

APPENDIX C
SCIENCE REVIEW PANEL CONSENSUS REPORT FOR THE
PAVILIONS DEVELOPMENT SITE

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July 2007

Prepared for:

City of Oceanside

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1.0 INTRODUCTION

The City of Oceanside is in the process of reviewing a redevelopment project (referred to as the “Pavilions Project”) proposed on the old Mission Drive-in Theater site, located north of Mission Avenue and south of the San Luis Rey River between the airport (west) and Fireside Street (east). As proposed, the Pavilions Project, while consistent with the land use designation of the site in the City of Oceanside (City) General Plan and Zoning Code, would not implement the proposed Wildlife Corridor Planning Zone development standards in the City of Oceanside’s draft Multiple Habitat Conservation Program (MHCP) Subarea Plan. The proposed Subarea Plan development standards were developed to promote the conservation and restoration of coastal sage scrub habitat within a north-south “stepping-stone” wildlife movement corridor, considered regionally important for California gnatcatchers (*Polioptila californica*) and other species, that serves as a backbone of the MHCP preserve system. Existing habitat patches within Central Oceanside appear to serve as a functioning, though highly-constrained corridor for avian species, including the gnatcatcher; enhancement of this “stepping-stone” corridor is considered a highly-desirable regional conservation goal.

During preliminary review of the proposed project, the Wildlife Agencies (i.e., U.S. Fish and Wildlife Service and California Department of Fish and Game) recommended that the City of Oceanside evaluate any potential effects of the development on the functionality of the regional corridor. The scientific review panel was convened by the City of Oceanside to review the status of the regional gnatcatcher corridor and prepare this report addressing potential effects of the proposed development on corridor functionality and recommending alternative development configurations or conservation actions that would further the intended goals of proposed Wildlife Corridor Planning Zone development standards.

2.0 BACKGROUND

2.1 History of the MHCP and Oceanside Subarea Plan

Oceanside initiated subarea planning in 1995 as one of seven cities involved in the MHCP, a subregional plan under the NCCP Act (Figure 1). From the beginning it was clear that, due to existing levels of urbanization and habitat fragmentation in the area, meeting NCCP reserve-design goals within the MHCP and the City of Oceanside would require extraordinary measures to sustain target species and the ecological processes they require to survive. For many species, including the California gnatcatcher, there were few if any options for conserving large “core areas” of habitat within the plan area, whose greatest contribution to conservation of these species would therefore be to maintain functional connectivity between larger core habitat areas beyond the MHCP boundaries. Meeting NCCP goals and guidelines (for example, providing for viable habitat linkages between conserved populations) would require both the MHCP and the Oceanside Subarea Plan to conserve and manage some highly fragmented, disturbed, and edge-affected habitat areas, and to restore or enhance habitat quality in key locations.

Particular emphasis in both plans was placed on conserving and enhancing a regionally important “stepping-stone” corridor for the threatened California gnatcatcher (and other

species) across the MHCP area. This stepping-stone corridor was and is most constrained where it crosses the City of Oceanside, due to extensive urbanization. Nevertheless, field studies and other information strongly suggested that this stepping-stone corridor is functional for gnatcatchers and could be improved as a significant contribution to regional conservation efforts for California gnatcatcher and other species.

2.2 California Gnatcatcher Biology and Design of the Stepping-stone Corridor

Delineation of this corridor as an essential component of the MHCP and Oceanside plans was not undertaken lightly. It was guided by considerable fieldwork, biological discussion, peer review, and analysis, which led to a consensus view that there was no viable alternative to the stepping-stone corridor for maintaining regional population connectivity for gnatcatchers (AMEC and Conservation Biology Institute 2003). Without the stepping-stone corridor, experts on gnatcatcher biology considered it likely that the regional gnatcatcher metapopulation—, which stretches from Baja California across western San Diego County into Orange, Los Angeles, and western Riverside Counties—could become disconnected into two independent metapopulations, each of which would consequently be more prone to species extinction. This outcome was not acceptable to the agencies involved in NCCP planning.

The following observations and concerns raised during planning (1992-2003) highlighted the importance of maintaining and enhancing this corridor:

- The geographic distribution of gnatcatchers exhibits a coastward constriction in the vicinity of Oceanside, with fewer birds, lower reproduction, and higher winter mortality in areas farther inland, east of Oceanside, but high gnatcatcher densities in the remaining habitat patches within Oceanside (Mock 1998, 2004; Figures 2 and 3).
- Gnatcatchers have smaller territories, higher population densities, higher reproductive rates, and lower winter mortality rates in areas near the coast, like Oceanside, than in more inland areas despite higher levels of habitat fragmentation near the coast (Preston et al. 1998, AMEC and Conservation Biology Institute 2003, Mock 2004). Within the MHCP area, minimum territory size averaged 2-3 times larger in the transitional climate zone (>10 miles from coast) than in the coastal climate zone (< 10 miles from coast; AMEC and Conservation Biology Institute 2003).
- No continuous habitat corridors remained to connect gnatcatcher populations north and south of the planning boundaries, either inside or outside the City of Oceanside. Only disjunct stepping stones of suitable habitat remained; however, these stepping stones appeared to be functioning to maintain metapopulation connectivity. Potential connections east of Oceanside and the MHCP area were considered less functional due to low population densities and less suitable habitat conditions inland, south of SR 76.
- Patches of coastal sage scrub (CSS) as small as 5 acres were found to support breeding gnatcatchers in the Oceanside assessment area, and patches as small as 2 acres were frequently occupied. All patches in Oceanside that had been surveyed more than once (and up to four times) between the late 1980s and 1997 were occupied in every survey year, clearly indicating that birds were successfully dispersing among the patches through urbanized landscapes, and further suggesting that birds were successfully breeding there.

- Maintaining genetic exchange between regional populations was given a high priority in the preserve design. Although it is true that smaller habitat areas within an urbanized matrix suffer from adverse edge effects and may actually be population “sink” areas (with mortality higher than reproduction), available evidence and intensive field studies of gnatcatcher demography do not indicate that gnatcatchers have higher mortality or reduced productivity in these small coastal stepping stones (Atwood 1998, Mock 2004). In fact, the highest documented gnatcatcher productivity has been in coastal habitat patches. Regardless, even if the stepping-stones were serving as population sinks, the consensus of biologists familiar with this system was that the value of conserving them for demographic and genetic connectivity outweighed the potential detriment of conserving them as demographic sinks (Mock 1993, 2004, AMEC and Conservation Biology Institute 2003).

The following principles guided design of the stepping-stone corridor and provide guidelines for conserving, managing, and improving its functionality. Given the degree of scientific uncertainty that existed, and still exists, concerning “how much is enough” to ensure functionality of a habitat linkage, a conservative assessment of existing information was relied on heavily in guiding these decisions, as is strongly recommended for conservation planning (CDFG 1993, Noss et al. 1997, Beier and Noss 1998). Just as engineers do not design bridges to minimally accommodate expected stress loads, conservation planners should not design reserve components to minimally meet functional thresholds, especially given uncertainty in establishing these thresholds.

