.

An above ground propane tank will be located at the extreme easterly property edge near the fuel inlets.

A canopy will cover the fueling area and the roof will support 4,000 square feet of solar panels, reducing the electric power requirement to a possible net zero.

An 1,100 square foot mini mart will be included, as well as an optional car wash if the alternate design is chosen.

Electronic signage and night lighting will be provided.

Thank you,

John Wismer

Google Maps



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

Measure distance

Total distance: 172.77 ft (52.66 m)



CRS Data

Map for Parcel Address: Airport Rd Oceanside, CA 92058 APN: 146-050-90-00



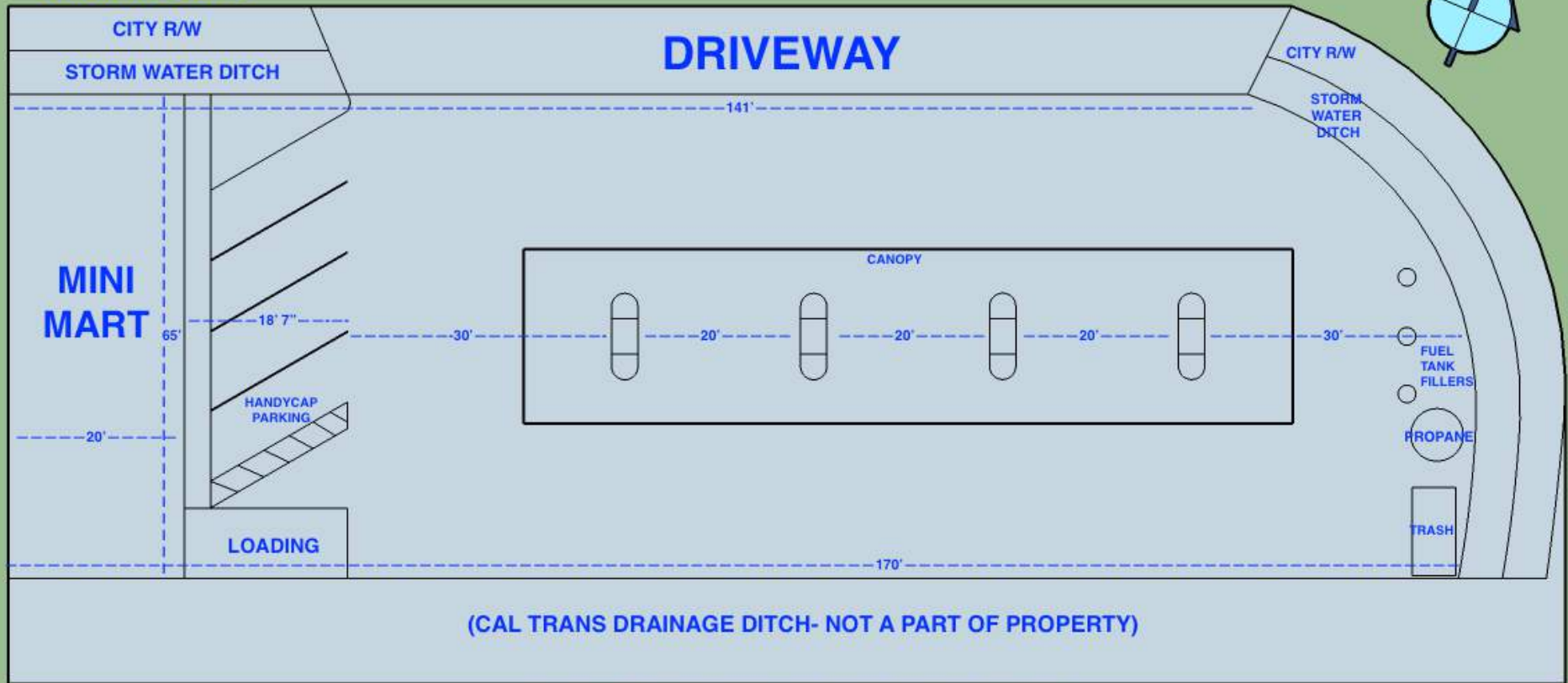
Listing Icons

- For Sale
- Sold
- Sale Pending
- Sale Contingent
- Expired

- SITE: 11,000sf
- 4 DISPENSER
- 8 PUMPS
- 1 PROPANE TANK
- 1,100sf MINI MART
- 2 PARKING STALLS

(ALTERNATE DESIGN #1)

← AIRPORT ROAD →



(CAL TRANS DRAINAGE DITCH- NOT A PART OF PROPERTY)

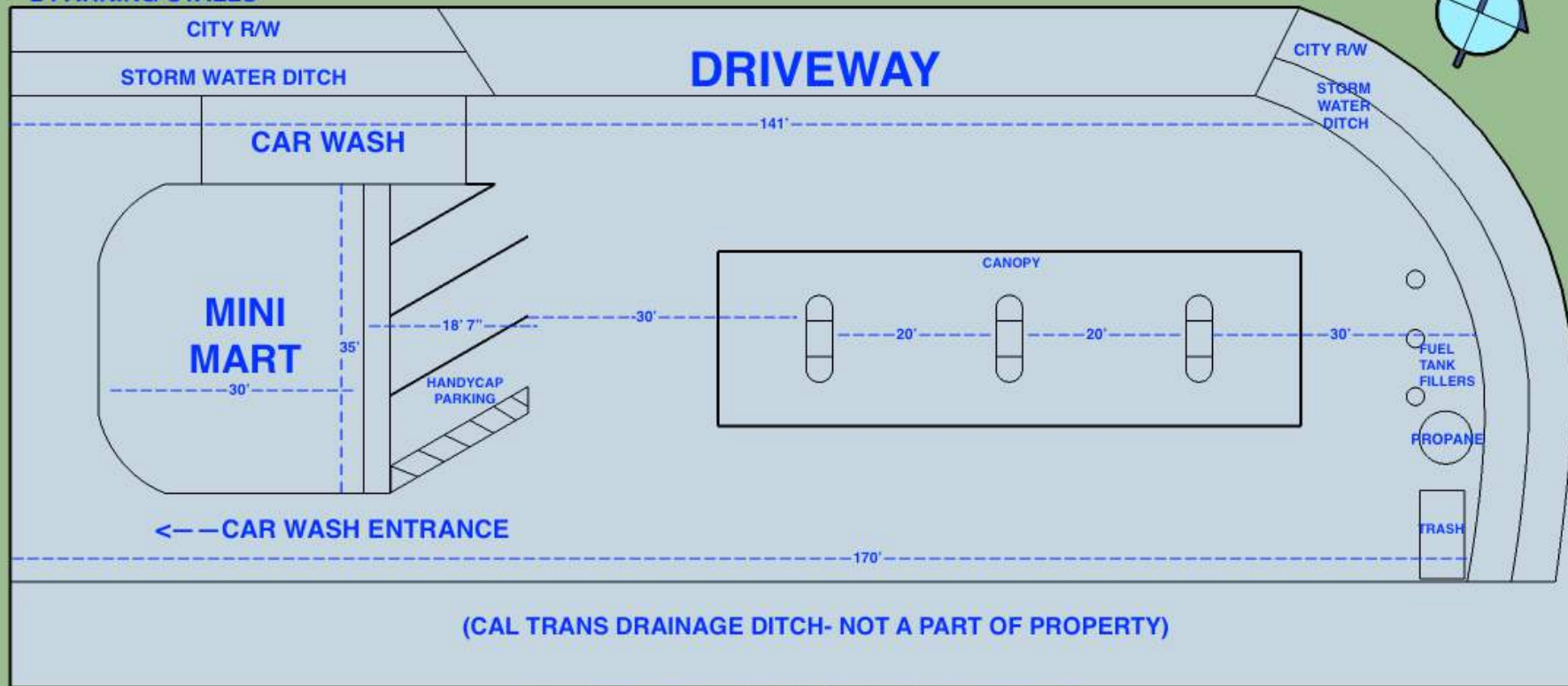
HIGHWAY 76

- SITE: 11,000sf
- 3 DISPENSER
- 6 PUMPS
- 1 PROPANE TANK
- 1,050sf MINI MART
- 2 PARKING STALLS

(ALTERNATE DESIGN #2)



← AIRPORT ROAD →



HIGHWAY 76

CITY OF OCEANSIDE

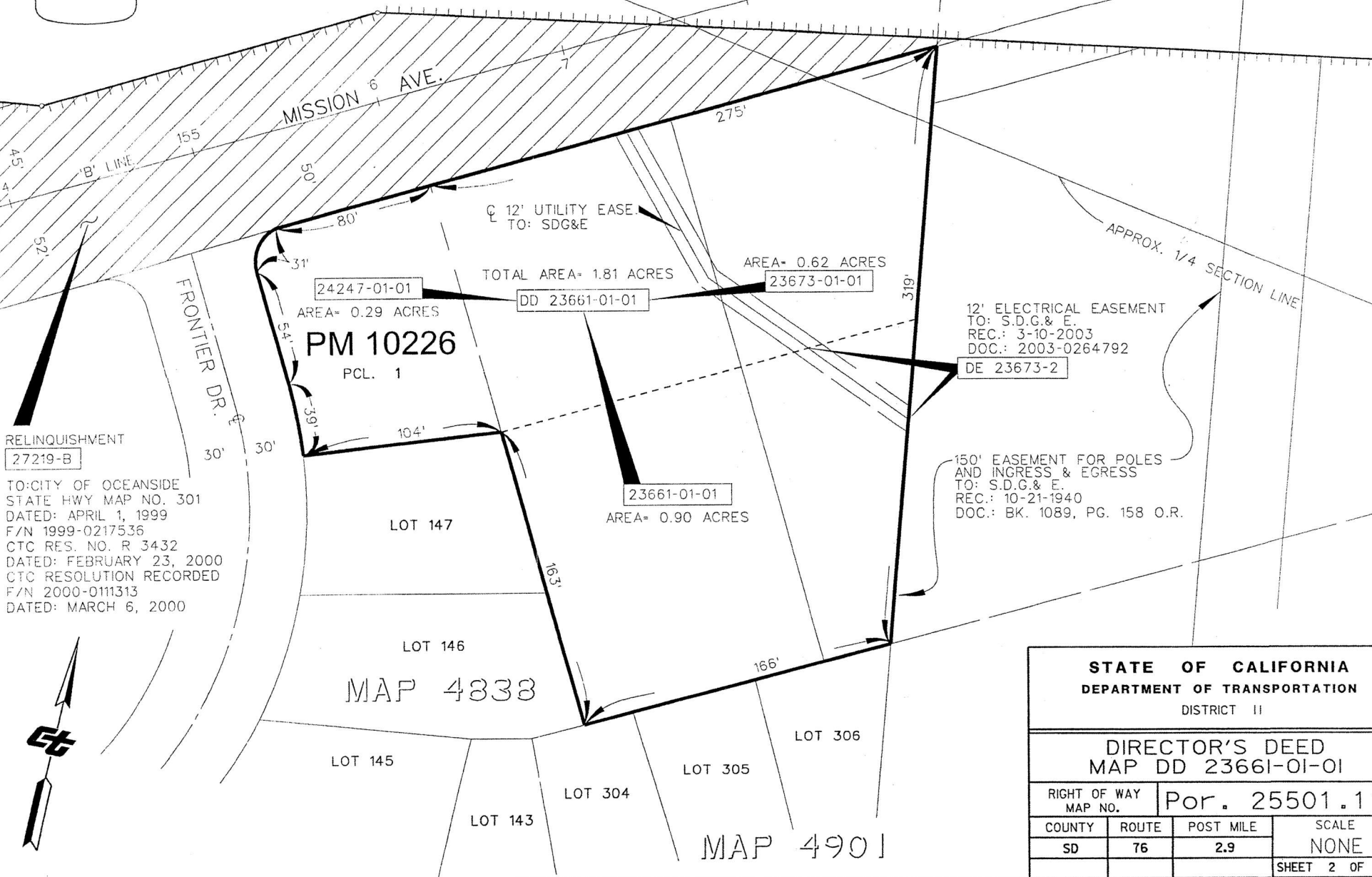
EXHIBIT "B"

