11.3 Biological Resources Report

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Michael Baker
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May 31, 2023 JN 190739

Michael Winter
Sr Development Manager
Toll Brothers Apartment Living
23422 Mill Creek Drive, Suite 105
Laguna Hills, CA 92653

SUBJECT: Results of a Biological Resources Assessment and MHCP Consistency Analysis for the Oceanside Transit Center Redevelopment – City of Oceanside, County of San Diego, California

Dear Mr. Winter:

Michael Baker International (Michael Baker) has prepared this report to document the results of a biological resources assessment for the proposed Oceanside Transit Center Redevelopment (project or project site) located in the City of Oceanside, County of San Diego, California. Michael Baker conducted a thorough literature review and a field survey to confirm existing site conditions and assess the potential for special-status plant and wildlife species[1] that have been documented or that are likely to occur on or within the project site or a 100-foot buffer (survey area). Specifically, this report provides a detailed assessment of the suitability of the on-site habitat to support special-status plant and wildlife species that were identified during reviews of the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB; CDFW 2022a), the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California (CIRP; CNPS 2022), the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation project planning tool (IPaC; USFWS 2022a), and other databases as potentially occurring in the vicinity of the project site.

Project Location

The project site is generally located north and east of the Pacific Ocean, south of State Route 76 (SR-76), and west of Interstate 5 (I-5) in the City of Oceanside, San Diego County, California (refer to Figure 1, *Regional and Project Vicinity*, in Attachment A). The project site is located in Section 26 of Township 11 South, Range 5 West on the U.S. Geological Survey's (USGS) *Oceanside, California* 7.5-minute quadrangle. Specifically, the project site is located north of Missouri Avenue, east of the rail lines, south of

[1] As used in this report, "special-status" refers to plant and wildlife species that are federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank species by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; State/locally rare vegetation communities; and species that warrant protection under local or regional preservation policies.

5 Hutton Centre Drive, Suite 500 | Santa Ana, CA 92707
Office: 949.472.3505 | Fax: 949.472.8373 | mbakerintl.com

Seagaze Drive, and west of South Tremont Street. The project site totals approximately 10.02 acres and encompasses Assessor's Parcel Numbers (APN) 150-046-17-00, -046-01-00 through -046-08-00, -043-01-00 through -043-04-00, -043-05-00, and -043-06-00 (refer to Figure 2, *Project Site*, in Attachment A).

Project Description

The project would construct up to 844,163 gross square feet of development, with an additional 273,647 gross square feet devoted to above grade parking and 410,011 gross square feet for below grade parking, supplying a total of over 1,771 parking stalls. On-site development would include the following:

- 565,260 square feet of residential use, including 547 residential apartment units and associated amenities;
- 156,953-square foot boutique hotel, including 170 rooms and associated amenities;
- 61,007-square foot NCTD Headquarters building;
- 4,810-square foot modern intermodal transportation center with ancillary facilities;
- 25,968 square feet of retail and food and beverage service; and
- 1,771 parking stalls for public and private use.

Methodology

Literature Review

Michael Baker conducted thorough literature reviews and record searches within a 3.5-mile radius to determine which special-status biological resources have the potential to occur on or within the general vicinity of the project site. Previous special-status plant and wildlife species occurrence records within the USGS *Oceanside* and *San Luis Rey, California* 7.5-minute quadrangles were determined through a query of the CNDDB (CDFW 2022a) and CIRP (CNPS 2022), and for the project region through a review of the IPaC (USFWS 2022a). The adjacent *Las Pulgas Canyon* and *Morro Hill*, *California* 7.5-minute quadrangles were excluded from the search despite their proximity as they are mostly composed of undeveloped open space associated with Marine Corps Base Camp Pendleton, and thus are not representative of the habitats or species that occur or would be expected to occur within the survey area.

The current regulatory/conservation status of special-status plant and wildlife species was verified through lists and resources provided by the CDFW, specifically the *Special Animals List* (CDFW 2022b), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2022c), *State and Federally Listed Endangered and Threatened Animals of California* (CDFW 2022d), and *State and Federally Listed Endangered, Threatened, and Rare Plants of California* (CDFW 2022e). USFWS-designated Critical Habitat for species listed under the federal Endangered Species Act (FESA) was reviewed online via the Environmental Conservation Online System: Threatened and Endangered Species Active Critical Habitat Report (USFWS 2022b). In addition, Michael Baker reviewed previously prepared reports, survey results, and literature, as available, detailing the biological resources previously observed on or within the vicinity of the project site to understand existing site conditions, confirm previous species observations, and note the extent of any

disturbances, if present, that have occurred within the project site or survey area that would otherwise limit the distribution of special-status biological resources. Standard field guides and texts were reviewed for specific habitat requirements of special-status species, as well as the following resources:

- Calflora Database (Calflora 2022)
- Google Earth Pro Historical Aerial Imagery from 1994 to 2021 (Google, Inc. 2022)
- Species Accounts provided by Birds of the World (Billerman et. al 2020)
- Cornell Lab of Ornithology's eBird Database (eBird 2022)
- *Custom Soil Resource Report for San Diego County Area, California* (U.S. Department of Agriculture [USDA] 2022)
- USFWS Critical Habitat Mapper and Environmental Conservation Online System (USFWS 2022b)

Field Survey/Habitat Assessment

Michael Baker biologist Ryan Winkleman conducted a biological field survey/habitat assessment of the survey area on October 26, 2022, to document existing conditions and assess the potential for special-status biological resources to occur within the boundaries of the survey area. Michael Baker's biologist was able to survey the entire project site without any limitations or access restrictions, and either surveyed the surrounding 100-foot buffer directly on foot or viewed it from the public right-of-way if entry was not possible. Refer to Table 1 below for a summary of the survey date, timing, surveyor, and weather conditions.

Table 1: Survey Date, Time, Surveyor, and Weather Conditions

Date	Time (start / finish)	Surveyors	Weather Conditions (start / finish)	
			Temperature (°F)	Wind Speed (mph)
October 26, 2022	1030 / 1200	Ryan Winkleman	72 sunny / 76 sunny	0 – 2

Vegetation communities occurring within the survey area were mapped on an aerial photograph and classified in accordance with the vegetation descriptions provided in *Draft Vegetation Communities of San Diego County* (Oberbauer 2008), which is based on *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). In addition, site characteristics such as soil condition, topography, hydrology, anthropogenic disturbances, indicator species, condition of on-site vegetation communities, and the presence of potentially regulated jurisdictional features (e.g., streams, flood control channels) were noted within the survey area. Michael Baker used Geographic Information Systems (GIS) ArcView software to digitize the mapped vegetation communities and then transferred these data onto an aerial photograph to further document existing conditions and quantify the acreage of each vegetation community.