- To the degree feasible, conserve the largest and closest patches of undeveloped habitat, in as straight-line configuration as possible, to minimize total dispersal distance between core breeding habitats.
- To the degree feasible, conserve stepping-stone patches within direct line-of-sight of one another, to maximize interpatch dispersal potential. The general consensus of gnatcatcher biologists was that birds are much more likely to disperse to habitat patches they can see. This was based in part on direct observations of gnatcatcher behavior (e.g., young-of-year, being chased off territories by parents, observed flying to the nearest visible patch of scrub; J. Lovio, P. Mock, and J. Atwood personal communications). Although gnatcatchers are occasionally able to access more isolated CSS patches (e.g., Point Loma), the rate of dispersal is constrained by distance and likely limits the establishment of breeding pairs (Bailey & Mock 1998).
- To the degree feasible, conserve redundant corridors, and stepping stones comprising them, to maximize potential functionality within this highly constrained landscape (CDFG 1993, Noss et al. 1997). Relying on a single stepping-stone route to complete a critical regional connection would be risky, and conserving more than one likely pathway, where available, is prudent in order to reduce the risk of functionally isolating key populations.
- Restore coastal sage scrub vegetation on disturbed open-space patches in the corridor system, with an aim of creating or re-creating breeding habitat on larger, more viable patches, and increasing the continuity of the dispersal corridor with line-of-sight connectivity through areas unlikely to support breeding pairs.
- Development shall not constrict the gnatcatcher movement corridor to less than 200 feet in total width to ensure gnatcatchers can find and use it, and to at least provide the potential for establishing breeding habitat. Two hundred feet is considered the

minimum width likely to support a breeding territory (provided the total CSS patch size is at least 2 acres; Preston et al. 1998).

3.0 EVALUATION

3.1 Existing Conditions

Figure 4 shows the distribution of modeled gnatcatcher habitat in the vicinity of the Pavilions project site. Appendix A is a photo log of the site conditions and vicinity. Although no potential breeding habitat currently exists on the Pavilions site, dispersal across it is considered highly likely under current conditions, due to its location between occupied nesting habitat to the south and extensive riparian habitats (which are used during dispersal; Campbell et al. 1998) along the San Luis Rey River to the north. The most likely route for gnatcatchers and other birds to pass through the Pavilions site is associated with the ruderal/grassland habitats along and between two north-south transmission line corridors located east of the previously developed portion (drive-in theater) of the site. Additional potential redevelopment area occurs west of the Pavilions site and Foussat Road, at the east end of the Oceanside Airport.

Two transmission line corridors pass through and immediately adjacent to the Pavilions site. The wider (~200-foot) corridor passes through near the center of the site, where Mission Avenue is crossed over by SR 76 (Figure 5). Line-of-sight connectivity is maintained across the Pavilions site along this large transmission line corridor, from occupied gnatcatcher habitat already conserved south of SR 76 to the San Luis Rey River. This line-of-site connectivity is maintained across SR 76 and Mission Avenue at ground level due to the elevated SR 76 bridging over Mission Avenue (see photo log).

The narrower (100-foot) transmission line corridor parallels the eastern boundary of the Pavilions property, between it and existing residential development (Figure 6, photo log). This transmission line corridor is closest to the gnatcatcher-occupied habitat on the south side of SR 76 and west of El Camino Real and has near line-of-sight connectivity at ground level, except for the elevated section of SR 76 it crosses. This slight elevation of the road, which has CSS on either slope, is not considered an impediment to gnatcatcher use however, based on observations of gnatcatchers flying over roads in similar contexts (Bailey and Mock 1998, Lovio 1996, Famorlano and Newman 1998, Haas and Campbell 2003),

An offsite alternative western habitat linkage exists south of SR 76 along undeveloped slopes of the river valley (Figure 7, photo log). The eastern two-thirds of this presumed linkage is dominated by grasslands and ruderal vegetation, with patches of CSS remaining on steeper slopes along the western third of this route.

3.2 Conditions Expected under the Project as Proposed

It is our understanding that the current development proposal for the Pavilions site does not include any open space feature that would be amenable for bird movement. The entire site would be developed as a retail mall, including auto parking areas within the transmission line corridors. No native vegetation areas are proposed. Gnatcatcher may occasionally pass through such a developed area, but the reliability of such movement would be considered low

for such a critical regional habitat linkage. The overall function of the stepping-stone linkage would be reduced due to the loss of a redundant route to access the San Luis Rey River and CSS habitats north of the river.

3.3 Potential Wildlife Corridor Routes

Based on observations in the field during April 2007 and review of maps, we defined and evaluated three alternative corridor routes on or near the Pavilions site for their potential to maintain and enhance the stepping-stone corridor through the northern part of Oceanside, to connect already conserved parcels to the San Luis Rey River. Ideally, at least two routes should be maintained to meet the intent of the Wildlife Corridor Planning Zone development standards and to maintain functional connectivity for gnatcatchers. We recognize this may not be totally the responsibility of a single project proponent.

Wildlife Corridor Route 1: Onsite Central Corridor – This route would be a continuation of the larger transmission line corridor that leads to Mission Avenue and SR 76 overpass (Figure 5). The entire transmission line corridor would need to be revegetated with CSS plant species to attract gnatcatcher use. This route is not deemed practicable, because it would split the Pavilions site with a vegetated corridor, greatly constraining project design opportunities, and because this corridor also includes an underground fuel pipeline as well as a network of water and sewer lines, greatly constraining habitat restoration potential.

Wildlife Corridor Route 2: Onsite Eastern Corridor – This route would encompass the smaller transmission corridor that parallels the eastern edge of the Pavilions property, adjacent to existing housing (Figure 6). The transmission corridor is too narrow (100 feet) to be a reliable habitat linkage, but revegetating a 200-foot-wide swath here (encompassing the offsite transmission corridor plus an additional 100 feet of the Pavilions property adjacent to the transmission corridor) would create a reliable dispersal corridor, if not gnatcatcher breeding habitat. This 200-foot corridor would also encompass a storm drain that parallels the transmission corridor. Although this may reduce the total amount of restoration possible within this route, we don't believe this concrete-covered storm drain would substantially reduce functionality for gnatcatchers if CSS were restored on either side of it. If breeding-quality habitat were restored along this 200-foot-wide route, we expect about one or two nesting territories could be accommodated within about 8 acres of created habitat. Similar revegetation programs have attracted breeding gnatcatchers (e.g., within CalTrans easements along SR 73, SR 52, I-8, I-805, I-5, I-15; Famorlano and Newman 1998, Haas and Campbell 2003, URS 2004, URS 2005, URS unpublished data).

At the south end, this eastern route aligns well with occupied gnatcatcher habitat south of SR 76, and it nearly aligns with CSS patches on either side of the elevated slopes of SR 76, where CSS rather than non-native landscaping was added by CalTrans as part of the SR 76 improvement project. At the north end, this transmission corridor aligns with SDG&E and the City-owned water desalinization plant parcels, which have undeveloped area suitable for CSS revegetation immediately north and east of the plant and adjacent to the San Luis Rey River.

Although creating a 200-foot corridor along this eastern edge of the property would reduce the total developable acreage of the Pavilions site by about 4 acres (1,800 x 100 feet = 4.1 acres), this alternative would allow the remainder of the Pavilions site to be developed as a

single block of land, without being bifurcated by a naturally vegetated open space area. This eastern corridor route would need to be revegetated with CSS plant species to attract gnatcatchers from the south side of SR 76. The plant palette used would need to be approved by the local Fire Marshall due to the adjacency to existing and proposed structures. A recommended plant palette that has been acceptable to fire marshals elsewhere in coastal southern California is provided in Table 1.

Wildlife Corridor Route 3: Offsite Western Corridor – This offsite western route follows steep, undeveloped slopes of the river valley, from the existing SDG&E substation on El Camino Real, west along Mesa Drive, and crossing Foussat Road and Mission Avenue to the San Luis Rey River (Figure 7). Much of this route would need to be revegetated with CSS plant species. A proposed housing development on top of one of these slopes, along Mesa Drive, could be responsible for restoring the lower portion of the slope as mitigation, thus improving at least a portion of this alternative route. The plant palette for restoration should be similar to the list in Table 1.