T. 11 S., R. 4 W., S.B.M.

ITEM #2

76

SEC. 18



RELINQUISHMENT
27219-B
TO: CITY OF OCEANSIDE
STATE HWY MAP NO. 301
DATED: APRIL 1, 1999
F/N 1999-0217536
CTC RES. NO. R 3432
DATED: FEBRUARY 23, 2000
CTC RESOLUTION RECORDED
F/N 2000-0111313
DATED: MARCH 6, 2000

24247-01-01
AREA= 0.29 ACRES
PM 10226
PCL. 1

TOTAL AREA= 1.81 ACRES
DD 23661-01-01

AREA= 0.62 ACRES
23673-01-01

23661-01-01
AREA= 0.90 ACRES

12' ELECTRICAL EASEMENT
TO: S.D.G. & E.
REC.: 3-10-2003
DOC.: 2003-0264792
DE 23673-2

150' EASEMENT FOR POLES
AND INGRESS & EGRESS
TO: S.D.G. & E.
REC.: 10-21-1940
DOC.: BK. 1089, PG. 158 O.R.

STATE OF CALIFORNIA
DEPARTMENT OF TRANSPORTATION
DISTRICT II

DIRECTOR'S DEED
MAP DD 23661-01-01

RIGHT OF WAY MAP NO. Por. 25501.11

COUNTY	ROUTE	POST MILE	SCALE
SD	76	2.9	NONE

Project Description

PROPOSAL TO BUILD A FOUR-STORY MIXED USE (RETAIL&RESIDENTIAL) ON MISSION AVENUE

Location:

Mission Ave/Frontier Dr
Oceanside CA 92054
APN 160-053-12-00

Prepared for:

City of Oceanside
300 N Coast Highway
Oceanside, CA 92054

Prepared By:

David Golban
11444 Acacia Avenue
Hawthorne, CA 90250
(310) 679-1320

November 14, 2019

PROJECT DESCRIPTION

Location and Zoning



Figure 1. Proposed Project Location.

The subject property is bounded by Mission Avenue to the North, and Frontier Drive to the West.

APN # 160-053-12-00

Legal Description: SEC 18-11-4W*E H*DOC19-0031976 IN PAR 1 OF PM10226&IN

The subject project is in compliance with the permitted usage for Mixed-Use.

Site Plan

The Site Plan has been reviewed to include all required information. It shows building setback from abutting properties. The proposed 27 feet 2 wide driveways will provide vehicular accesses to the property.

Structure

The proposed project consists of forty-eight (48) residential unit and 6,908 S.F retail area. It is a four levels project, each level proposes an area of 25,110S.F. for a total of 100,440 S.F. (2.3 acres) building coverage.

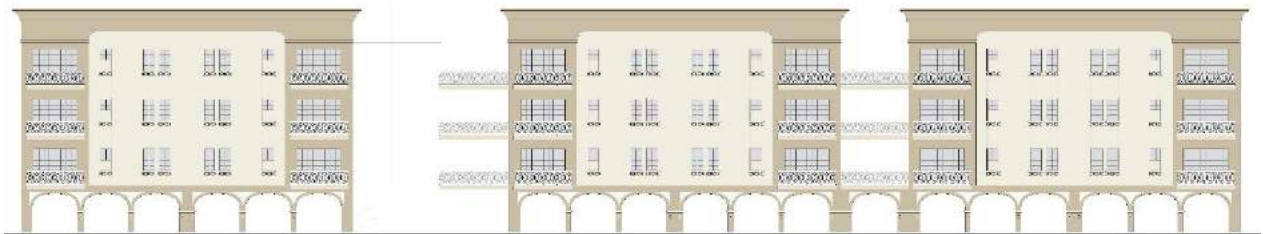
Parking Layout

City guidelines have been observed to provide adequate setback not only for means of egress from parking spaces but also for turn-around. All parking stalls have 90° angle of parking. The proposed number of parking spaces is 136. Four (4) parking spaces are in compliance with the Americans with Disabilities Act (ADA).

Landscaping

The proposed landscape is composed of non-invasive drought tolerant plants. The landscape will include continuous lawn for ground cover.

Elevations



In addition to the Elevation Plans. The building will exhibit architectural features compatible with Oceanside City's highest standards and quality.

The maximum building height is 50 feet. The Proposed elevations are in compliance to Federal Aviation Administration regulations according to the aeronautical approved studies.

BIOLOGICAL RESOURCES TECHNICAL REPORT

MISSION AVENUE DEVELOPMENT PROJECT CITY OF OCEANSIDE SAN DIEGO COUNTY, CALIFORNIA

Prepared for:

David Golban
511 Walden Drive
Beverly Hills, California 90210

Prepared by:

LSA
703 Palomar Airport Road, Suite 260
Carlsbad, California 92011
Contact: Jaime Morales
(760) 931-5471

LSA Project No. DGO1901



September 2019

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SECTION 1.0: SUMMARY OF FINDINGS

The Mission Avenue Development Project (project) is the proposed development of a mixed residential/commercial project on a vacant property east of the intersection of Mission Avenue and Frontier Drive in the City of Oceanside (City), San Diego County, California. The project proponent hired LSA to conduct a general biological resources survey and prepare a biological resources technical report for submittal to the City. LSA performed the general biological survey within the 1.76-acre Biological Study Area (BSA)/property boundary on August 22, 2019.

No special-status species were observed during the general biological resources survey. The vast majority of special-status species identified during a database records search within a 2-mile radius of the BSA are considered absent from the BSA due to the lack of suitable habitat. Two special-status species, coastal California gnatcatcher (*Poliioptila californica californica*) and Northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), have a low potential to occur within the BSA due to nearby recorded occurrences and marginally suitable habitat, respectively.

Construction of the project is expected to permanently affect 0.58 acre of nonnative grassland and 0.48 acre of disturbed habitat.

Implementation of the mitigation measures listed at the end of the report will avoid or minimize impacts to active bird nests, special-status species, and habitat.

SECTION 2.0: INTRODUCTION

2.1 PROJECT DESCRIPTION

The project proponent proposes to develop a 48-unit, 23,828-square-foot residential building, a 7,195-square foot retail space, and a 136-space parking area on a vacant lot west of the intersection of Mission Avenue and Frontier Drive in the City of Oceanside, San Diego County, California (Figure 1).

2.2 BIOLOGICAL STUDY AREA

The BSA consists of 1.76 acres of highly-disturbed vacant land. The northern half of the BSA consists of an abandoned parking lot, while the southern half consists of an undeveloped weedy area that displays evidence of dumping (e.g., patches of wood chips and gravel). Photographs of the BSA are included as Appendix A (photopoint locations are displayed on Figure 3). The BSA is surrounded by residential development to the west and south, a San Diego Gas & Electric (SDG&E) electric transmission line easement and residential development to the east, and Mission Avenue and State Route 76 to the north. An SDG&E electric distribution line occurs within the northeastern portion of the BSA.

The BSA is within the South Coast subregion of the Southwestern California region of the California Floristic Province and within the Guajome Lake-San Luis Rey watershed. Specifically, the project is in Section 18, Township 11 south, and Range 4 west of the United States Geological Survey (USGS) *San Luis Rey, California* 7.5-minute topographic quadrangle map.

The BSA is entirely outside of the Coastal Zone. With respect to the City's Subarea Plan, the BSA is outside of any preserve areas; however, it is within a mapped Wildlife Corridor Planning Zone (WCPZ). Figure 2 displays the BSA relative to the WCPZ and other Habitat Conservation Overlay Zones.

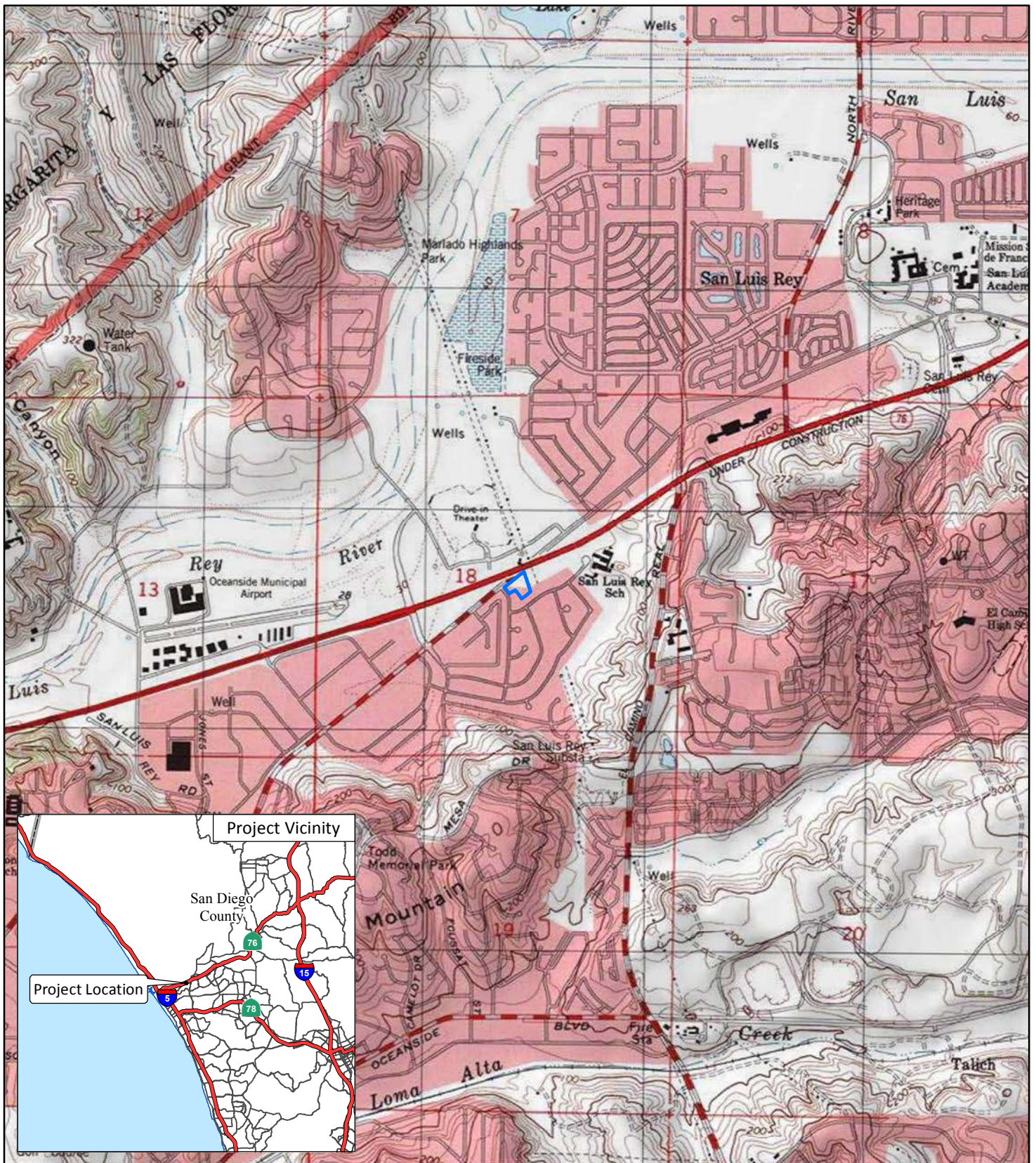


FIGURE 1

LSA

LEGEND

Project Site



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad., San Luis Rey, CA (1975)