All plant and wildlife species observed/detected, as well as dominant plant species within each vegetation community, were recorded. Plant species observed during the field survey were identified by visual

characteristics and morphology in the field, while unusual and less familiar plant species were photographed and identified later using taxonomic guides. Plant nomenclature used in this report follows Jepson eFlora (Jepson Flora Project 2022) and scientific names are provided immediately following common names of plant species (first reference only).

Wildlife species were identified by sight, calls, tracks, scat, or other types of evidence. Field guides used to assist with identification of wildlife species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014), *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003), *Bats of the United States and Canada* (Harvey et al. 2011), and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only). To the extent possible, nomenclature of birds follows the most recent annual supplement of the American Ornithological Society's *Checklist of North American Birds* (Chesser et al. 2020), nomenclature of amphibians and reptiles follows *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in Our Understanding* (Crother 2017), and nomenclature for mammals follows the *Revised Checklist of North American Mammals North of Mexico* (Bradley et al. 2014).

Existing Site Conditions

The survey area is flat with an approximate elevation range of 35 to 70 feet above mean sea level, sloping slightly downwards to the southwest. According to the *Custom Soil Resource Report for San Diego County Area, California* (USDA 2022), the survey area is underlain by Tujunga sand, 0 to 5 percent slopes (TuB) (refer to Figure 3, *USDA Soils*, in Attachment A). Based on the history of rail facilities at this location, the site has been in active use since 1886 when the original Santa Fe Depot was built (Price 1988). Refer to Attachment B for representative photographs of the survey area taken during the field survey.

Vegetation Communities and Land Cover Types

There were no natural vegetation communities observed within the entire 19.89-acre survey area. Instead, ground cover consists entirely of urban/developed areas (refer to Figure 4, *Vegetation Communities and Other Land Uses*, in Attachment A).

Urban/Developed

The entire survey area consists of land mapped as urban/developed. This includes the transit center facilities, the parking lot, the train tracks and bus station, surrounding residences, and other buildings and structures. These areas have been constructed upon or physically altered to a degree that natural soil substrates and native vegetation are no longer supported. Ornamental vegetation is planted throughout the survey area. Refer to Attachment C for a complete list of plant species observed within the survey area during the field survey.

Wildlife

This section provides a general discussion of common wildlife species that were detected on-site by Michael Baker or that are expected to occur based on existing site conditions. The discussion is to be used as a general reference and is limited by the season, time of day, and weather conditions during the field survey.

Fish

No fish or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would support populations of fish were observed in the survey area during the field survey. Therefore, no fish are expected to occur.

Amphibians

No amphibians or hydrogeomorphic features (e.g., perennial creeks, ponds, lakes, reservoirs) that would provide suitable breeding habitat for amphibians were observed within the survey area during the field survey. Therefore, no amphibians are expected to occur.

Reptiles

No reptile species were observed in the survey area during the field survey. The survey area is expected to provide habitat for a limited number of reptilian species that are acclimated to edge or urban environments. The proximity of the survey area to the beach and public parks (e.g., Tyson Street Park) may slightly increase the possibility of lizards occurring on-site. Common reptilian species that may be present within the survey area include western side-blotched lizard (*Uta stansburiana elegans*), Great Basin fence lizard (*Sceloporus occidentalis longipes*), and woodland alligator lizard (*Elgaria multicarinata webbii*).

Birds

A total of sixteen (16) bird species were detected during the field survey, including American crow (*Corvus brachyrhynchos*), white-crowned sparrow (*Zonotrichia leucophrys*), house finch (*Haemorhous mexicanus*), yellow-rumped warbler (*Setophaga coronata*), and European starling (*Sturnus vulgaris*). Refer to Attachment C for a full list of bird species observed.

Nesting birds are protected pursuant to the federal Migratory Bird Treaty Act (MBTA) of 1918 and the California Fish and Game Code (CFGC)[2]. To maintain compliance with the MBTA and CFGC, clearance surveys are typically required prior to any ground disturbance or vegetation removal activities to avoid direct or indirect impacts to active bird nests and/or nesting birds. Consequently, if an active bird nest is destroyed or if project activities result in indirect impacts (e.g., nest abandonment, loss of reproductive

[2] Section 3503 makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by the California Fish and Game Code or any regulation made pursuant thereto; Section 3503.5 makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey); and Section 3513 makes it unlawful to take or possess any migratory non-game bird except as provided by the rules and regulations adopted by the Secretary of the Interior under provisions of the Migratory Bird Treaty Act, as amended (16 U.S.C. § 703 *et seq.*).

effort) to nesting birds, it is considered "take" and is potentially punishable by fines and/or imprisonment. Although the survey area provides suitable nesting habitat for various year-round and seasonal bird species, no active nests or birds displaying overt nesting behavior were observed during the field survey.

Mammals

No mammals were detected on-site during the field survey. The survey area provides marginal habitat for a limited number of mammalian species adapted to living in edge or urban environments, particularly opossum (*Didelphis virginiana*), raccoon (*Procyon lotor*), and domestic dog (*Canis lupus familiaris*). Bats occur throughout most of California; however, due to the general design of the buildings and structures and lack of roosting opportunities (e.g., hollow tree trunks/limbs, tree foliage, caves, bridges, buildings) and the complete development and lack of naturally-occurring vegetation within the survey area, bats are generally not expected to occur within the survey area. A few Mexican fan palms (*Washingtonia robusta*) occur in the northwest section of the survey area and may provide limited roosting habitat for individual or small groups of bats that may utilize palm fronds for day or night-roosting. However, the survey area generally provides very limited roosting or foraging opportunities for bats.

Migratory Corridors and Linkages

Wildlife corridors and linkages are key features for wildlife movement between habitat patches. Wildlife corridors are generally defined as those areas that provide opportunities for individuals or local populations to conduct seasonal migrations, permanent dispersals, or daily commutes, while linkages generally refer to broader areas that provide movement opportunities for multiple keystone/focal species or allow for propagation of ecological processes (e.g., for movement of pollinators), often between areas of conserved land.