3.2 Recommended Wildlife Corridors

We recommend maintaining and enhancing Routes 2 and 3 described above to maintain functional connectivity for gnatcatchers and other species within the Wildlife Corridor Planning Zone. These two routes provide the redundancy needed for such a critical regional habitat linkage, and presumably would allow for relatively unconstrained development on the remainder of the Pavilions site. The City could also consider integrating a parcel at the east end of the airport as part of the Pavilions redevelopment project to complete the overall development scheme on the north side of Mission Avenue. This additional development area might provide added incentive for the Pavilions developer and landowners to redesign their project plan to accommodate the habitat linkage along the eastern boundary of the Pavilions site (Route 2).

Other project proponents in the vicinity of the stepping-stone corridor planning area could contribute to the conservation and revegetation of conserved lands within Route 3 (e.g., the proposed housing development on Mesa Drive). Regardless of how these two routes are ultimately conserved and restored, we believe both are necessary to ensuring and improving functionality of the regionally important gnatcatcher stepping-stone corridor and meeting the intent of the Subarea Plan standards.

3.3 Habitat Restoration Requirement within Recommended Corridors

Since the two recommended corridor routes are adjacent to existing and proposed development, the revegetation of these areas must consider fuel modification requirements that the Fire Marshall may impose. The goal of the revegetation program should be to develop sufficient CSS shrub cover to attract and sustain dispersing California gnatcatchers as they pass through this constrained landscape. The plant palette listed in Table 1 is suitable for gnatcatcher use, but the typically dominant shrub species (in bold on the table) should be restricted to a cumulative percent cover of 30 percent to minimize fuel loads near structures.

4.0 SUMMARY

We summarize the preceding discussion by answering specific questions that were posed to the panel by the City of Oceanside, recognizing that some of these questions are not wholly scientific in nature:

- 1) What are the potential effects of the proposed Pavilions Project on the functionality of the regional “stepping-stone” corridor in central Oceanside for California gnatcatcher dispersal, which is described in *MHCP Volume 2, Section 4, Coastal California Gnatcatcher Subsection* and *Oceanside SAP, Section 3.2.3.2: California Gnatcatcher Dispersal Corridors* and *Figure 3-8*.

The proposed project would fully develop the site and preclude any naturally vegetated habitat linkage onsite. The eastern third of the site associated with two transmission line corridors is the most likely route gnatcatchers take to pass through the site to access the San Luis Rey River and CSS habitat north of the river. Although the western corridor alternative (Route 3) would remain, there would be no redundancy in potential corridors, and the functionality of the western corridor alternative is not assured.

- 2) Is onsite habitat conservation and restoration feasible within/adjacent to the SDG&E corridors on/adjacent to the Pavilions site, as would be required by the development standards for the Wildlife Corridor Planning Zone (*SAP Section 5.3.1: Wildlife Corridor Planning Zone, Avoidance and Minimization Standards*), and would habitat conservation/restoration on/adjacent to the Pavilions site be beneficial for California gnatcatcher dispersal across the site, as is assumed by the SAP (*Section 3.2.3.4: Conservation Priorities within the Regional Corridor, #6*)?

The eastern transmission line corridor, expanded to a 200-foot width, seems the most practicable location to site a habitat corridor through the Pavilions site. This would provide a consolidated land area for development and still provide the needed linkage through the site. This route is closest to the gnatcatcher-occupied habitat south of SR 76 and west of El Camino Real, and aligns well with City-owned land, the San Luis Rey River, and existing CSS on either side of SR 76. It avoids constraints of revegetating over an underground fuel, water, and sewer pipelines, although it would need to accommodate the existing covered storm drain that parallels the edge of the transmission corridor.

- 3) Are there alternative site design configurations and/or features that would facilitate potential California gnatcatcher dispersal across the site while continuing to meet the goals of the Pavilions Project?

The larger transmission line corridor that passes through the center of the Pavilions site would also be suitable for gnatcatcher movement, since it is wide enough and retains the line-of-sight connection to the corridor south of SR 76 and Mission Avenue. However, this route does not seem practicable, since it would bifurcate the development and unnecessarily constrain the project design, and because it would include underground pipelines that may be problematic for restoration.

Table 1. Recommended Revegetation Plant Palette

Botanical Name	Common Name
<i>Antirrhinum nuttallinum</i>	Nuttall Snapdragon
<i>Artemisia californica</i>	California sagebrush
<i>Atriplex lentiformis</i>	Quail Bush
<i>Castilleja exserta</i>	Purple Owl's Clover
<i>Chorizanthe procumbens</i>	Prostrate Spine-flower
<i>Croton californicus</i>	California Croton
<i>Dichelostemma capitatum</i>	Wild Hyacinth
<i>Dichondra occidentalis</i>	Western Dichondra
<i>Dudleya lanceolata</i>	Coastal Dudleya
<i>Dudleya pulverulenta</i>	Chalk Dudleya
<i>Encelia californica</i>	California Sunflower
<i>Eriogonum fasciculatum</i>	Flat-topped Buckwheat
<i>Gnaphalium californicum</i>	California Everlasting
<i>Isomeris arborea</i>	Bladderpod
<i>Keckiella antirrhinoides</i>	Yellow Penstemon
<i>Lasthenia californica</i>	Goldfields
<i>Lotus scoparius</i>	Coastal Deerweed
<i>Lupinus truncatus.</i>	Collar Lupine
<i>Malosma laurina</i>	Laural Sumac
<i>Mirabilis californica</i>	Wishbone Bush
<i>Mimulus aurantiacus</i>	Monkey Flower
<i>Nassella (Stipa) lepida</i>	Foothill Needle Grass
<i>Nassella (Stipa) pulchra</i>	Purple Needle Grass
<i>Opuntia littoralis</i>	Coast Prickly Pear
<i>Opuntia prolifera</i>	Coast Cholla
<i>Plagiobothrys collinus</i>	California Popcorn Flower
<i>Plantago erecta</i>	Dot-seed Plantain
<i>Rhus integrifolia</i>	Lemonadeberry
<i>Scrophularia californica</i>	California Bee Plant
<i>Sisyrinchium bellum</i>	Blue-eyed Grass
<i>Solanum douglasii</i>	Douglas Nightshade
<i>Viguiera laciniata</i>	San Diego Goldeneye

Species in **Bold type** should make up less than 30 percent cumulative cover to be consistent with fuel modification requirements for vegetation adjacent to structures.