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Mission Avenue Development Project
Project Location

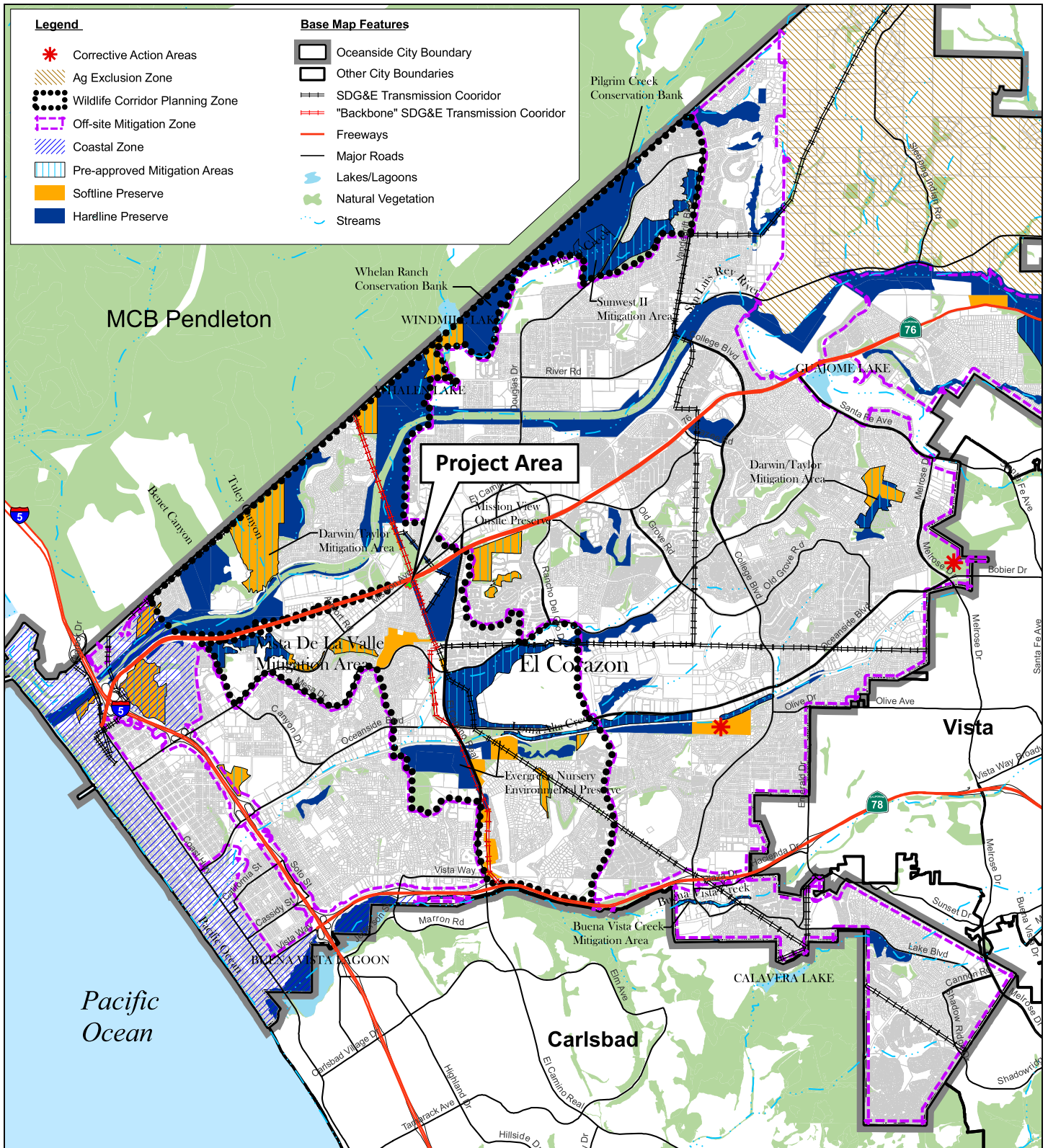
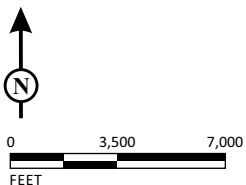


FIGURE 2

LSA



SOURCE: Final Oceanside Subarea Plan

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Mission Avenue Development Project
Project Location within the Oceanside Subarea Plan

SECTION 3.0: METHODS

3.1 LITERATURE AND DATABASE REVIEW

Prior to conducting field surveys, LSA reviewed the most recent records of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Data Base (CNDDDB 2019) and the California Native Plant Society's Electronic Inventory of Rare and Endangered Vascular Plants of California (CNPS 2019) within a 2-mile radius of the BSA. The CNDDDB contains records of reported occurrences of Federal- and/or State-listed species, proposed endangered or threatened species, California Species of Special Concern (SSC), or otherwise special-status species or habitats that may occur within or near the BSA.

3.2 GENERAL BIOLOGICAL RESOURCES SURVEY

LSA Senior Biologist Jaime Morales conducted a general biological resources survey on August 22, 2019. The assessment included the following elements:

- Mapping of vegetation communities;
- A directed search for special-status plant and animal species with potential to occur within the BSA;
- A general inventory of plant and wildlife species;
- Evaluation of suitability of habitat for special-status resources identified during the literature search; and
- Notes on other pertinent features or conditions of the site and adjacent lands.

LSA recorded a list of all plant species observed within the BSA (see Appendix B). LSA identified and mapped on an aerial photograph vegetation communities within the BSA. Then, using Geographic Information System (GIS) software, LSA digitized the mapping and calculated the acreages of vegetation communities occurring within the BSA. Vegetation communities were determined in accordance with the categories described in *Draft Vegetation Communities of San Diego County* (Oberbauer 2008) and plant nomenclature follows *The Jepson Manual: Higher Plants of California* (Hickman 1996). Special-status plant species with a potential to occur within the project area are described in Section 4.4.

All plant species observed are listed as Appendix B. All wildlife observed and wildlife sign detected, including tracks, scat, carcasses, burrows, excavations, and vocalizations, were recorded and are included as Appendix C. Notes were made on the general habitat types, species observed, and the conditions of the site. Special-status wildlife species with a potential to occur within the project area are described in Section 4.4.

SECTION 4.0: RESULTS AND DISCUSSION

4.1 VEGETATION COMMUNITIES

The BSA supports vegetation communities totaling 1.76 acres. General vegetation communities observed during the survey include nonnative grassland, disturbed habitat, and developed land. Figure 3 displays the vegetation communities within the BSA on an aerial photograph. The vegetation communities observed within the BSA are described below. All plant species observed during the survey are included as Appendix B. Table A presents the acreages of the vegetation communities identified in the BSA.

Table A: Vegetation Communities within the BSA (Acres)

Vegetation Community	Total Area
Nonnative Grassland	0.58
Disturbed Habitat	0.48
Developed Land	0.70
Total	1.76

The following sections describe each of the vegetation communities present within the BSA along with its numeric code found in the Draft Vegetation Communities of San Diego County.

4.1.1 Nonnative Grassland (42200)

The majority of the southern half of the BSA consists of nonnative grassland composed of the following predominantly nonnative and annual plant species on a dirt substrate: shortpod mustard (*Hirschfeldia incana*), horseweed (*Conyza canadensis*), garland daisy (*Glebionis coronaria*), prickly lettuce (*Lactuca serriola*), coastal goldenbush (*Isocoma menziesii*), red brome (*Bromus madritensis* ssp. *rubens*), Russian thistle (*Salsola tragus*), salt heliotrope (*Heliotropium curassavicum*), totalote (*Centaurea melitensis*), Italian thistle (*Carduus pycnocephalus*), white sweetclover (*Melilotus albus*), tree tobacco (*Nicotiana glauca*), telegraphweed (*Heterotheca grandiflora*), and coyote brush (*Baccharis pilularis*). Within the nonnative grassland, there are patches of ground covered by gravel or a thick layer of wood chips that contain vegetation. These patches were mapped as disturbed habitat and are described below.

4.1.2 Disturbed Habitat (11300)

Within the BSA, disturbed habitat refers to vegetated areas within the developed, abandoned parking lot in the northern half of the BSA, and areas in the southern half of the BSA that have a wood chip or gravel substrate. Some areas at the southern half of the BSA have a six-inch-thick wood chip layer that prevents plant growth. Plant species observed within this designation include combinations of the species listed in the nonnative grassland section.

4.1.3 Developed Land (12000)

Developed land within the BSA refers to pavement and concrete associated with the existing, abandoned parking lot in the northern half of the BSA.



FIGURE 3

LSA

LEGEND

Biological Study Area/Property Boundary

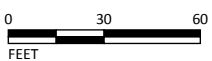
Photo Point

Vegetation

Developed Land (0.70 acres)

Disturbed Habitat (0.48 acres)

Nonnative Grassland (0.58 acres)



SOURCE: NearMap (6/14/2019)

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Mission Avenue Development Project
Vegetation

4.2 TOPOGRAPHY

The topography within the BSA consists of flat land.

4.3 SOILS

The *Soil Survey for the San Diego Area, California, Part I* (Soil Conservation Service 1973) *San Luis Rey, California* quadrangle identifies the soil expected to correspond to the BSA as Grangeville Fine Sandy Loam, 0 to 2 percent slopes (GoA).

4.4 SPECIAL-STATUS SPECIES

Table B lists criteria for evaluating special-status plant and wildlife species potential for occurrence. Attachment D contains a table naming the special-status plant and wildlife species with the potential to occur within a 2-mile radius of the BSA.

Table B: Criteria for Evaluating Special-Status Plant and Wildlife Species Potential for Occurrence

PFO	Criteria
Absent	Species is restricted to habitats or environmental conditions that do not occur within the BSA.
Low	Historical records for this species do not exist within the BSA, and/or habitats or environmental conditions needed to support the species are of poor quality.
Moderate	Either a historical record exists of the species within the BSA and marginal habitat exists within the proposed work areas or the habitat requirements or environmental conditions associated with the species occur within the proposed work areas, but no historical records exist within the BSA.
High	Both a historical record exists of the species and the habitat requirements and environmental conditions associated with the species occur within the BSA.
Present	Species was detected within or near the BSA during project surveys.