The survey area is not located within any wildlife corridors. The survey area is surrounded by developed land on all sides, with minimal to no opportunities for movement of wildlife. The closest likely wildlife corridor is approximately 0.75 miles to the northwest along the San Luis Rey River, but this is separated from the survey area by extensive development. Wildlife movement into or out of the survey area is likely reduced by the lack of any connectivity to open space areas, by the presence of surrounding high-traffic roadways and an adjacent rail line, and existing residential developments. Further, elevated noise levels, vehicle traffic, lighting, and human presence associated with the surrounding residential and commercial developments and roadways decrease the suitability of the survey area to be used as a wildlife movement corridor or linkage.

State and Federal Jurisdictional Resources

There are three agencies that regulate activities within inland streams, wetlands, and riparian areas in California. The U.S. Army Corps of Engineers (USACE) Regulatory Branch regulates discharge of dredged or fill material into "waters of the U.S." pursuant to Section 404 of the federal Clean Water Act (CWA) and Section 10 of the Rivers and Harbors Act. Of the State agencies, the Regional Water Quality Control Board

(RWQCB) regulates discharges to surface waters pursuant to Section 401 of the CWA and Section 13263 of the California Porter-Cologne Water Quality Control Act, and the CDFW regulates alterations to streambed and associated vegetation communities under Section 1600 *et seq*. of the CFGC. In addition, for projects located within the Coastal Zone, the California Coastal Commission (CCC) plans and regulates the use of land and water in the Coastal Zone pursuant to the Coastal Act of 1976. Development projects, which are broadly defined by the California Coastal Act, generally require a coastal development permit from either the CCC or the local government. The City of Oceanside has a certified Local Coastal Program and serves as the local jurisdiction with authority to issue Coastal Development Permits.

No potential jurisdictional drainages or wetland features were observed within the boundaries of the survey area. Therefore, development of the proposed project is not expected to result in impacts to State or federal jurisdictional areas or require regulatory approvals/permits from the USACE, RWQCB, CDFW, or CCC.

Special-Status Biological Resources

The CNDDB (CDFW 2022a), CIRP (CNPS 2022), and IPaC (USFWS 2022a) were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities in the USGS *Oceanside* and *San Luis Rey, California* 7.5-minute quadrangles. The biological field survey/habitat assessment was conducted to assess and evaluate the conditions of the habitat(s) within the boundaries of the survey area to determine if the existing vegetation communities have the potential to provide suitable habitat(s) for special-status plant and wildlife species. Additionally, the potential for special-status species to occur within the survey area were determined based on the reported occurrence locations in the CNDDB, CIRP, and Calflora databases and the following criteria:

- **Present**: the species was observed or detected within the survey area during the field survey.
- **High**: Recent (within 20 years) occurrence records indicate that the species has been known to occur on or within 1 mile of the survey area and the site is within the normal expected range of this species. Intact, suitable habitat preferred by this species occurs within the survey area and/or there is viable landscape connectivity to a local known extant population(s) or sighting(s).
- **Moderate**: Recent (within 20 years) occurrence records indicate that the species has been known to occur within 1 mile of the survey area and the survey area is within the normal expected range of this species. There is suitable habitat within the survey area, but the site is ecologically isolated from any local known extant populations or sightings.
- **Low**: Recent (within 20 years) occurrence records indicate that the species has been known to occur within 5 miles of the survey area, but the site is outside of the normal expected range of the species and/or there is poor quality or marginal habitat within the survey area.

- **Not Expected**: There are no occurrence records of the species occurring within 5 miles of the survey area, there is no suitable habitat within the survey area, and/or the survey area is outside of the normal expected range for the species.

Fifty-eight (58) special-status plant species and forty-three (43) special-status wildlife species were identified during the review of the CNDDB and CIRP from the USGS *Oceanside* and *San Luis Rey, California* 7.5-minute quadrangles and in the IPaC for the project region. In addition, eight (8) special-status vegetation communities were identified. Special-status plant and wildlife species were evaluated for their potential to occur within the survey area based on specific habitat requirements, availability/quality of suitable habitat, and known distributions of species/populations. Special-status biological resources identified during the literature review are presented in *Table D-1: Potentially Occurring Special-Status Biological Resources*, provided in Attachment D.

Special-Status Plants

A total of fifty-eight (58) special-status plant species have been recorded in the USGS *Oceanside* and *San Luis Rey, California* 7.5-minute quadrangles by the CNDDB and CIRP and in the project region by the IPaC (refer to Attachment D). There were no special-status plants identified in the survey area during the field survey. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, Michael Baker determined that none of the special-status plant species identified by the CNDDB, CIRP, and IPaC are expected to occur within the survey area.

Special-Status Wildlife

A total of forty-three (43) special-status wildlife species have been recorded in the USGS *Oceanside* and *San Luis Rey, California* 7.5-minute quadrangles by the CNDDB and in the project region by the IPaC (refer to Attachment D). No special-status wildlife species were detected within the survey area during the field survey. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, Michael Baker determined that the survey area has a moderate potential to support Cooper's hawk (*Accipiter cooperii*; a State Watch List [WL] species) as a foraging species. This species would not be expected to nest on-site. Cooper's hawk is also a covered species under the San Diego Multiple Habitat Conservation Program (MHCP) and requires no additional permitting as long as the project is consistent with the MHCP and its preservation goals. All remaining special-status wildlife species identified by the CNDDB and IPaC have a low potential to occur or are not expected to occur within the survey area.

Critical Habitat

Under the definition included in the FESA, designated Critical Habitat refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species. Areas of Critical Habitat may require special management considerations or protection, regardless of whether the species is

still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated Critical Habitat if they contain one or more of the physical or biological features that are essential to that species' conservation and if the other areas that are occupied are inadequate to ensure the species' recovery. If a project may result in take or adverse modification to a species' designated Critical Habitat and the project has a federal nexus, the project proponent may be required to provide suitable mitigation. Projects with a federal nexus may include projects that occur on federal lands, require federal permits (e.g., CWA Section 404 permit), or receive any federal oversight or funding. If there is a federal nexus, then the federal agency that is responsible for providing funds or permits would be required to consult with the USFWS pursuant to the FESA.

The survey area is not located within USFWS-designated Critical Habitat for any federally listed species (refer to Figure 5, *Critical Habitat*, in Attachment A).