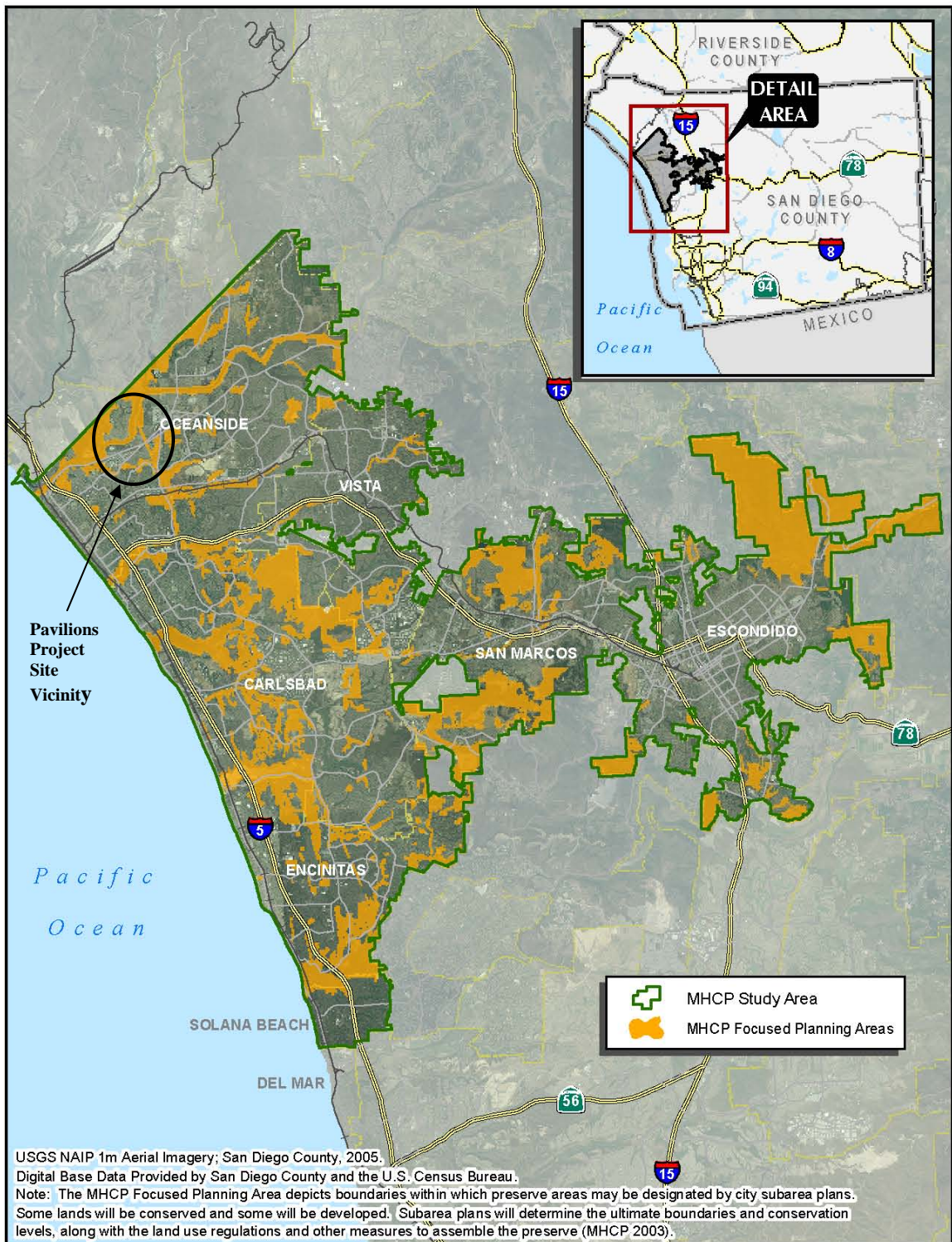
- 4) Are there suitable offsite mitigation options in the vicinity of the Pavilions site that would adequately offset the potential effects of the proposed project on California gnatcatcher north-south dispersal?

There is an offsite corridor route (Route 3) along the undeveloped slopes of the river valley to the west, but given the critical importance of the linkage through Oceanside, redundant routes to access the San Luis Rey River and CSS habitats north of the river are recommended. Restoration on portions of the western route (Route 3) could be part of an overall mitigation package, but the project design should also include onsite conservation and restoration along a 200-foot wide eastern corridor (Route 2).

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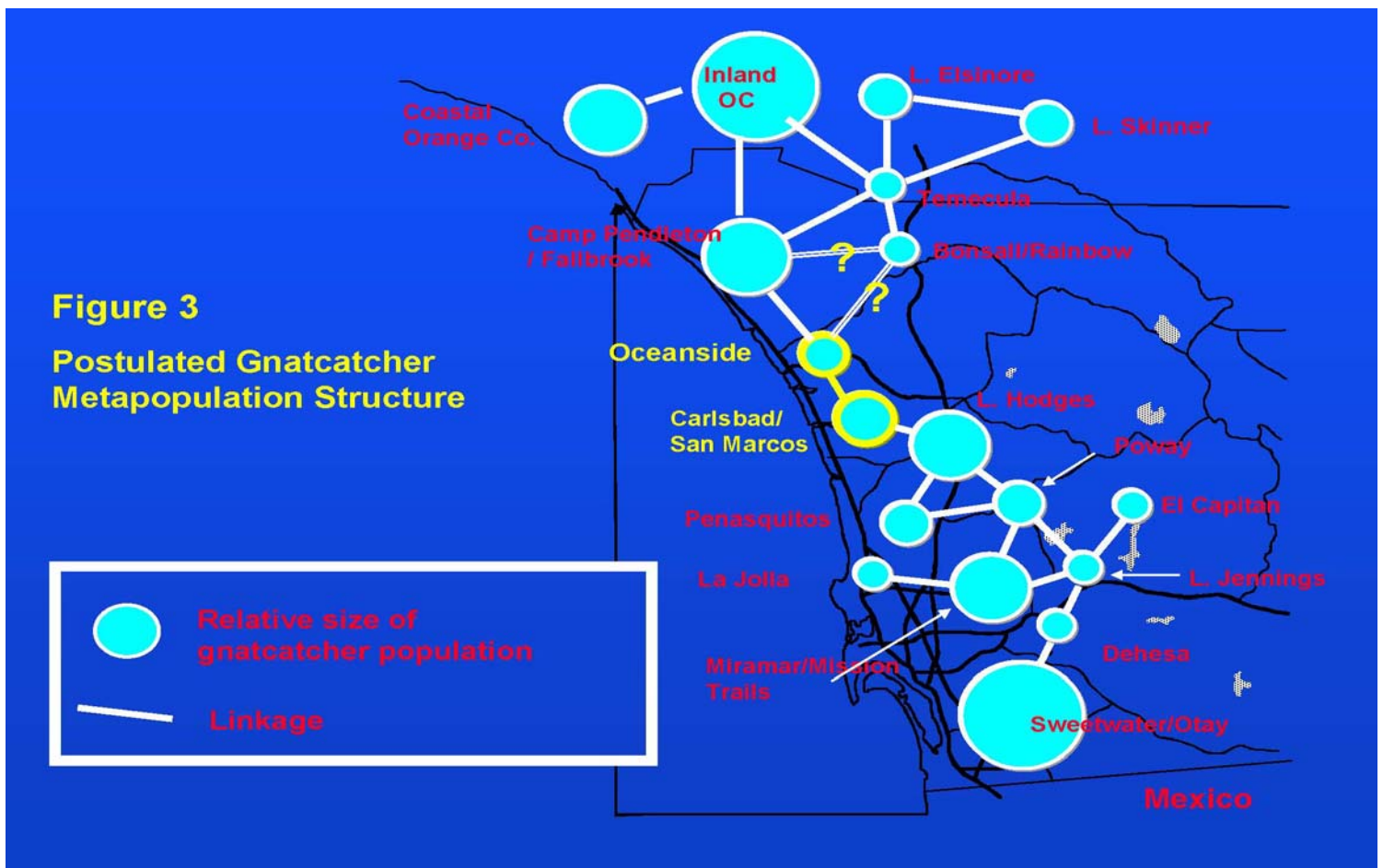
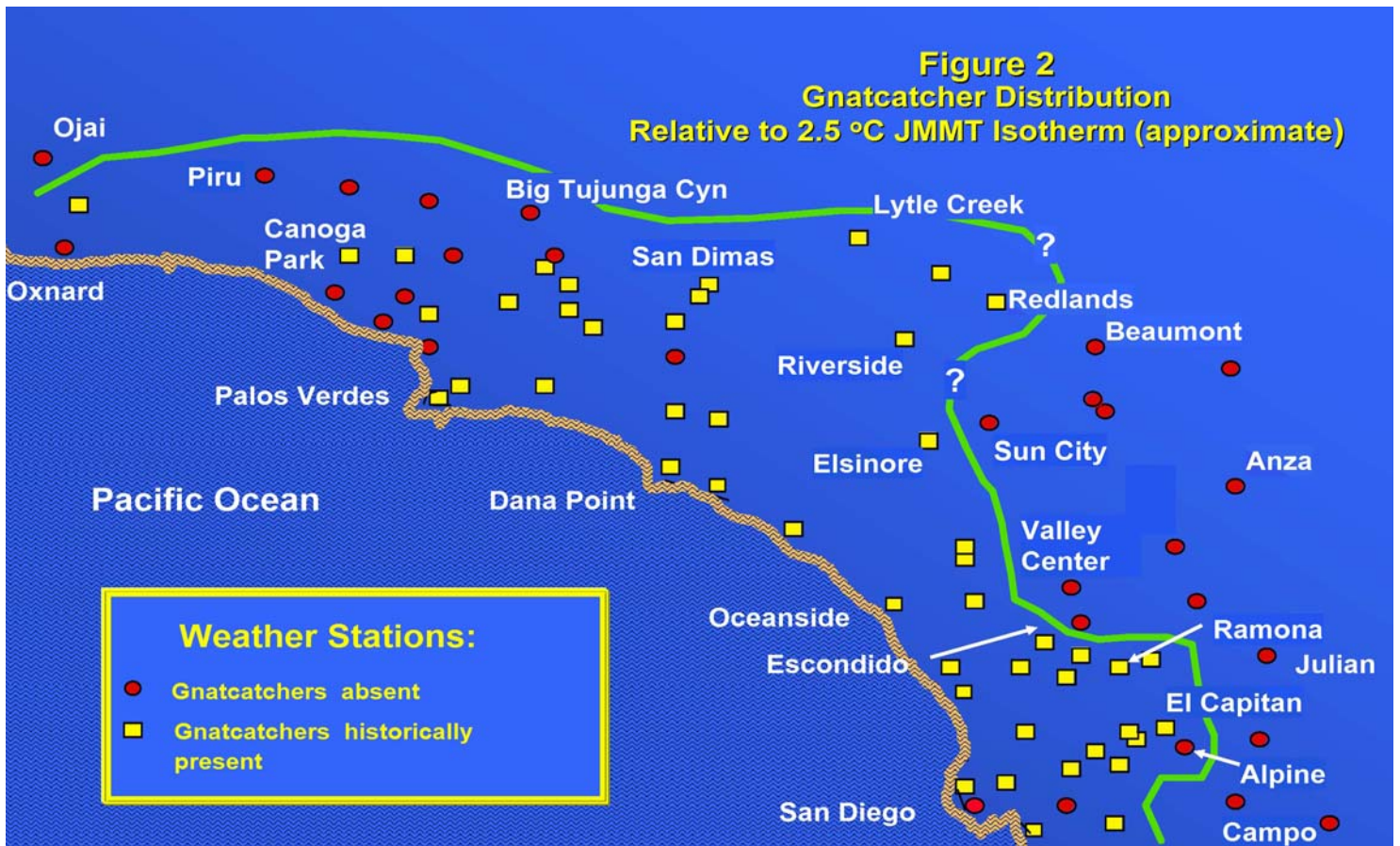