4.4.1 Oceanside Subarea Plan Proposed Covered Species

These are species included in the Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan (hereafter referred to as SAP) for which take authorization would be contingent on other San Diego County Multiple Habitat Conservation Program (MHCP) cities that control major/critical locations or the majority of the species or its habitat. The controlling MHCP cities must meet Section 10(a) of the Federal Endangered Species Act, Natural Community Conservation Plan (NCCP), and MHCP criteria within their boundaries in order for the species to be covered within the Oceanside subarea. If no city is listed as a contingency, then the species will be covered within the Oceanside Subarea when Oceanside meets all Section 10(a), NCCP, and MHCP criteria within its boundaries.

The results of the records search indicate the potential occurrence of 11 SAP Proposed Covered Species (plant and wildlife). Based on the results of the general biological resources survey, none of these species was determined to have a moderate or higher potential of occurring within the BSA due to the absence of suitable habitat. No SAP Proposed Covered Species were observed during the general biological resources survey.

4.4.2 Narrow Endemic Species

The MHCP defines narrow endemic species as follows:

MHCP species that are highly restricted by their habitat affinities, edaphic requirements, or other ecological factors, and that have limited but important populations within the MHCP area, such that substantial loss of these populations or their habitat within the MHCP area might jeopardize the continued existence or recovery of that species.

The results of the records search indicate the potential occurrence of six Narrow Endemic species within a 2-mile radius of the BSA. Based on the results of the general biological resources survey, none of these species was determined to have a moderate or higher potential of occurring within the BSA due to the absence of suitable habitat, or in the case of conspicuous perennial species, due to the absence of the plant from the BSA. No narrow endemic species were observed in the BSA during the general biological resources survey.

4.4.3 Special-Status Plants

The results of the records search indicate the potential occurrence of 14 special-status plant species within a 2-mile radius of the BSA. Based on the results of the general biological resources survey, none of these special-status plant species was determined to have a moderate or higher potential of occurring within the BSA due to the absence of suitable habitat, or in the case of conspicuous perennial species, due to the absence of the plant from the BSA. No special-status plant species were observed in the BSA during the general biological resources survey.

4.4.4 Special-Status Wildlife

The results of the records search indicate the potential occurrence of 17 special-status wildlife species within a 2-mile radius of the BSA. Based on the results of the general biological resources survey, none of these special-status wildlife species was determined to have a moderate or higher potential of occurring within the BSA due to the absence of suitable habitat. No special-status wildlife species were observed in the BSA during the general biological resources survey.

4.5 U.S. FISH AND WILDLIFE SERVICE CRITICAL HABITAT AREAS

As Figure 4 shows, critical habitat for the following species occurs within a 2-mile radius of the BSA:

- Coastal California gnatcatcher (*Polioptila californica californica*);
- Least Bell's vireo (*Vireo bellii pusillus*);
- San Diego fairy shrimp (*Branchinecta sandiegonensis*);
- Southwester willow flycatcher (*Empidonax traillii extimus*);
- Spreading navarretia (*Navarretia fossalis*); and
- Thread-leaved brodiaea (*Brodiaea filifolia*).

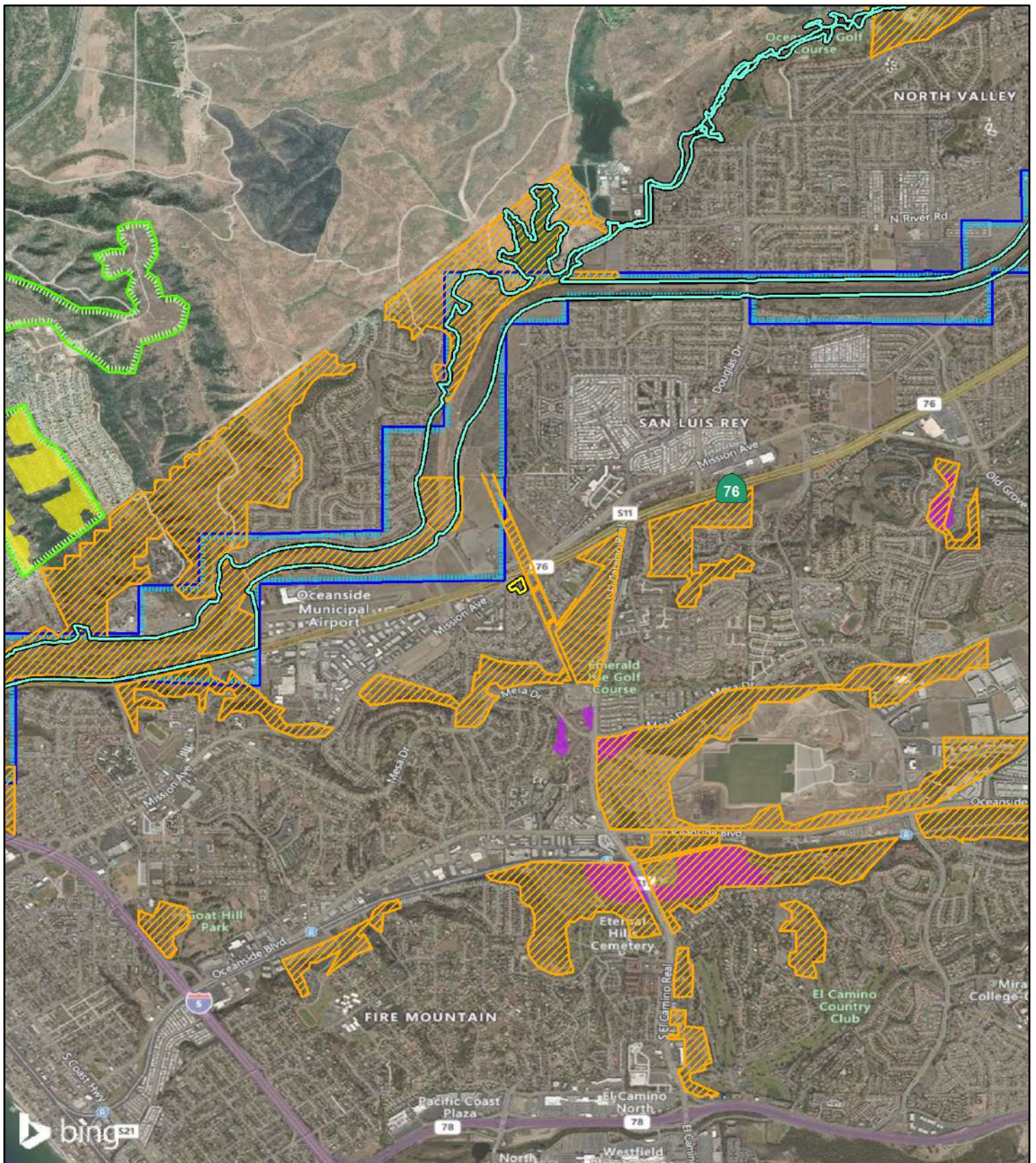
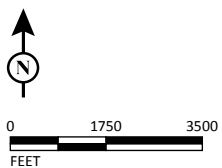


FIGURE 4

LSA

LEGEND

- Biological Study Area/Project Boundary
- Southwestern willow flycatcher
- Spreading navarretia
- Coastal California gnatcatcher
- Least Bell's vireo
- Thread-leaved brodiaea
- San Diego fairy shrimp



Mission Avenue Development Project
Critical Habitat Near the BSA

Although a critical habitat polygon for coastal California gnatcatcher is east of and adjacent to the BSA (along the SDG&E electric transmission line easement), this area does not contain suitable habitat for this species, as this portion of the easement consists of nonnative grassland and is devoid of coastal sage scrub. Therefore, this species is not expected to occur in this portion of the critical habitat polygon.

Although a critical habitat polygon for least Bell's vireo is northwest of and in close proximity to the BSA, the nearest potentially suitable habitat within the polygon is within the San Luis Rey River, approximately 0.4 mile northwest of the BSA (refer to southwestern willow flycatcher critical habitat polygon, which correlates with the limits of the San Luis Rey River). Therefore, this species is not expected to occur in the upland section of the critical habitat polygon southeast of the San Luis Rey River.

4.6 WILDLIFE CORRIDORS

The general region encompassing the BSA contains several undeveloped areas associated with the SDG&E electric transmission line easement, San Luis Rey River, Loma Alta Creek, and Marine Corps Base Camp Pendleton. Many of these areas allow for wildlife movement. However, due to the disturbed nature of the BSA, and because it is isolated from other undeveloped areas by heavily-trafficked roads and residential development, it does not have a high value as a migration corridor for wildlife. Furthermore, wildlife will retain the ability to migrate along the adjacent SDG&E electric transmission line easement during and after construction of the project.

4.7 POTENTIALLY JURISDICTIONAL AQUATIC RESOURCES

No aquatic resources potentially subject to the jurisdiction of the natural resource agencies occur in the BSA.

SECTION 5.0: IMPACT DETERMINATIONS

5.1 PROJECT-SPECIFIC IMPACTS

Construction of this project would result in permanent loss of nonnative grassland and disturbed habitat. Although developed land will be affected by the project, the proposed development will result in an increase in developed land.

5.1.1 Permanent Impacts

Permanent loss involves long-term impacts associated with permanent features such as commercial and residential buildings, a parking area, access roads, utilities, and landscaping.

5.1.2 Temporary Impacts

The project will not result in any temporary impacts within the BSA/property boundary.

5.1.3 Direct Impacts

Direct impacts to nonnative grassland and disturbed habitat will result from grading and compaction of soil, which will result in complete removal of vegetation. It is anticipated that any wildlife within the BSA will be displaced by construction of the project.

5.1.4 Indirect Impacts

Indirect impacts to adjacent areas may result from noise and dust generated by construction-related activities, which has the potential to disturb nearby wildlife and, in the case of dust, vegetation. Additionally, if construction is performed at night, lighting has the potential to indirectly affect wildlife.

5.2 VEGETATION COMMUNITIES

Figure 5 displays the anticipated impacts to vegetation communities within the BSA on an aerial photograph. Table C outlines the impacts anticipated to occur to each vegetation community type as a result of project-related activities. All impacts related to this project are considered permanent.

Table C: Anticipated Permanent Impacts by Vegetation Community Type (Acres)

Vegetation Community	Total Area
Nonnative Grassland	0.58
Disturbed Habitat	0.48
Developed Land	0.70*
Total	1.76

* Although 0.70 acre of developed land will be affected by the project, there will be an approximately 1.06-acre increase in developed land after construction of the project.