Consistency with Local Plans

North County Multiple Habitat Conservation Program

The North County MHCP is a conservation agreement approved in 2003 that encompasses 175 square miles within seven cities in northwestern San Diego County including Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista (SANDAG 2003). The MHCP contains guidelines and plans by which natural habitats should be conserved, or where applicable, can be developed. Additionally, the MHCP is intended to act as an overlying permitting tool for projects in the seven cities, all of which are required to have their own subarea plans. Carlsbad, Encinitas, Escondido, Oceanside, and San Marcos all submitted draft plans at the same time that the MHCP was under public review, but only Carlsbad's plan has been approved and finalized.

This section will analyze the consistency of the proposed project with the goals and guidelines in the MHCP. Because the MHCP and Oceanside Subarea Plan (SAP; described in more detail below) were submitted for review concurrently, there is a high degree of overlap and cross-reference between the two documents; however, for ease of reference, consistency with the SAP is present in the following section. The MHCP established several areas where conservation of habitat or species is required. To demonstrate compliance with the MHCP, the project must be outside of these conservation areas or would be required to meet certain mitigation requirements.

The project is not located within the Biological Core and Linkage Area (BCLA; generally equivalent to the Focused Planning Areas, or FPAs, that are implemented by the participating cities); the Coastal California Gnatcatcher (CAGN; *Polioptila californica californica*) "core area"; or natural habitats, wetlands, or habitats that could support either narrow endemic species and/or wetland obligate species. The only covered species that is expected to occur is Cooper's hawk, which has a high potential to forage within the survey area, particularly where there are large open areas where birds (prey) may be found, such as in open areas of the Oceanside Transit Center parking lot. Table 2-1 of the MHCP Volume II describes percent conservation requirements for impacts to narrow endemic, wetland obligate, and "all other" species both

inside and outside of the FPA. "All other" species are presumed to include remaining covered species that are not narrow endemic or wetland obligate. Based on this table, the MHCP does not require any percent conservation for loss of on-site habitat, which qualifies as "nonhabitat (developed, disturbed, agriculture)" and has a 0% conservation requirement anywhere in the Plan Area, or for Cooper's hawk, because the survey area is not located within the FPA. No mitigation is required under the MHCP and the project is considered to be in compliance with the MHCP.

City of Oceanside Draft Subarea Plan

As introduced above, the Oceanside SAP is a draft document that is considered to be a part of the approved MHCP (City of Oceanside 2010). Although considered finalized by the City of Oceanside, the SAP has not yet been accepted by the regulatory agencies and has not yet been implemented into the MHCP. It is used here for reference to indicate general consistency with the MHCP and potential future policies in the City of Oceanside should the SAP be finalized and an Implementing Agreement be created. The intent of the document is to work in tandem with the MHCP on a city-wide scale to implement conservation measures required by both the California Natural Community Conservation Planning Act and the U.S. Endangered Species Act. While the primary focus of the SAP is to protect and manage biological resources within the City of Oceanside, there is a heavy emphasis on the protection of CAGN in particular. The SAP is intended to help streamline development in Oceanside that may require take permits from the USFWS or CDFW.

This section will analyze the consistency of the proposed project with the goals and guidelines in the SAP. Generally, compliance with the SAP will support compliance with the MHCP. Much of the Oceanside planning area is divided into planning zones, each of which contain their own development standards. These include the FPA, which is composed of both hardline and softline preserves, gnatcatcher dispersal corridors, the Wildlife Corridor Planning Zone, the Agricultural Exclusion Zone, the Offsite Mitigation Zone, and the Pre-approved Mitigation Areas.

The project is not located within any of the designated planning zones described above. Therefore, zone-specific avoidance measures do not apply to this project. The project occurs entirely on urban/developed lands with no naturally-occurring vegetation or vegetation communities and no wetlands or jurisdictional waters. Therefore, the project will not require any additional mitigation or avoidance measures other than those listed below, which are required for all projects that may impact biological resources. This list has been modified from the full list of avoidance measures (referred to as "Project Implementation Guidelines" in the SAP and abbreviated here as PIGs) required under Section 5.2.8 of the SAP and only represents those that are anticipated to apply to this project. Because the project is not located in or near natural habitats, most PIGs do not apply. To avoid confusion, PIG numbers presented in the SAP are provided and have not been changed.

PIG-2 Impacts from fugitive dust will be avoided and minimized through watering and other appropriate measures.

PIG-3 Migratory Bird and Raptor Nest Buffers. The project applicant shall develop an educational pamphlet (in English and Spanish) for the identification of raptor nests and to guide tree pruning activities in suburban areas during the breeding season. Landscaping companies and tree trimming services that have projects in the City shall be required to use the pamphlet to educate their employees on the recognition of raptor nest trees. Trimming of trees containing raptor or migrating bird nests shall be prohibited during the raptor breeding season (January 15 to August 31). Human disturbance shall be restricted around documented nesting habitat during the breeding season based on the following:

To avoid any direct and indirect impacts to raptors and/or any migratory birds, grubbing and clearing of vegetation that may support active nests and construction activities adjacent to nesting habitat will occur outside of the breeding season (January 15 to August 31). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally- or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City for review and approval prior to initiating any construction activities. If nesting birds are detected by the City-approved biologist, the following buffers shall be established: 1) no work within 300 feet of a non-listed nesting migratory bird nest, and 2) no work within 500 feet of a listed bird or raptor nest. However, the City may reduce these buffer widths depending on site-specific conditions (e.g. the width and type of screening vegetation between the nest and proposed activity) or the existing ambient level of activity (e.g., existing level of human activity within the buffer distance). If construction must take place within the recommended buffer widths above, the project applicant will contact the City and Wildlife Agencies to determine the appropriate buffer.

PIG-10 The applicant shall ensure that the following conditions are implemented during project construction:

a. Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint;

b. To avoid attracting predators of covered species, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site;

c. Pets of project personnel shall not be allowed on the project site;

d. Disposal or temporary placement of excess fill, brush or other debris shall not be allowed in waters of the United States or their banks;

e. All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas outside of waters of the United States within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering waters of the United States, and shall be shown on the construction plans. Fueling of equipment shall take place within existing paved areas greater than 100 feet from waters of the United States. Contractor equipment shall be checked for leaks prior to operation and repaired as necessary. "No-fueling zones" shall be designated on construction plans.

With successful implementation of the above PIGs, the project will be in compliance with the City of Oceanside's SAP.