MHCP PLANNING AREA LOCATION MAP

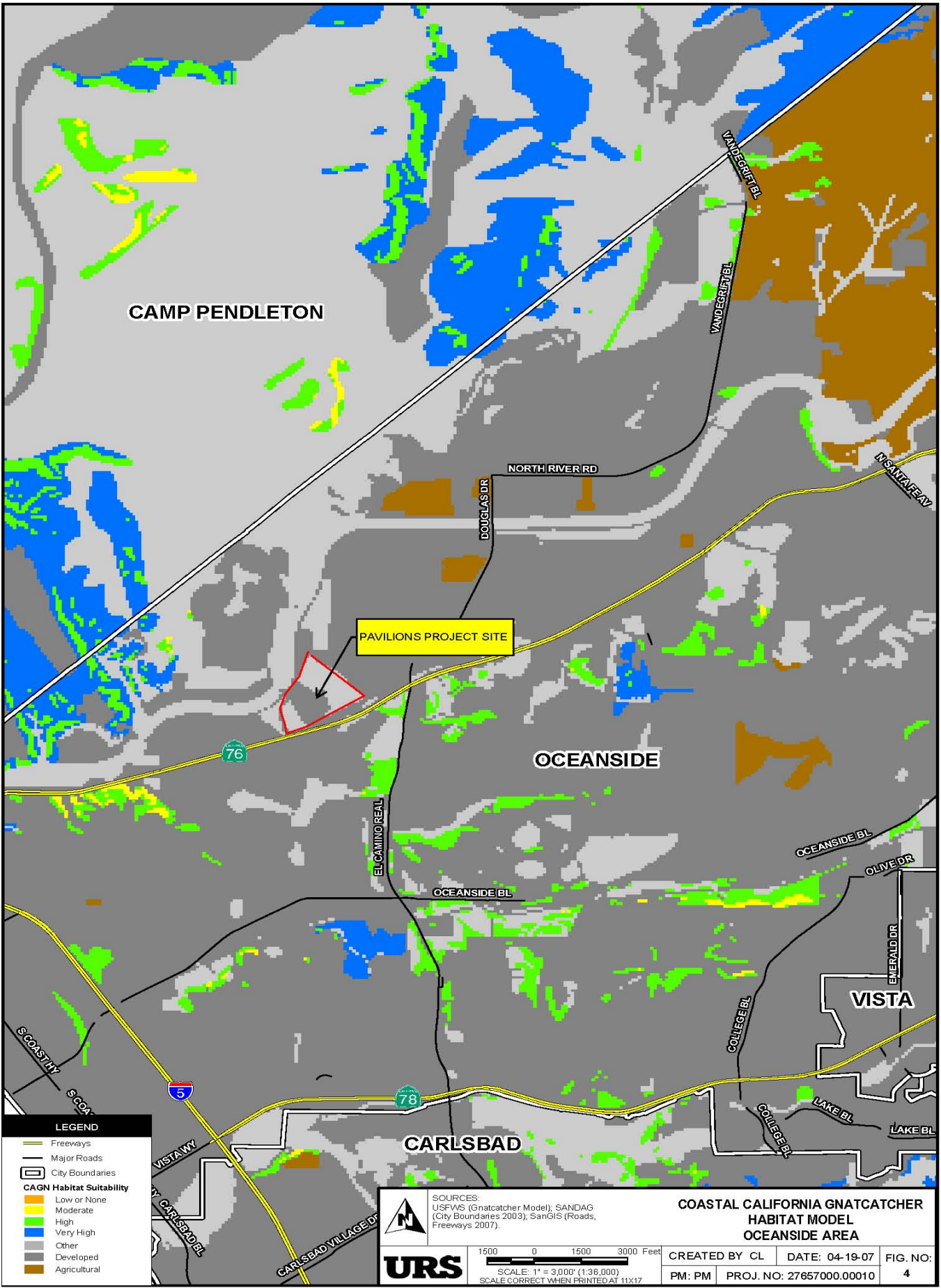


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FIGURE 1



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LEGEND

- Freeways
- Major Roads
- City Boundaries
- CAGN Habitat Suitability**
- Low or None
- Moderate
- High
- Very High
- Other
- Developed
- Agricultural