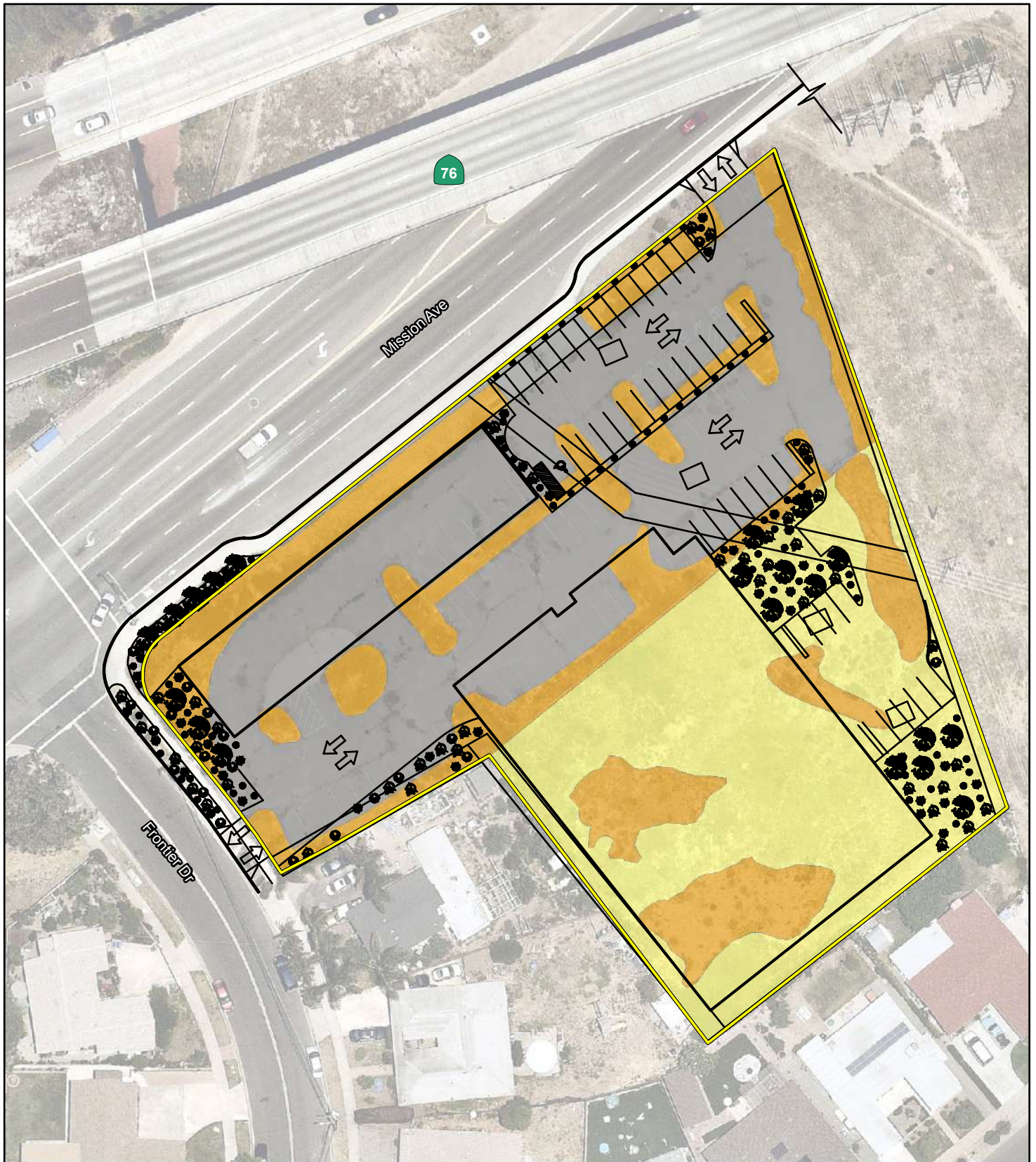




FIGURE 5


LSA


LEGEND

 Biological Study Area/Property Boundary

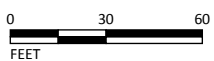
 Project Footprint and Landscaping

Vegetation

 Developed Land (0.70 acres)

 Disturbed Habitat (0.48 acres)

 Nonnative Grassland (0.58 acres)



SOURCE: NearMap (6/14/2019)

R:\DGO1901\GIS\MXD\VegetationImpacts.mxd (9/9/2019)

Mission Avenue Development Project
Vegetation Impacts

5.3 SPECIAL-STATUS SPECIES

5.3.1 SAP Proposed Covered Species

No SAP Proposed Covered Species were observed during the general biological resources survey. Due to the absence of suitable habitat for SAP Proposed Covered Species, there is a low potential for impacts to these species as a result of project-related activities.

5.3.2 MHCP Narrow Endemic Species

No MHCP Narrow Endemic Species were observed during the general biological resources survey. Due to the absence of suitable habitat for MHCP Narrow Endemic Species, there is a low potential for impacts to these species as a result of project-related activities.

5.3.3 Special-Status Plants

No special-status plant species were observed during the general biological resources survey. Due to the absence of suitable habitat for special-status plant species and due to the absence of conspicuous perennial special-status plant species, there is a low potential for impacts to these species as a result of project-related activities.

5.3.4 Special-Status Wildlife

Due to the absence of suitable habitat for special-status animal species and because none was observed during the general biological resources survey, there is a low potential for impacts to special-status animal species as a result of project-related activities.

5.4 U.S. FISH AND WILDLIFE SERVICE CRITICAL HABITAT AREAS

Although a portion of coastal California gnatcatcher critical habitat polygon is east of and adjacent to the BSA, project-related activities will be limited to the property boundary, which is outside of the critical habitat polygon. Therefore, no designated critical habitat will be affected by the proposed project activities.

5.5 WILDLIFE MOVEMENT CORRIDORS

Because the BSA is isolated from other undeveloped areas by heavily-trafficked roads and residential development, the BSA does not have a high value as a migration corridor for wildlife. Furthermore, wildlife will retain the ability to migrate along the adjacent SDG&E electric transmission line easement during and after construction of the project. Therefore, the project is not expected to affect wildlife movement significantly.

5.6 POTENTIALLY JURISDICTIONAL AQUATIC RESOURCES

No aquatic resources potentially subject to the jurisdiction of the natural resource agencies occur within the BSA. However, Best Management Practice (BMP) features (e.g., silt fencing, straw wattles, and gravel bags) would be installed in accordance with a Storm Water Pollution Prevention Plan (SWPPP) to be prepared prior to project construction to prevent off-site sedimentation.

SECTION 6.0: MITIGATION AND SAP COMPLIANCE

6.1 WILDLIFE CORRIDOR PLANNING ZONE

Per Section 5.3.1 of the SAP, properties within the WCPZ must be developed such that wildlife habitat value is maintained and enhanced. Connectivity of natural habitat throughout this zone must also be maintained for wildlife movement, particularly to allow continued connectivity of coastal California gnatcatcher and other bird species populations across the City. In order to achieve these objectives, the following standards apply to all undeveloped properties within the WCPZ (note that, in this particular zone, absence of natural habitats on an undeveloped property does not necessarily alleviate the need to adhere to these standards because some lands not supporting natural habitat may nevertheless be critical to wildlife movement):

- **Avoidance and Minimization Standards.** For all properties within this zone, removal of native habitat shall be avoided to the maximum extent feasible, without precluding reasonable use of the property. New development on existing properties larger than 2 acres within this zone shall conserve at least 50 percent of the parcel as open space, and may remove no more than 25 percent of the coastal sage scrub habitat. This standard must be applied prior to any splitting or combining of existing lots, unless it can be proven that applying the standard after combining lots provides for superior biological conservation value.

Additionally, the following guidelines will apply to non-SDG&E projects within 500 feet of the centerline of, but not within, the SDG&E electric transmission corridor:

- Paved or unpaved parking lots will not be allowed on the fee-owned rights-of-way and/or areas that are protected by conservation easements or wildlife corridor easements.
- New development on any parcel wholly or partially within 500 feet of the centerline of the SDG&E electric transmission corridor shall be avoided to the maximum extent feasible, even where such land does not support native habitat. Where development is proposed within 500 feet of the SDG&E electric transmission corridor centerline, the development must be sited as far away from the corridor or other Preserve lands as feasible. The undeveloped portion of the property adjacent to the SDG&E corridor or Preserve shall be protected with a conservation easement and managed as part of the Preserve. "Development" includes all required fuel modification zones.
- In no case shall new development constrict the wildlife movement/transmission corridor to less than 200 feet total width unless this restriction precludes reasonable use of the property, defined as 25 percent use of the parcel. The 200 feet can include the SDG&E electric transmission corridor itself. "Development" includes all required fuel modification zones.
- Impacts to coastal sage scrub habitat within 1,000 feet of the SDG&E electric transmission corridor centerline shall be totally avoided (including fuel modification activities), except where this would preclude reasonable use of the property, defined as 25 percent use of the parcel.

- **Compensatory Mitigation Standards.** Where impacts to natural habitat within this zone cannot be avoided, they must be mitigated within the WCPZ by conservation of open space and/or by restoration or enhancement of habitat. On-site mitigation credit is allowed and encouraged within this zone according to ratios in Table 5-2, Section 5 of the SAP. Mitigation must contribute to conservation or enhancement of (1) coastal California gnatcatcher breeding habitat within the zone or (2) habitat connectivity across the zone. Mitigation sites should be contiguous with the SDG&E transmission corridor defined in Section 5.1.4 of the SAP, or adjacent to other open space within the zone. Any habitat restoration or enhancement work within an SDG&E easement or right-of-way shall be subject to review and approval by SDG&E. This shall occur in order for SDG&E to determine if the proposed restoration or enhancement proposal has the potential to affect existing or future facilities and/or operation and maintenance activities. If an approved restoration site is affected by subsequent SDG&E activities (e.g., routine maintenance or adding facilities), on-site restoration will be required to return the site to its pre-impact condition. The responsibility for ensuring successful restoration of the site lies with the preserve manager, not SDG&E.

Restoration sites within the WCPZ that meet either of the two criteria above will be required to achieve success criteria as specified by the Wildlife Agencies (see Section 7.2.3 of the SAP for guidance on preparation of restoration plans). Impacts to coastal California gnatcatcher-occupied habitat in this zone will be avoided to the maximum extent feasible and be mitigated by creating and/or restoring habitat suitable for coastal California gnatcatcher breeding and/or dispersal, that achieves required success criteria, within the WCPZ.

6.1.1 Wildlife Corridor Planning Zone Compliance

Currently, approximately 40 percent of the BSA is developed and the remainder is heavily disturbed. Furthermore, the section of the SDG&E electric transmission corridor adjacent to the BSA is also disturbed. Although the BSA is less than 2 acres in size and does not contain native habitat, the eastern edge of the property is approximately 100 feet west of the centerline of the SDG&E electric transmission corridor. Therefore, the project proponent should consult with City planning staff to determine the allowable extent of development within the BSA to comply with the WCPZ Avoidance and Minimization Standards.

Section 6.2 discusses compliance with WCPZ Compensatory Mitigation Standards. Mitigation totals are based on the assumption of complete development of the BSA. If the City restricts development of the site, then the mitigation requirement may change.

6.2 MITIGATION FOR IMPACTS TO HABITAT

Table D displays the appropriate mitigation ratios and anticipated mitigation totals for permanent development of the entire BSA, as displayed in Table 5-2, Section 5 of the SAP.