City of Oceanside Local Coastal Program

The City of Oceanside lies partially within the Coastal Zone established under the California Coastal Act. The designated areas within the Coastal Zone are considered to have many special natural and scenic qualities that require protection. The City has a certified Local Coastal Program (LCP) under the CCC (certified with amendments on July 10, 1985) and thereby can issue Coastal Development Permits for projects under its jurisdiction. Although the City of Oceanside is currently in the process of undergoing a comprehensive LCP update, at this time the 1985 document is still considered active and binding (City of Oceanside 1985). Policies under the LCP determine whether an area is considered environmentally sensitive in order to identify and maintain habitat areas in their natural state as necessary for the preservation of species. The California Coastal Act provides a definition of "Environmentally Sensitive Habitat Area" (ESHA) as:

> *"Any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments"* (Section 30107.5).

Overall, three parameters should be used to determine ESHA. First, a geographic area can be designated ESHA due to the presence of individual species of plants or animals or due to the presence of a particular habitat. Second, in order for an area to be designated as ESHA, the species or habitat must be either rare or it must be especially valuable. Third, the area must be easily disturbed or degraded by human activities based on its pristine condition[3].

The City of Oceanside's LCP identifies two (2) ESHAs within its boundaries: Buena Vista Lagoon and Loma Alta Creek (City of Oceanside 1985). The survey area is not located within or near either of these areas and thus will have no impact on ESHA. The LCP also identifies the San Luis Rey River Specific Plan

[3] John Dixon memo to Ventura Coastal staff regarding ESHA in the Santa Monica Mountains, dated March 25, 2003.

with specific conservation policies and goals. However, the survey area is also not located within or near the San Luis Rey River and will have no impact on the river or the implementation of its specific plan. With no impacts anticipated to identified sensitive biological resources, the project will be in compliance with the City of Oceanside's LCP.

Conclusions and Recommendations

The entire 19.89-acre survey area is composed of urban/developed land. No other vegetation communities or land cover types occur on-site.

No special-status plant species were observed within the survey area during the field survey. Based on the results of the field survey and a review of specific habitat preferences, distributions, and elevation ranges, Michael Baker determined that none of the special-status plant species identified by the CNDDB, CIRP, and IPaC are expected to occur within the survey area.

No special-status wildlife species were detected within the survey area during the field survey. Due to the survey area and the surrounding area being completely urbanized, fish, amphibian, reptilian, and mammalian species would not be expected to occur within the survey area. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, Michael Baker determined that the survey area has a moderate potential to support Cooper's hawk (a State WL species) as a foraging species. This species would not nest on-site. Cooper's hawk is a covered species under the MHCP and requires no additional permitting for take as long as the project is consistent with the MHCP and its preservation goals. All remaining special-status wildlife species identified by the CNDDB and IPaC are not expected to occur within the survey area.

With implementation of the three PIGs outlined above, the project is expected to be in compliance with the MHCP, the SAP, the LCP, and general CEQA requirements for biological resources. No additional mitigation or biological avoidance and minimization measures are expected to be required for project approval and implementation.

Please do not hesitate to contact me at (949) 533-0918 or ryan.winkleman@mbakerintl.com should you have any questions or require further information.

Sincerely,

Ryan Winkleman
Senior Biologist

Attachments:

A. *Project Figures*
B. *Site Photographs*
C. *Plant and Wildlife Species Observed List*
D. *Potentially Occurring Special-Status Biological Resources*
E. *References*

Attachment A

Project Figures

12/14/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

Project Site (10.75 acres)

Michael Baker INTERNATIONAL

0 0.5 1 Miles

Source: USGS 7.5-Minute topographic quadrangle maps: *Las Pulgas Canyon, Morro Hill, Oceanside, and San Luis Rey, California (2022)*