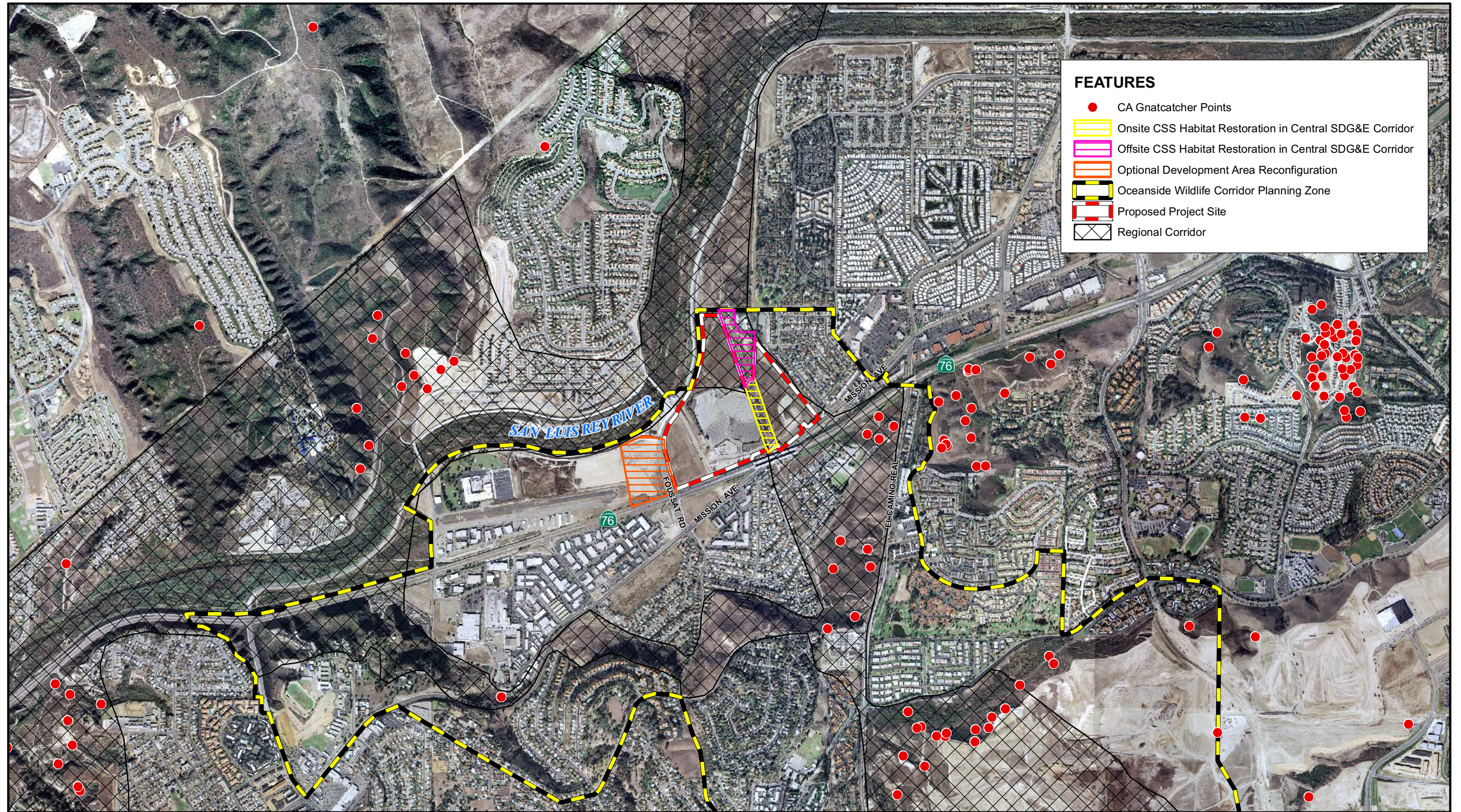
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 SCALE: 1" = 3,000' (1:36,000)
 SCALE CORRECT WHEN PRINTED AT 11X17

SOURCES:
 USFWS (Gnatcatcher Model), SANDAG
 (City Boundaries 2003), SanGIS (Roads,
 Freeways 2007).

**COASTAL CALIFORNIA GNATCATCHER
 HABITAT MODEL
 OCEANSIDE AREA**

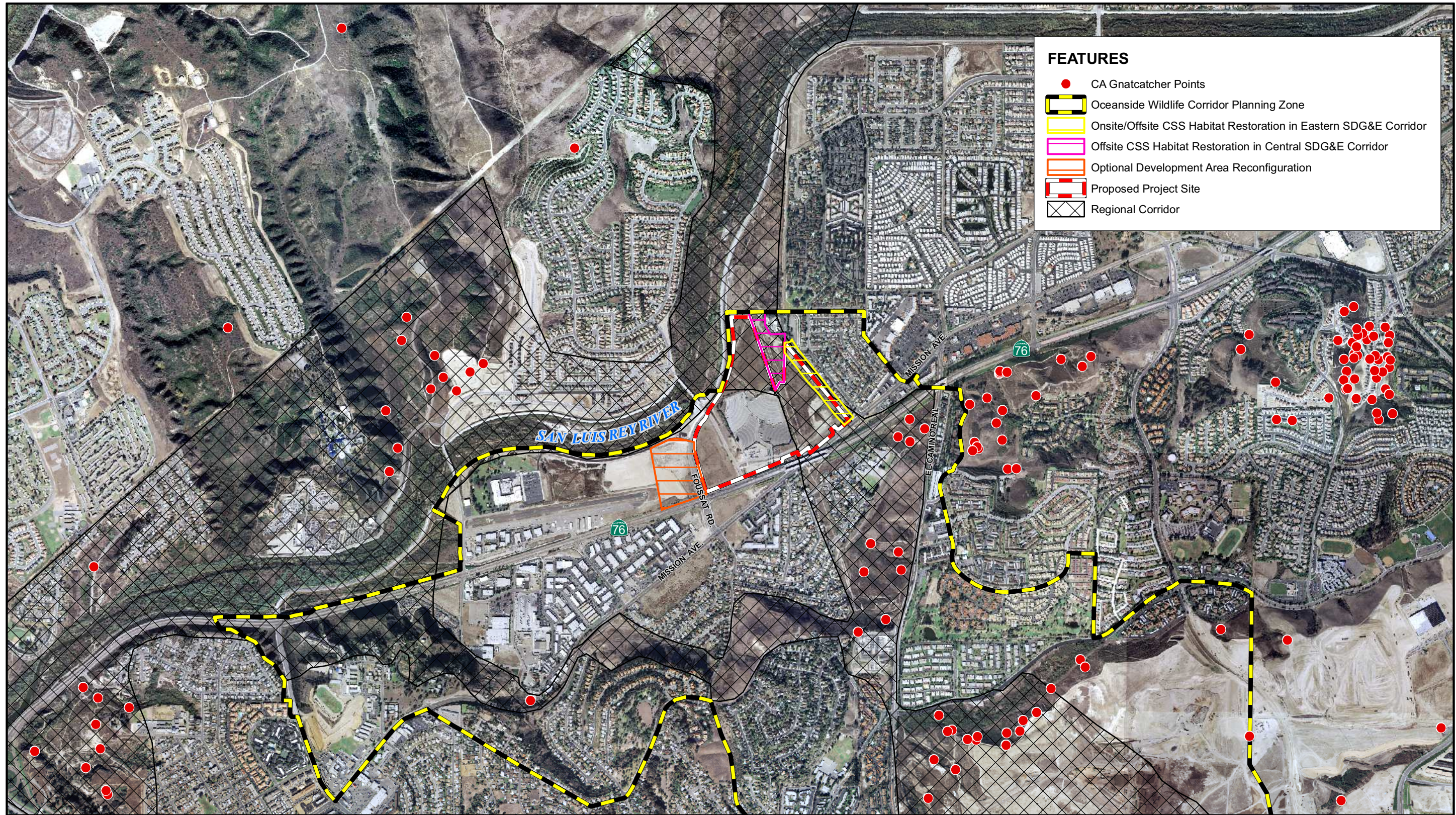
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FEATURES