Table D: Mitigation Ratios and Totals

Vegetation Community	Impact Area (acres)	Location of Affected Habitat	Mitigation Ratio	Required Mitigation for Permanent Impacts (acres)	Mitigation Available On Site (acres)
Nonnative Grassland	0.58	Wildlife Corridor Planning Zone	0.5:1	0.29	0
Disturbed Habitat	0.48	Wildlife Corridor Planning Zone	To be determined by the City of Oceanside*	To be determined by the City of Oceanside*	N/A
Developed Land	0.70**	Wildlife Corridor Planning Zone	No Mitigation Required	No Mitigation Required	N/A

* Impacts to disturbed habitat may be subject to a Habitat Development Fee.

** Although 0.70 acre of developed land will be affected by the project, there will be an approximately 1.06-acre increase in developed land after construction of the project.

Assuming complete development of the project, in order to mitigate for 0.58 acre of permanent impacts to nonnative grassland, the project proponent must restore or enhance 0.29 acre of native grassland within the WCPZ or within a Pre-approved Mitigation Area. However, the final amount and location of mitigation will be determined by the project team after receiving input from the City regarding the allowable extent of development within the BSA.

6.3 MITIGATION FOR IMPACTS TO POTENTIALLY JURISDICTIONAL AQUATIC RESOURCES

No potentially jurisdictional aquatic resources occur within the BSA; therefore, no direct impacts are expected to occur to potentially jurisdictional aquatic resources. Furthermore, with implementation of appropriate BMPs, no indirect impacts are anticipated to occur to off-site aquatic resources and no mitigation is required.

6.4 MITIGATION FOR IMPACTS TO SPECIAL-STATUS SPECIES

6.4.1 Nesting Migratory Birds

Impacts to nesting birds protected under Section 3505.5 of the California Fish and Game Code and the Migratory Bird Treaty Act will be avoided to the greatest extent practicable either by conducting vegetation clearing and grubbing outside of the typical bird breeding season (i.e., between September 1 and January 14), or by having a biologist perform a preclearance nesting bird survey within the proposed development area and appropriate buffer no more than 48 hours prior to clearing and grubbing of vegetation during the bird breeding season. If clearing or grubbing does not occur within 48 hours of the nesting bird survey, then the area would be resurveyed. If nesting birds are found, then the qualified biologist should establish an adequate buffer zone (on a species-by-species, case-by-case basis) in which construction activities are prohibited until the nest is no longer active. The size of the buffer zone is determined by the biological monitor based on the amount, intensity, and duration of construction, and can be altered based on site conditions. If appropriate as determined by the biological monitor, additional monitoring of the nesting birds may be conducted during construction to ensure that nesting activities are not disrupted. Although unlikely,

if any active coastal California gnatcatcher nests are identified, then the project biologist will consult with the U.S. Fish and Wildlife Service for direction on appropriate buffer zone radius.

6.4.2 SAP Proposed Covered Species

Due to the absence of suitable habitat for SAP Proposed Covered species and because none were observed during the general biological resources survey, the project is not expected to affect any of these species. Therefore, no mitigation is required for SAP Proposed Covered species.

6.4.3 MHCP Narrow Endemic Species

Due to the absence of suitable habitat for MHCP Narrow Endemic species and because none were observed during the general biological resources survey, the project is not expected to affect any of these species. Therefore, no mitigation is required for MHCP Narrow Endemic species.

6.4.4 Special-Status Plants

Due to the absence of suitable habitat for special-status plant species and because none were observed during the general biological resources survey, the project is not expected to affect any of these species. Therefore, no mitigation is required for special-status plant species.

6.4.5 Special-Status Wildlife

Due to the absence of suitable habitat for special-status animal species and because none were observed during the general biological resources survey, the project is not expected to affect any of these species. Therefore, no mitigation is required for special-status wildlife species.

6.5 AVOIDANCE AND MINIMIZATION MEASURES

In order to avoid or minimize impacts to existing biological resources, LSA recommends the following measures during project implementation:

- The contractor should install orange construction fencing (or similar) along the perimeter of the proposed development area to clearly demarcate limits of work. If fence installation occurs between January 15 and August 31 (bird breeding season), then a biologist should be present during this activity to direct that impacts to bird nests be avoided.
- A biological monitor should be present during any vegetation-clearing activities performed between January 15 and August 31 (bird breeding season) to avoid or minimize impacts to birds, as appropriate.
- All vehicles, equipment, tools, and supplies shall stay within the limits of the BSA. Vegetation outside of the BSA is not to be disturbed during access or construction.
- Construction crews should inspect underneath vehicles and machinery for the presence of wildlife prior to moving them.
- BMP features (e.g., silt fencing, straw wattles, and gravel bags) should be installed where necessary to prevent off-site sedimentation.

SECTION 7.0: REFERENCES

- California Department of Fish and Wildlife. 2019. *California Natural Diversity Database (CNDDDB) Commercial Version 5.2.14*. Records search executed in August 2019 from <https://nrm.dfg.ca.gov/cnddb/view/updates.aspx>.
- California Native Plant Society, Rare Plant Program. 2019. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website <http://www.rareplants.cnps.org>. Accessed August 2019.
- City of Oceanside. 2010. Final Oceanside Subarea Plan.
- Oberbauer, Thomas, Meghan Kelly, and Jeremy Buegge. March 2008. Draft Vegetation Communities of San Diego County. Based on "Preliminary Descriptions of the Terrestrial Natural Communities of California," Robert F. Holland, Ph.D., October 1986.
- Rebman, J.P., and M.G. Simpson. 2006. *Checklist of the Vascular Plants of San Diego County*, 4th Edition. San Diego. Natural History Museum, San Diego, California.
- United States Department of Agriculture (USDA), Soil Survey Staff. 1973. *Soil Survey of San Diego County Area, California*. Soil Conservation Service in cooperation with the University of California, Agricultural Experiment Station.
- United States Geological Survey (USGS). 2016. 7.5-minute topographic quadrangle map for *San Luis Rey, California*.

APPENDIX A

SITE PHOTOGRAPHS



Photograph 1: View of the SDG&E electric transmission corridor adjacent to the eastern edge of the BSA, facing south.



Photograph 2: View from the northeastern corner of the BSA, facing southwest.



Photograph 3: View from the southeastern corner of the BSA, facing west. The SDG&E electric transmission corridor is in the foreground.



Photograph 4: View of the southern half of the BSA, facing southwest. The SDG&E electric transmission corridor is in the foreground.

LSA

Appendix A

Mission Avenue Development Project
Site Photographs



Photograph 5: View from the southern edge of the BSA, facing north.



Photograph 6: View of a disturbed area in the nonnative grassland, facing northeast.



Photograph 7: View of an overgrown gravel access path to the gated entrance to the abandoned parking lot, facing northeast.



Photograph 8: View of the northern edge of the BSA, facing southwest.

APPENDIX B

VASCULAR PLANT SPECIES OBSERVED

The following vascular plant species were observed within the BSA by LSA during the general biological resources survey.

Vascular Plant Species Observed

Scientific Name	Common Name
Aizoaceae	Carpet weed family
<i>Carpobrotus edulis</i> (nonnative species)	Hottentot-fig
Amaranthaceae	Amaranth family
<i>Amaranthus albus</i> (nonnative species)	Tumbleweed
Anacardiaceae	Sumac family
<i>Schinus terebinthifolius</i> (nonnative species)	Brazilian peppertree
Asteraceae	Sunflower family
<i>Baccharis pilularis</i>	Coyote brush
<i>Baccharis salicifolia</i>	Mule fat
<i>Carduus pycnocephalus</i> (nonnative species)	Italian Thistle
<i>Centaurea melitensis</i> (nonnative species)	Tocalote
<i>Erigeron canadensis</i>	Canadian horseweed
<i>Glebionis coronaria</i> (nonnative species)	Garland chrysanthemum
<i>Heterotheca grandiflora</i>	Telegraph weed
<i>Isocoma menziesii</i>	Goldenbush
<i>Lactuca serriola</i> (nonnative species)	Prickly lettuce
Boraginaceae	Borage family
<i>Heliotropium curassavicum</i>	Salt heliotrope
Brassicaceae	Mustard family
<i>Hirschfeldia incana</i> (nonnative species)	Shortpod mustard
Chenopodiaceae	Saltbush family
<i>Salsola tragus</i> (nonnative species)	Russian thistle
Euphorbiaceae	Spurge family
<i>Euphorbia albomarginata</i>	Rattlesnake weed
<i>Ricinus communis</i> (nonnative species)	Castor bean
Fabaceae	Pea family
<i>Melilotus albus</i> (nonnative species)	White sweetclover
Plantaginaceae	Plantain family
<i>Plantago lanceolata</i> (nonnative species)	English plantain
Poaceae	Grass family
<i>Avena fatua</i> (nonnative species)	Wild oat
<i>Bromus madritensis</i> ssp. <i>rubens</i> (nonnative species)	Red brome
<i>Festuca myuros</i> (nonnative species)	Rat-tail fescue
Polygonaceae	Buckwheat family
<i>Rumex crispus</i> (nonnative species)	Curly dock
Solanaceae	Nightshade family
<i>Datura wrightii</i>	Sacred thorn-apple
<i>Nicotiana glauca</i> (nonnative species)	Tree tobacco

Taxonomy and scientific nomenclature generally conform to Hickman (1993). Common names for each taxa generally conform to the Checklist of the Vascular Plants of San Diego County (Simpson and Rebnan 2006).

APPENDIX C

WILDLIFE SPECIES OBSERVED

This is a list of the conspicuous animals noted in or adjacent to the BSA by LSA during the general biological resources survey. Presence may be noted if a species is seen or heard, or identified by the presence of tracks, scat, or other signs.

Wildlife Species Observed

Scientific Name	Common Name
INSECTA	INSECTS
LEPIDOPTERA	BUTTERFLIES AND MOTHS
<i>Pontia protodice</i>	Common (checkered) white
<i>Junonia coenia</i>	Buckeye
<i>Danaus plexippus</i>	Monarch
AVES	BIRDS
Columbidae	Pigeons and Doves
<i>Columba livia</i> (nonnative species)	Rock pigeon
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
Sturnidae	Starlings
<i>Sturnus vulgaris</i> (nonnative species)	European starling
Fringillidae	Finches
<i>Carpodacus mexicanus</i>	House finch
MAMMALIA	MAMMALS
Sciuridae	Squirrels
<i>Spermophilus beecheyi</i>	California ground squirrel

Taxonomy and nomenclature are based primarily on the following:

Butterflies: North American Butterfly Association (2001, NABA checklist and English Names of North American Butterflies, Second Edition, North American Butterfly Association, Morristown, New Jersey; see <http://www.naba.org/pubs/checklist.html>).

Birds: American Ornithologists' Union (1998, The A.O.U. Checklist of North American Birds, Seventh Edition, American Ornithologists' Union, Washington D.C.; and supplements; see <http://www.aou.org/checklist/north/index.php>).

Mammals: Wilson, D.E., and D.M. Reeder, eds. (2005, Mammal Species of the World, Third Edition, Johns Hopkins University Press, Baltimore, Maryland; see <http://www.vertebrates.si.edu/msw/mswcfapp/msw/index.cfm>).