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

Regional and Project Vicinity

Figure 1

12/15/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

- Project Site (10.75 acres)
- Survey Area (100-foot Buffer)
- Reference Point

Michael Baker INTERNATIONAL

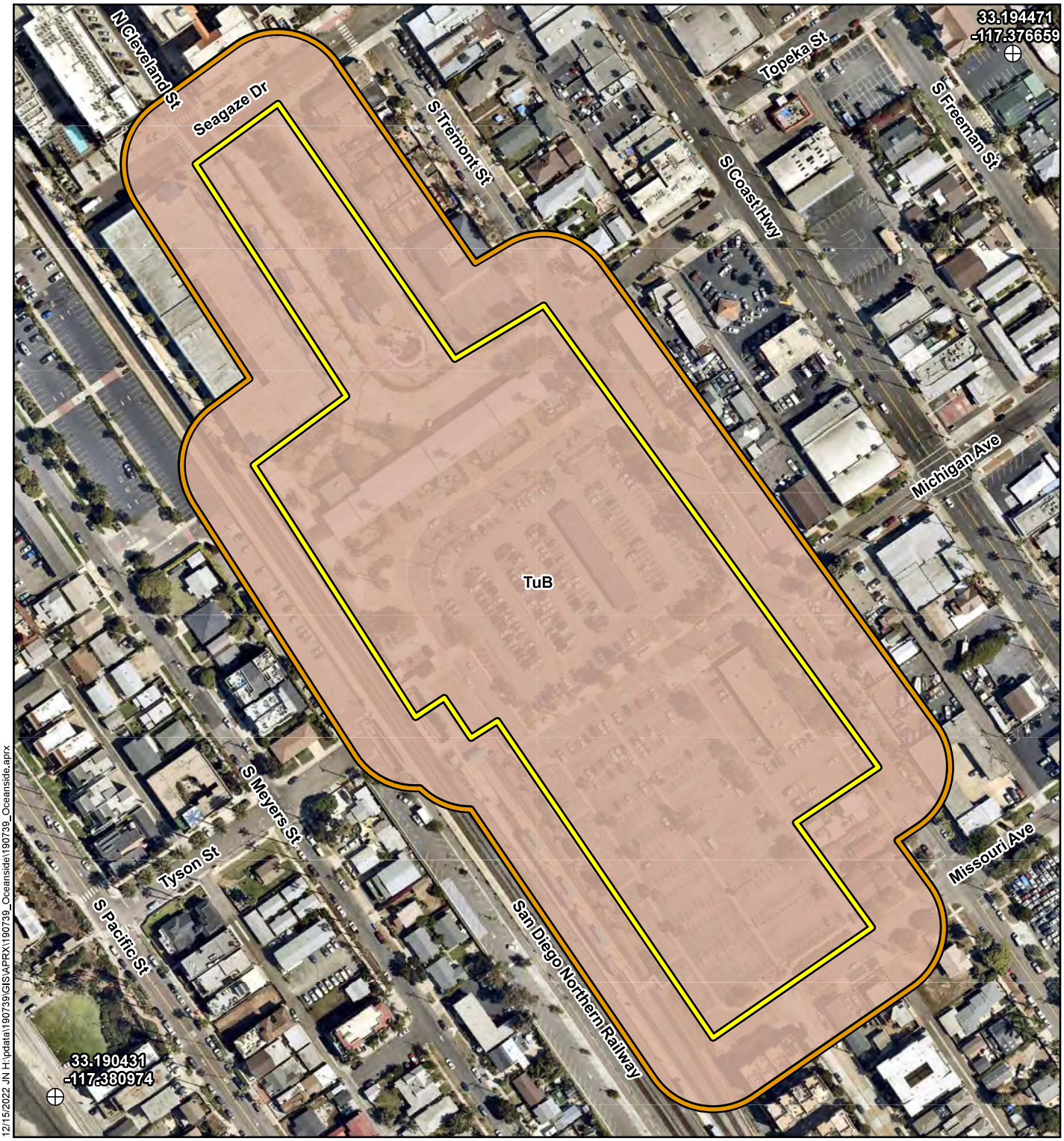
0 100 200 Feet

Source: Nearmap (04/2022)

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

Project Site

Figure 2



12/15/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

- Project Site (10.75 acres)
- Survey Area (100-foot Buffer)
- Reference Point
- TuB — Tujunga sand, 0 to 5 percent slopes

Michael Baker INTERNATIONAL

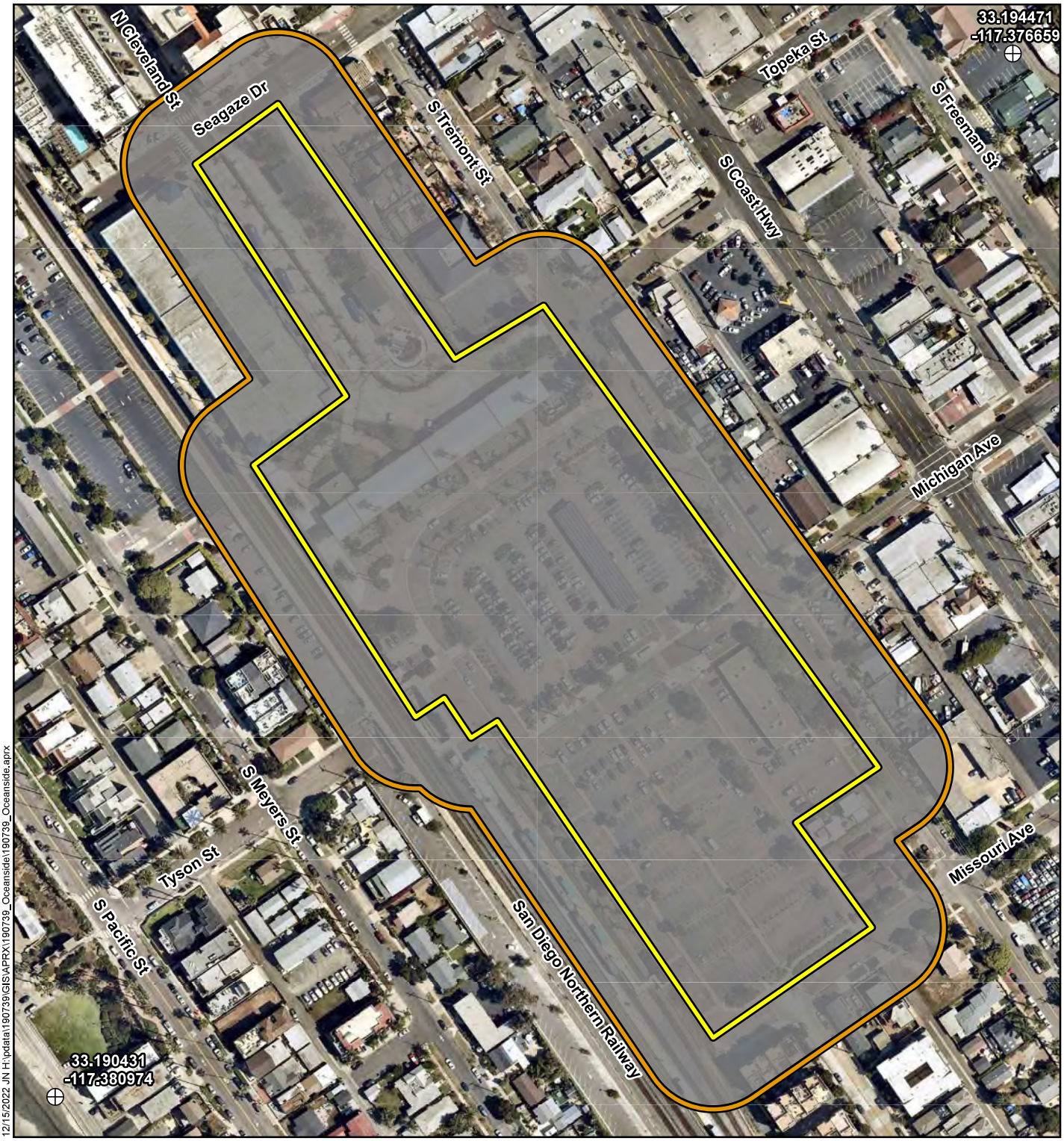
0 100 200 Feet

Source: Nearmap (04/2022), USDA (09/2022)

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

USDA Soils

Figure 3



12/15/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

- Project Site (10.75 acres)
- Survey Area (100-foot Buffer)
- Reference Point
- Urban/Developed (19.89 acres)