- CA Gnatcatcher Points
- ▭ Onsite CSS Habitat Restoration in Central SDG&E Corridor
- ▭ Offsite CSS Habitat Restoration in Central SDG&E Corridor
- ▭ Optional Development Area Reconfiguration
- ▭ Oceanside Wildlife Corridor Planning Zone
- ▭ Proposed Project Site
- ▭ Regional Corridor

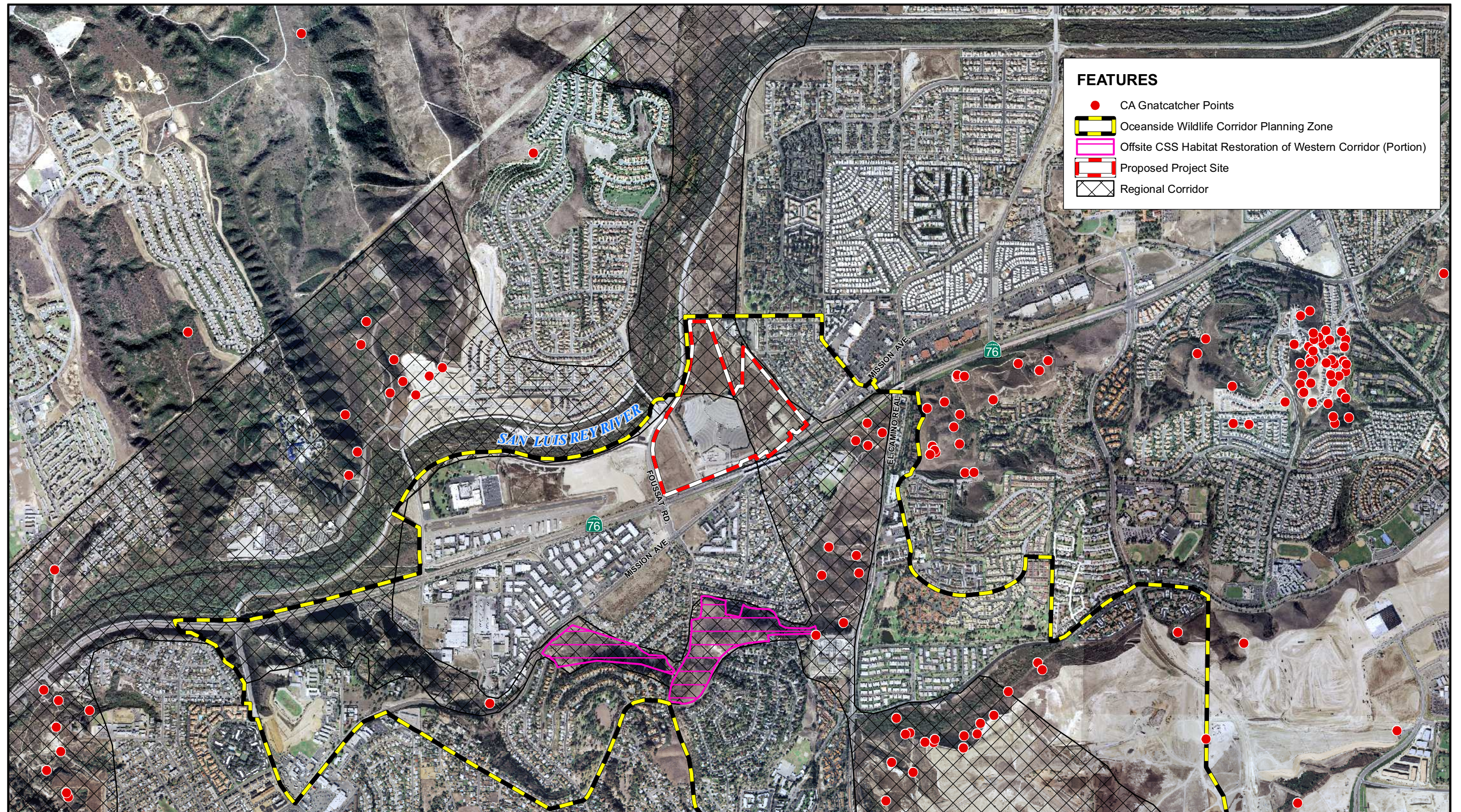
WILDLIFE CORRIDOR ROUTE 1: ONSITE CENTRAL CORRIDOR



FEATURES

- CA Gnatcatcher Points
- Oceanside Wildlife Corridor Planning Zone
- Onsite/Offsite CSS Habitat Restoration in Eastern SDG&E Corridor
- Offsite CSS Habitat Restoration in Central SDG&E Corridor
- Optional Development Area Reconfiguration
- Proposed Project Site
- Regional Corridor

WILDLIFE CORRIDOR ROUTE 2: ONSITE EASTERN CORRIDOR

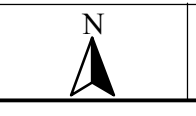


FEATURES

- CA Gnatcatcher Points
- ▭ Oceanside Wildlife Corridor Planning Zone
- ▭ Offsite CSS Habitat Restoration of Western Corridor (Portion)
- ▭ Proposed Project Site
- ▭ Regional Corridor

WILDLIFE CORRIDOR ROUTE 3: OFFSITE WESTERN CORRIDOR

FOOTHILL ASSOCIATES
 ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE



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 SCALE IN FEET

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 Date: 04/27/07
 Revised: 05/15/07

FIGURE 7



SDG&E transmission line along the eastern boundary of Pavilions project site – north end. The concrete “road” covers an existing storm drain paralleling the transmission corridor.



SDG&E Transmission Line along the eastern boundary of Pavilions project site looking south. Note concrete-covered storm drain.



SDG&E Transmission Line along the eastern boundary of Pavilions project site looking south. Occupied gnatcatcher habitat is in the background (arrows) on the south side of SR 76.



Western habitat linkage route to sage scrub north of San Luis Rey River (arrows) from SDG&E Substation looking west.



Pavilions site looking southwest from northeast corner of site. Western habitat linkage in far background south of SR 76 (arrows).



Looking southwest from river levy. City desalination plant at left. Arrow indicates location of nearest gnatcatcher occupied patch of sage scrub west of El Camino Real and south of SR 76.



Looking west along river levy at north end of Pavilions site.



Looking south, arrow indicates location of nearest gnatcatcher occupied habitat along the west side of El Camino Real, south of SR 76.



Looking northeast along river levy of SDG&E transmission line east of desalination plant.



SDG&E transmission line east of desalination plant. Vegetated parcel south of transmission line is owned by the City of Oceanside (arrow).