APPENDIX D

SPECIAL-STATUS SPECIES SUMMARY TABLE

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Plants				
<p><i>Ambrosia pumila</i></p> <p>San Diego ambrosia</p>	US: FE CA: SP CRPR: 1B.1 SAP: PC MHCP NE: Yes	Occurs in open habitats, usually near drainages or vernal pools, usually in sandy loam or on clay (including upland clay slopes) from 70 to 1,600 feet elevation. Known from western Riverside and western San Diego Counties. Also occurs in Mexico.	Generally non-flowering (perennial herb)	Absent. Although known occurrences of this species were identified within approximately 0.5 mile east of the BSA, suitable habitat (drainages or vernal pools) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<p><i>Atriplex pacifica</i></p> <p>South Coast saltscare</p>	US: – CA: SP CRPR: 1B.2 SAP: – MHCP NE: No	Alkali soils in coastal sage scrub, playas, coastal bluff scrub, coastal dunes, and chenopod scrub below 600 feet elevation, and perhaps formerly up to about 1,400 feet in Los Angeles County. In California, known from the Channel Islands and mainland Los Angeles, San Diego and Orange Counties. Also occurs in Mexico. Believed extirpated from Ventura County. Reports of this species from Riverside County are based on misidentification of <i>Atriplex serenana</i> ssp. <i> davidsonii</i> (<i>The Vascular Plants of Western Riverside County, California</i> . F.M. Roberts et al., 2004).	March through October (annual herb)	Absent. Although known occurrences of this species were identified within approximately 0.5 mile northeast of the BSA, they appear to be from 1881, so their validity is uncertain. Furthermore, suitable habitat (coastal sage scrub, playas, coastal bluff scrub, coastal dunes, and chenopod scrub) for this species was not present within the BSA and this annual species was not observed during the biological survey.
<p><i>Brodiaea filifolia</i></p> <p>Thread-leaved brodiaea</p>	US: FT CA: SE CRPR: 1B.1 SAP: PC MHCP NE: Yes	Usually on clay or associated with vernal pools or alkaline flats; occasionally in vernal moist sites in fine soils (clay loam, silt loam, fine sandy loam, loam, loamy fine sand). Typically associated with needlegrass or alkali grassland or vernal pools. Occurs from 80 to 4,000 feet elevation. Known only from Los Angeles, Orange, Riverside, San Bernardino, San Diego, and San Luis Obispo Counties, California.	Blooms March through June (perennial herb)	Absent. Although a known recent occurrence of this species was identified approximately 1.8 miles north of the BSA, suitable habitat (vernal pools or alkaline flats) for this species was not present within the BSA and this perennial species was not observed during the biological survey.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Centromadia pungens</i> ssp. <i>laevis</i> Smooth tarplant	US: – CA: SP CRPR: 1B.1 SAP: – MHCP NE: No	Alkaline areas in chenopod scrub, meadows, playas, riparian woodland, valley and foothill grassland below 1,600 feet elevation. Known from Riverside and San Bernardino Counties, extirpated from San Diego County.	Blooms April–November (annual herb)	Absent. Although known occurrences of this species were identified within approximately 0.5 mile northeast of the BSA, they appear to be from 1896, so their validity is uncertain. Furthermore, suitable habitat (chenopod scrub, meadows, playas, riparian woodland, and valley and foothill grassland) for this species was not present within the BSA and this annual species was not observed during the biological survey.
<i>Dudleya viscida</i> Sticky dudleya	US: – CA: SP CRPR: 1B.2 SAP: PC MHCP NE: No	Rocky areas in coastal bluff scrub, chaparral, coastal sage scrub; below 1,800 feet elevation. Known from Orange, Riverside, and San Diego Counties.	May–June (perennial herb)	Absent. Although known occurrences of this species were identified approximately 2 miles west of the BSA, suitable habitat (rocky areas in coastal bluff scrub, chaparral, and coastal sage scrub) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<i>Eryngium aristulatum</i> var. <i>parishii</i> San Diego button-celery	US: FE CA: SE CRPR: 1B.1 SAP: – MHCP NE: Yes	San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by coastal scrub and valley and foothill grassland, at 50 to 2,035 feet elevation. Known from Riverside and San Diego Counties and Baja California.	Blooms April through June (annual/perennial herb)	Absent. Although known occurrences of this species were identified within approximately 2 miles southwest of the BSA, they appear to be from 1897, so their validity is uncertain. Furthermore, suitable habitat (San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools) for this species was not present within the BSA and this species was not observed during the biological survey.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Erysimum ammophilum</i> sand-loving wallflower	US: – CA: SP CRPR: 1B.2 SAP: – MHCP NE: No	Sandy openings within maritime chaparral, coastal dunes, and coastal scrub habitats.	Blooms between February and June. (perennial herb)	Absent. Although known occurrences of this species were identified approximately 2 miles west of the BSA, suitable habitat (maritime chaparral, coastal dunes, and coastal scrub) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<i>Euphorbia misera</i> Cliff spurge	US: – CA: SP CRPR: 2B.2 SAP: – MHCP NE: No	Rocky sites within coastal bluff scrub, coastal sage scrub, and Mojavean desert scrub at 30 to 1,650 feet elevation. Known from the Channel Islands, coastal Orange and San Diego Counties, Riverside County deserts, and Baja California.	Blooms December through August (perennial shrub)	Absent. The nearest known occurrence of this species is approximately 1 mile south within Loma Alta Creek (unknown date). However, suitable habitat (rocky sites within coastal bluff scrub, coastal sage scrub, and Mojavean desert scrub) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<i>Lepidium virginicum</i> var. <i>robinsonii</i> Robinson's pepper-grass	US: – CA: SP CRPR: 4.3 SAP: – MHCP NE: No	Dry soils in coastal sage scrub and chaparral and occasionally in wetlands below 2,900 feet elevation. In California, known only from Los Angeles, Orange, Riverside, Santa Barbara, San Bernardino and San Diego Counties, and Santa Cruz Island. Also occurs in Mexico.	Blooms January through July (annual herb)	Absent. Although known occurrences of this species were identified within approximately 0.5 mile northeast of the BSA, they appear to be from 1937, so their validity is uncertain. Furthermore, suitable habitat (coastal sage scrub and chaparral and occasionally in wetlands) for this species was not present within the BSA and this annual species was not observed during the biological survey.
<i>Nama stenocarpa</i> Mud nama	US: – CA: SP CRPR: 2B.2 SAP: – MHCP NE: No	Lake shores, riverbanks, and similar intermittently wet areas at 20 to 1,600 feet elevation. Known in California from San Diego, Orange, and Riverside	Blooms March through October (annual herb)	Absent. Although known occurrences of this species were identified within approximately 0.5 mile northeast of the BSA, they appear to be from 1937, so

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
		Counties and from San Clemente Island. Believed extirpated from Los Angeles and Imperial Counties. Known also from Baja California and Arizona.		their validity is uncertain. Furthermore, suitable habitat (lake shores, riverbanks, and intermittently wet areas) for this species was not present within the BSA and this annual species was not observed during the biological survey.
<i>Navarretia fossalis</i> Spreading navarretia	US: FT CA: SP CRPR: 1B.1 SAP: – MHCP NE: Yes	San Diego hardpan and claypan vernal pools often surrounded by chenopod scrub, shallow freshwater marshes, and similar sites at 95 to 4,300 feet elevation. Known from Los Angeles, San Luis Obispo, Riverside, and San Diego Counties. Also occurs in Mexico.	Blooms April through June (annual herb)	Absent. Although known occurrences of this species were identified approximately 2 miles west of the BSA, suitable habitat (San Diego hardpan and claypan vernal pools often surrounded by chenopod scrub or shallow freshwater marshes) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<i>Nemacaulis denudata</i> var. <i>gracilis</i> Slender woolly-heads	US: – CA: SP CRPR: 1B.2 SAP: – MHCP NE: No	Coastal or desert dunes, sandy mesquite hummocks, or similar sandy sites at -160 to 1,300 [1,800] feet elevation. Known from Imperial, Riverside, San Bernardino, and San Diego Counties in California, and from Arizona and Mexico.	Blooms mostly April through September (annual herb)	Absent. Although known occurrences of this species were identified approximately 2 miles southwest of the BSA, they appear to be from 1923, so their validity is uncertain. Furthermore, suitable habitat (coastal or desert dunes and sandy mesquite hummocks) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
<i>Quercus dumosa</i> Nuttall's scrub oak	US: – CA: SP CRPR: 1B.1 SAP: PC MHCP NE: No	On sandy and clay loam soils near the coast within closed-cone coniferous forest, chaparral, and coastal scrub from 50 to 1,300 feet elevation. Known from western Orange, Santa Barbara, and San Diego	Blooms February through August (perennial evergreen shrub)	Absent. Although a known occurrence of this species was identified approximately 2 miles west of the BSA, suitable habitat (closed-cone coniferous forest, chaparral, and coastal