Michael Baker INTERNATIONAL

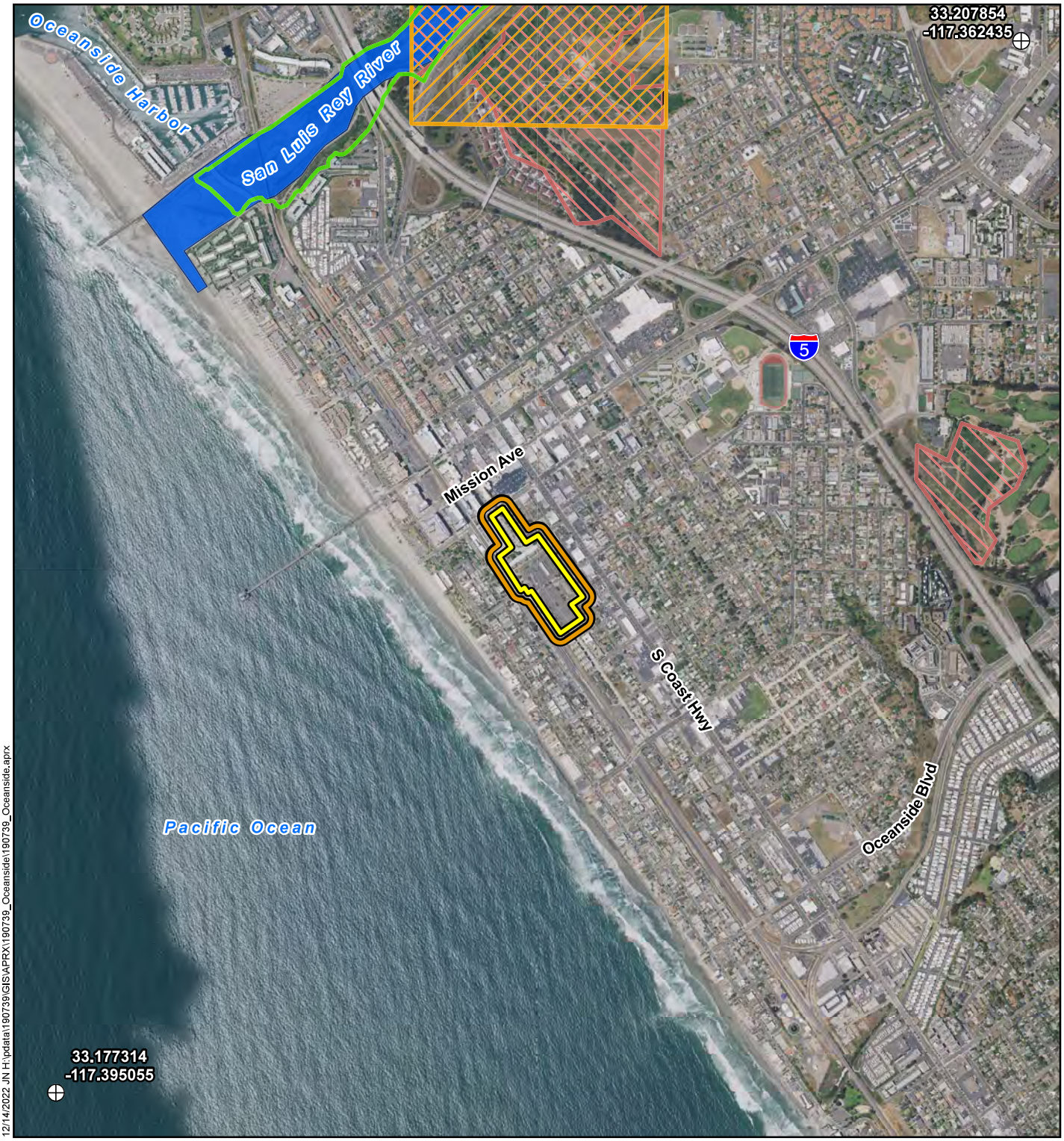
0 100 200 Feet

Source: Nearmap (04/2022)

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

Vegetation Communities and Other Land Uses

Figure 4



12/14/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

- Project Site (10.75 acres)
- Survey Area (100-foot Buffer)
- Reference Point
- Coastal California Gnatcatcher (*Polioptila calfornica californica*)
- Least Bell's Vireo (*Vireo bellii pusillus*)
- Southwestern Willow Flycatcher (*Empidonax traillii extimus*)
- Tidewater Goby (*Eucyclogobius newberryi*)

Michael Baker INTERNATIONAL

0 750 1,500 Feet

Source: Nearmap (04/2022), USFWS (12/2022)

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

Critical Habitat

Figure 5

12/15/2022 JN H:\pdata\190739\GIS\APRX\190739_Oceanside\190739_Oceanside.aprx

Legend

- Project Site (10.75 acres)
- Survey Area (100-foot Buffer)
- Reference Point

Oceanside Subarea Plan

- Off-Site Mitigation Zone
- Wildlife Corridor Planning Zone
- Softline Preserve
- Hardline Preserve

Local Coastal Program

- Coastal Zone
- Loma Alta Creek (Environmentally Sensitive Habitat Area)

Michael Baker INTERNATIONAL

0 750 1,500 Feet

Source: Nearmap (04/2022), City of Oceanside (12/2022)

OCEANSIDE TRANSIT CENTER REDEVELOPMENT
BIOLOGICAL RESOURCES ASSESSMENT

Oceanside Preserve Map

Figure 6

Attachment B

Site Photographs

Photograph 1: The current North County Transit District (NCTD) offices located on the eastern side of the project site at the corner of Michigan Avenue and Tremont Street.

Photograph 2: Facing south/southwest across the southern parking lot of the Oceanside Transit Center. A 5-story multi-family housing complex is proposed here.

Photograph 3: Facing northeast across the southern edge of the project site along Missouri Avenue, a proposed access route into the redeveloped site.

Photograph 4: Facing northwest on Cleveland Street from a residential neighborhood, within the survey area but south of the project site.

Photograph 5: Facing northeast from the western side of the project site into the parking lot and the proposed site of another 5-story multi-family housing complex.

Photograph 6: Facing northwest at the railroad tracks immediately west of the project site.

Photograph 7: Facing northeast from west of the railroad tracks back towards the project site.

Photograph 8: Facing north at the location of the proposed future 4-story NCTD headquarters building, which will replace the existing office building (Photograph 1) as well as the administration building located on Mission Avenue.

Photograph 9: Facing southeast from Cleveland Street at the northern end of the project site. The bus lines are to the left and an existing parking structure is to the right.

Photograph 10: Facing west at the intersection of Seagaze Drive and Cleveland Street, immediately north of the project site.

Photograph 11: Facing southeast from the bus station portion of the project site, at the project's northern end.