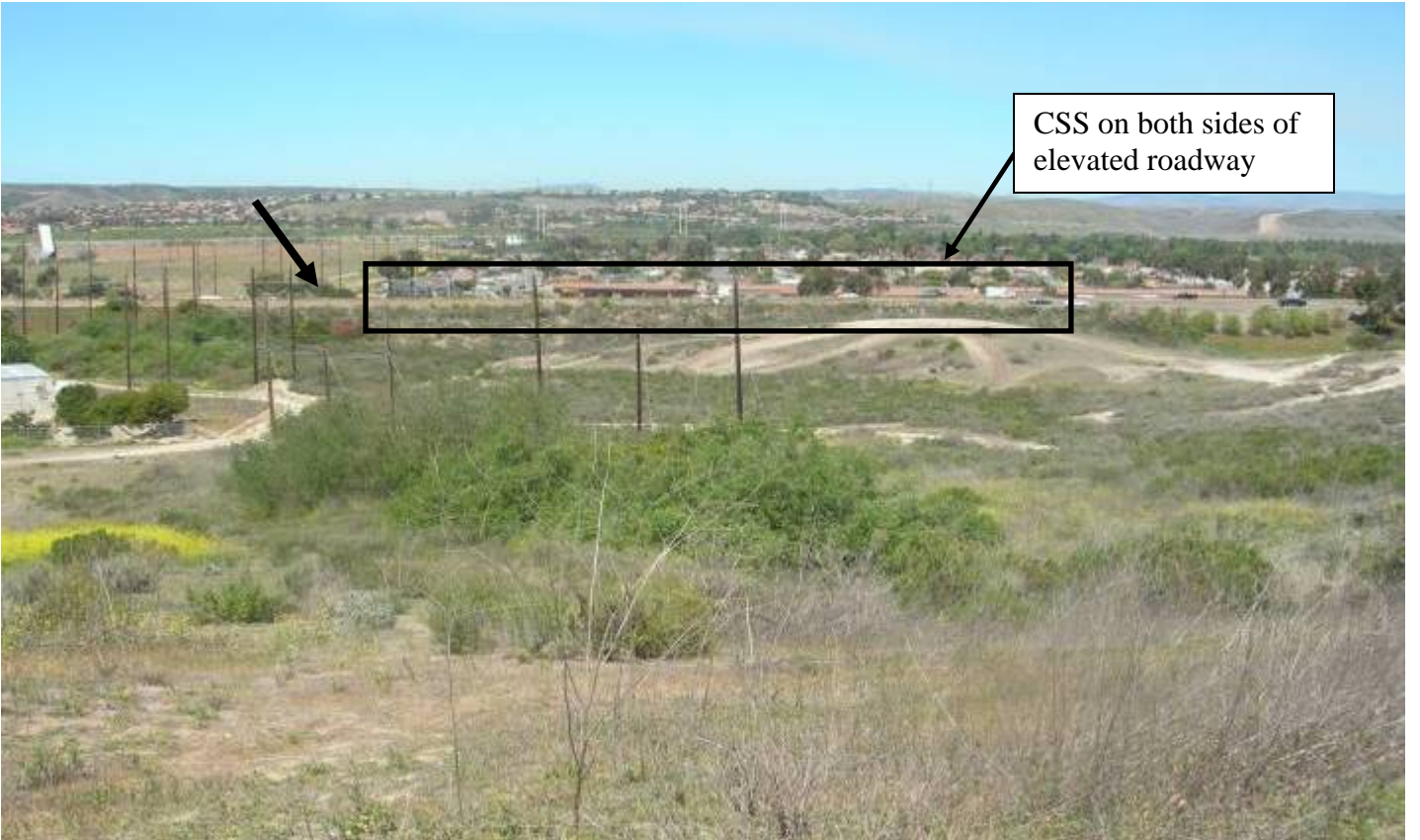
Minor drainage channel on Pavilions site.



West end of Pavilions site at Fousat Rd. east of Oceanside Airport. Western habitat linkage south of SR 76 in background (arrows)



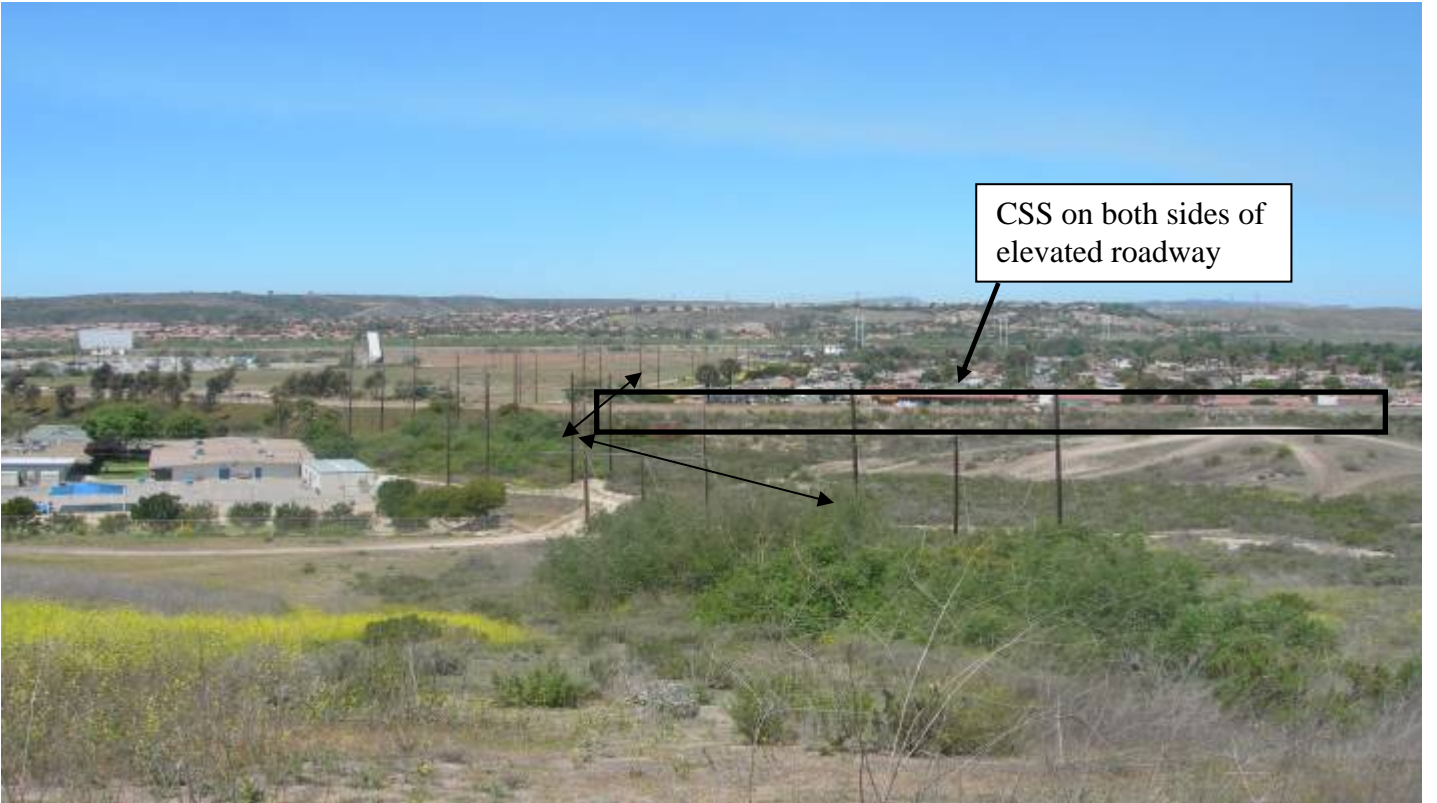
West end of Pavilions site east of Oceanside Airport. Western habitat linkage south of SR 76 in background (arrows)



Gnatcatcher occupied sage scrub along the west site of El Camino Real, south of SR 76. Eastern third of Pavilions site is in the upper left of photo (arrow). Note coastal sage scrub on both sides of SR 76 (box), with nonnative landscaping extending beyond either end of this stretch.



Gnatcatcher occupied sage scrub along the west side of El Camino Real (right), south of SR 76.



Gnatcatcher occupied sage scrub along the west site of El Camino Real, south of SR 76. Pavilions site is in the upper left of photo. Potential route to access the eastern transmission line corridor is indicated by arrows. Elementary school is at left.



Looking north, major (wider) SDG&E transmission line corridor south of SR 76 that leads under SR 76 to access central portion of the Pavilions site (arrow). Sage scrub in foreground is occupied by gnatcatchers.



Western habitat linkage looking west from major transmission line corridor near substation.



Looking north, major (wider) SDG&E transmission line corridor south of SR 76 that leads under SR 76 to access central portion of the Pavilions site. City desalination plant indicated by arrow. Eastern transmission corridor (double arrows).



Looking west, a portion of the western habitat linkage crossing Foussat Road.