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
		Counties. Also known from Baja California.		scrub) for this species was not present within the BSA and this conspicuous perennial species was not observed during the biological survey.
<i>Sidalcea neomexicana</i> Salt spring checkerbloom	US: – CA: SP CRPR: 2B.2 SAP: – MHCP NE: No	Alkaline springs and brackish marshes below 5,000 feet elevation. In California, known only from Kern, Orange, Riverside, San Bernardino, San Diego, and Ventura Counties. Believed extirpated from Los Angeles County. Also known from Arizona, New Mexico, Nevada, Utah, and Mexico.	Blooms March through June (perennial herb)	Absent. Although a known occurrence of this species was identified approximately 2 miles southwest of the BSA, it appears to be from 1940, so its validity is uncertain. Furthermore, suitable habitat (alkaline springs and brackish marshes) for this species was not present within the BSA and this perennial species was not observed during the biological survey.
Invertebrates				
<i>Branchinecta sandiegonensis</i> San Diego fairy shrimp	US: FE CA: SA SAP: – MHCP NE: Yes	Small, shallow (usually less than 30 centimeters deep), relatively clear but unpredictable vernal pools on coastal terraces. Pools must retain water for a minimum of 13 days for this species to reproduce (3 to 8 days for hatching, and 10 to 20 days to reach reproductive maturity). Known from Orange and San Diego Counties, and Baja California.	Seasonally following rains in late fall, winter and spring	Absent. Although a known occurrence of this species was identified approximately 2 miles west of the BSA, suitable habitat (vernal pools on coastal terraces) for this species was not present within the BSA and this species was not observed during the biological survey.
Fish				
<i>Eucyclogobius newberryi</i> Tidewater goby	US: FE CA: SSC SAP: – MHCP NE: No	Brackish water habitats along the California coast from Agua Hedionda Lagoon (San Diego County) to the mouth of the Smith River (Del Norte County). Found in shallow lagoons and lower stream reaches.	Year-round	Absent. The nearest known occurrence of this species is approximately 0.3 mile northwest within the San Luis Rey River. However, suitable habitat (brackish water habitats) for this species was not present within the BSA and this species was not observed during the biological survey.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
Amphibians				
<i>Spea hammondi</i> Western spadefoot	US: – CA: SSC SAP: PC MHCP NE: No	Grasslands and occasionally hardwood woodlands; largely terrestrial but requires rain pools or other ponded water persisting at least three weeks for breeding; burrows in loose soils during dry season. Occurs in the Central Valley and adjacent foothills, the non-desert areas of southern California, and Baja California.	October through April (following onset of winter rains)	Absent. Although a known occurrence of this species was identified approximately 2 miles west of the BSA, suitable habitat (grasslands and woodlands where ponded water persists for at least three weeks) for this species was not present within the BSA and this species was not observed during the biological survey.
Reptiles				
<i>Anniella stebbinsi</i> Southern California legless lizard	US: – CA: SSC SAP: – MHCP NE: No	Inhabits coastal sand dunes, sandy washes, and alluvial fans.	Nearly year round	Absent. Although a known occurrence of this species was identified approximately 1.3 miles north of the BSA, suitable habitat (coastal sand dunes, sandy washes, and alluvial fans) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Thamnophis sirtalis novum</i> South coast garter snake	US: – CA: SSC SAP: – MHCP NE: No	Highly aquatic. Preferably rocky streams with protected pools, marshes, vernal pools, and other shallow water bodies lacking large aquatic predators.	Year-round	Absent. The nearest known occurrence of this species is approximately 0.3 mile north within the San Luis Rey River. However, suitable habitat (rocky streams with protected pools, marshes, vernal pools, and other shallow water bodies) for this species was not present within the BSA and this species was not observed during the biological survey.
Birds				
<i>Agelaius tricolor</i> Tricolored blackbird	US: – CA: SSC (nesting) SAP: – MHCP NE: No	Open country in western Oregon, California, and northwestern Baja California. Breeds near fresh water, preferably in emergent	Year-round	Absent. The nearest known occurrence of this species is approximately 0.3 mile north within the San Luis Rey River.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
		wetland with tall, dense cattails or tules, but also in thickets of willow, blackberry, wild rose, tall herbs and forages in grassland and cropland habitats. Seeks cover for roosting in emergent wetland vegetation, especially cattails and tules, and also in trees and shrubs.		However, suitable habitat (wetlands and riparian habitat) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Buteo swainsoni</i> Swainson's hawk	US: – CA: ST (nesting) SAP: – MHCP NE: No	Open desert, grassland, or cropland containing scattered, large trees or small groves. Breeds in stands with few trees in juniper-sage flats, riparian areas, and in oak savannah in the Central Valley. Forages in adjacent grasslands or suitable grain or alfalfa fields, or livestock pastures. Breeds and nests in western North America; winters in South America. Uncommon breeding resident and migrant in the Central Valley, Klamath Basin, Northeastern Plateau, Lassen County, and Mojave Desert. Very limited breeding reported from Lanfair Valley, Owens Valley, Fish Lake Valley, and Antelope Valley. In Southern California, now mostly limited to spring and fall transient. Formerly abundant in California with wider breeding range.	Spring and fall (in migration)	Absent. Although a known occurrence of this species was identified approximately 0.3 mile northeast of the BSA, it appears to be from 1902, so its validity is uncertain. Furthermore, suitable habitat (large trees or small groves for breeding; pastures for foraging) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Campylorhynchus brunneicapillus sandiegensis</i> San Diego cactus wren	US: – CA: SSC SAP: – MHCP NE: Yes	Inhabits coastal sage scrub, nesting almost exclusively in thickets of cholla (<i>Opuntia proliferata</i>) and prickly pear (<i>Opuntia littoralis</i> and <i>Opuntia oricola</i>), typically below 500 feet elevation. Found in coastal areas of Orange County and San Diego Counties, and extreme northwestern Baja California, Mexico.	Year-round (non-migratory)	Absent. Although a known occurrence of this species was identified approximately 1.8 miles northwest of the BSA, suitable habitat (coastal sage scrub with cactus thickets) for this species was not present within the BSA and this species was not observed during the biological survey.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
<i>Elanus leucurus</i> (nesting) White-tailed kite	US: – CA: CFP SAP: – MHCP NE: No	Open country in South America and southern North America. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching in rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Year-round	Absent. Although a known occurrence of this species was identified approximately 1.8 miles northwest of the BSA, suitable habitat (open grasslands, meadows, or marshes and dense-topped trees) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Empidonax traillii extimus</i> Southwestern willow flycatcher	US: FE CA: SE SAP: PC MHCP NE: No	Rare and local breeder in extensive riparian areas of dense willows or (rarely) tamarisk, usually with standing water, in the southwestern U.S. and northwestern Mexico. Winters in Central and South America. Below 6,000 feet elevation.	May through September	Absent. The nearest known occurrence of this species is approximately 1.3 miles north within the San Luis Rey River. However, suitable habitat (riparian habitat) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Icteria virens</i> Yellow-breasted chat	US: – CA: SSC (nesting) SAP: PC MHCP NE: No	Riparian thickets of willow, brushy tangles near watercourses. Nests in riparian woodland throughout much of western North America. Winters in Central America.	Summer in California	Absent. Although a known occurrence of this species was identified approximately 1 mile southeast of the BSA, suitable habitat (riparian habitat) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Polioptila californica californica</i> Coastal California gnatcatcher	US: FT CA: SSC SAP: PC MHCP NE: No	Inhabits coastal sage scrub in low-lying foothills and valleys in cismontane southwestern California and Baja California.	Year-round	Low. Although several known occurrences of this species were identified within 2 miles of the BSA (one record 0.3 mile northeast of the BSA), and critical habitat for this species is adjacent to the BSA, suitable habitat (coastal sage scrub) for this species was not present within the BSA and this species was not observed during the biological

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
				survey. Furthermore, this species would likely inhabit suitable coastal sage scrub habitat approximately 0.25 mile east of the BSA before inhabiting the BSA; therefore, there is a low potential for this species to forage within the BSA.
<i>Setophaga petechia</i> Yellow warbler	US: – CA: SA SAP: – MHCP NE: No	Breed in shrubby thickets and woods, particularly along watercourses and in wetlands. Common trees include willows, alders, and cottonwoods across North America and up to about 9,000 feet in the West. In winter they mainly occur in mangrove forests of Central and South America.	Winter in California	Absent. Although a known occurrence of this species was identified approximately 1 mile southeast of the BSA, suitable habitat (riparian shrubs and woody areas) for this species was not present within the BSA and this species was not observed during the biological survey.
<i>Vireo bellii pusillus</i> Least Bell's vireo	US: FE CA: SE SAP: PC MHCP NE: No	Riparian forests and willow thickets. The most critical structural component of least Bell's vireo habitat in California is a dense shrub layer 2 to 10 feet above ground. Nests from central California to northern Baja California. Winters in southern Baja California.	April through September	Absent. Although several known occurrences of this species were identified within 2 miles of the BSA (one record within 0.3 mile northwest of the BSA), suitable habitat (riparian forests and willow thickets with a dense shrub layer) for this species was not present within the BSA and this species was not observed during the biological survey.
Mammals				
<i>Antrozous pallidus</i> Pallid bat	US: – CA: SSC SAP: – MHCP NE: No	Day roosts in caves, crevices, rocky outcrops, tree hollows or crevices, mines and occasionally buildings, culverts, and bridges. Night roosts may be more open sites, such as porches and open buildings. Grasslands, shrublands, woodlands, and forest in western North America.	Year-round; nocturnal	Absent. Although a known occurrence of this species was identified approximately 1.5 miles northeast of the BSA, it appears to be from 1949, so its validity is uncertain. Furthermore, suitable habitat (caves, crevices, rocky outcrops, tree hollows or crevices, mines and occasionally buildings, culverts, and bridges) for this species was not

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
				present within the BSA and this species was not observed during the biological survey.
<i>Chaetodipus fallax fallax</i> Northwestern San Diego pocket mouse	US: – CA: SSC SAP: PC MHCP NE: No	Found in sandy herbaceous areas, usually associated with rocks or coarse gravel in coastal scrub, chaparral, grasslands, and sagebrush, from Los Angeles County through southwestern San Bernardino, western Riverside, and San Diego Counties to northern Baja California.	Year-round	Low. The nearest known occurrence of this species is approximately 1.5 miles south within coastal sage scrub at the Eternal Hills Cemetery. Although optimal habitat (sandy/rocky areas in coastal scrub, chaparral, and sagebrush) for this species was not present within the BSA and this species was not observed during the biological survey, this species has a low potential to occur in the nonnative grassland within the BSA.
<i>Dipodomys stephensi</i> Stephens' kangaroo rat	US: FE CA: ST SAP: PC MHCP NE: No	Found in plant communities transitional between grassland and coastal sage scrub, with perennial vegetation cover of less than 50 percent. Most commonly associated with <i>Artemesia tridentata</i> , <i>Eriogonum fasciculatum</i> , and <i>Erodium</i> . Requires well-drained soils with compaction characteristics suitable for burrow construction. Not found in soils that are highly rocky, less than 20 inches deep, or heavily alkaline or clay, or in areas exceeding 25% slope. Occurs only in western Riverside County, northern San Diego County, and extreme southern San Bernardino County, below 915 meters (3,000 feet) elevation. In northwestern Riverside County, known only from east of Interstate 15. Reaches its northwest limit in south Norco, southeast Riverside, and in the Reche Canyon area of Riverside and	Year-round, nocturnal	Absent. Although a known occurrence of this species was identified approximately 1.3 miles east of the BSA, suitable habitat (transitional habitat with less than 50 percent vegetation cover [vegetation cover in the BSA was estimated at 80 percent]) for this species was not present within the BSA and this species was not observed during the biological survey.

Special-Status Species Summary Table

Species	Status	Habitat and Distribution	Activity Period	Occurrence Probability
		extreme southern San Bernardino Counties.		

LEGEND

US: Federal Classifications

- No applicable classification
- FE Taxa listed as Endangered.
- FT Taxa listed as Threatened.

CA: State Classifications

- SE Taxa State-listed as Endangered.
- ST Taxa State-listed as Threatened.
- SSC California Species of Special Concern. Refers to animals with vulnerable or seriously declining populations.
- CFP California Fully Protected. Refers to animals protected from take under Fish and Game Code Sections 3511, 4700, 5050, and 5515.
- SA Special Animal. Refers to any other animal monitored by the Natural Diversity Data Base, regardless of its legal or protection status.
- SP Special Plant. Refers to any other plant monitored by the Natural Diversity Data Base, regardless of its legal or protection status.
- 1B California Rare Plant Rank 1B: Rare, threatened, or endangered in California and elsewhere.
- 2B California Rare Plant Rank 2B: Rare, threatened, or endangered in California, but more common elsewhere.
- 4 California Rare Plant Rank 4: A watch list of plants of limited distribution.

CRPR Extensions

- 0.1 Seriously endangered in California (greater than 80% of occurrences threatened/high degree and immediacy of threat).
- 0.2 Fairly endangered in California (20 to 80% occurrences threatened).
- 0.3 Not very endangered in California (less than 20% of occurrences threatened).

California Rare Plant Ranks are assigned by a committee of government agency and non-governmental botanical experts and are not official State designations of rarity status.

City of Oceanside Subarea Plan (SAP) Classifications

- Species not covered by the SAP.
- PC Proposed covered species; criteria for the coverage of these species is provided by San Diego County Multiple Habitat Conservation Program Volume II (SANDAG 2003).