Attachment C

Plant and Wildlife Species Observed List

Table C-1: Plant Species Observed List

*Scientific Name**	Common Name	Cal-IPC Rating**	Special-Status Rank
Acacia sp.*	acacia	Watch-Moderate	
*Agave attenuate**	foxtail agave		
*Ailanthus altissima**	tree of heaven	Moderate	
*Arbutus unedo**	strawberry tree		
Bougainvillea sp.*	bougainvillea		
*Campsis grandiflora**	Chinese trumpet vine		
*Carissa macrocarpa**	Natal plum		
*Corymbia ficifolia**	red flowering gum		
*Cupaniopsis anacardioides**	carrotwood		
*Dietes iridioides**	fortnight lily		
*Echium candicans**	pride of Madeira	Limited	
*Erythrina caffra**	African coral tree		
Eucalyptus sp.*	eucalyptus	Watch-Limited	
*Gazania linearis**	gazania	Moderate	
*Hakea dactyloides**	finger hakea		
Hedera sp.*	ivy		
Heterotheca grandiflora	telegraph weed		
*Magnolia grandiflora**	southern magnolia		
*Malva parviflora**	cheeseweed		
*Melaleuca sp.**	melaleuca		
*Myoporum laetum**	ngaio tree	Moderate	
*Nerium oleander**	Oleander		
Passiflora sp.*	passionflower		
*Phoenix dactylifera**	date palm		
*Phormium tenax**	New Zealand flax		
*Pittosporum tobira**	Japanese cheesewood		
Platanus sp.	sycamore		
Pyracantha sp.*	firethorn		
*Rhaphiolepis indica**	Indian hawthorn		
*Salsola tragus**	Russian thistle	Limited	
*Strelitzia Nicolai**	white bird of paradise		
*Strelitzia reginae**	bird of paradise		
Taraxacum sp.	dandelion		
*Washingtonia robusta**	Mexican fan palm	Moderate	

* Non-native species

** **California Invasive Plant Council (Cal-IPC) Ratings**

Moderate — These species have substantial and apparent—but generally not severe—ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance. Ecological amplitude and distribution may range from limited to widespread.

Limited — These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness. Ecological amplitude and distribution are generally limited, but these species may be locally persistent.

Watch These species have been assessed as posing a high risk of becoming invasive in the future in California.

Table C-2: Wildlife Species Observed List

*Scientific Name**	Common Name	Special-Status Rank**
Birds		
Calypte anna	Anna's hummingbird	
*Columba livia**	rock pigeon	
Corvus brachyrhynchos	American crow	
Haemorhous mexicanus	house finch	
Larus californicus	California gull	WL
Larus occidentalis	western gull	
Sayornis nigricans	black phoebe	
Sayornis saya	Say's phoebe	
Setophaga coronata	yellow-rumped warbler	
Setophaga nigrescens	black-throated gray warbler	
*Streptopelia decaocto**	Eurasian collared-dove	
*Sturnus vulgaris**	European starling	
Tyrannus vociferans	Cassin's kingbird	
Vermivora celata	orange-crowned warbler	
Zonotrichia leucophrys	white-crowned sparrow	
Zosterops simplex	Swinhoe's white-eye	

* Non-native species

** **Special-Status Rank**

California Department of Fish and Wildlife (CDFW)

WL Watch List - taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

Attachment D

Potentially Occurring Special-Status Biological Resources

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
SPECIAL-STATUS WILDLIFE SPECIES					
Accipiter cooperii Cooper's hawk	WL G5 S4	Yearlong resident of California. Generally, found in forested areas up to 3,000 feet above mean sea level (amsl) in elevation, especially near edges and rivers. Prefers hardwood stands and mature forests but can be found in urban and suburban areas where there are tall trees (25 to 50 feet high) for nesting. Prefers pines, oaks, Douglas-firs, beeches, spruces for nesting. Common in open areas during nesting season.	Yes	No	**Nesting: Not Expected. Foraging: High.** This species is widespread in the region year-round and should be expected to forage in the area. However, nesting habitat is marginal and this species is not expected to nest on-site.
Agelaius tricolor tricolored blackbird	ST SSC G1G2 S1S2	Range is limited to the coastal areas of the Pacific coast of North America, from Northern California to upper Baja California. Can be found in a wide variety of habitat including annual grasslands, wet and dry vernal pools and other seasonal wetlands, agricultural fields, cattle feedlots, and dairies. Occasionally forage in riparian scrub habitats along marsh borders. Basic habitat requirements for breeding include open accessible water, protected nesting substrate freshwater marsh dominated by cattails (Typha spp.), willows (Salix spp.), and bulrushes (Schoenoplectus spp.), and either flooded or thorny/spiny vegetation and suitable foraging space providing adequate insect prey.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Aimophila ruficeps canescens southern California rufous-crowned sparrow	WL G5T3 S3	Yearlong resident that is typically found between 3,000 and 6,000 feet amsl. Breed in sparsely vegetated scrubland on hillsides and canyons. Prefers coastal sage scrub dominated by California sagebrush (Artemisia californica), but they can also be found breeding in coastal bluff scrub, low-growing serpentine chaparral, and along the edges of tall chaparral habitats.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Anniella stebbinsii southern California legless lizard	SSC G3 S3	Locally abundant specimens are found in coastal sand dunes and a variety of interior habitats, including sandy washes and alluvial fans. A large protected population persists in the remnant of the once extensive El Segundo Dunes at Los Angeles International Airport.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Antrozous pallidus pallid bat	SSC G4 S3	Locally common species locally common in the Great Basin, Mojave, and Sonoran deserts (specifically Sonoran life zone) and grasslands throughout the western U.S. Also occurs in shrublands, woodlands, and forests from sea level to 8,000 ft amsl. Prefers rocky outcrops, cliffs, and crevices for roosting with access to open habitats for foraging. May also roost in caves, mines, bridges, barns, porches, and bat boxes, and even on the ground under burlap sacks, stone piles, rags, baseboards, and rocks.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Aquila chrysaetos golden eagle	FP WL G5 S3	Yearlong resident of California. Occupies nearly all terrestrial habitats of the western states except densely forested areas. Favors secluded cliffs with overhanging ledges and large trees for nesting and cover. Hilly or mountainous country where takeoff and soaring are supported by updrafts is generally preferred to flat habitats. Deeply cut canyons rising to open mountain slopes and crags are ideal habitat.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Arizona elegans occidentalis California glossy snake	SSC G5T2 S2	Inhabits arid scrub, rocky washes, grasslands, and chaparral habitats. Appears to prefer microhabitats of open areas and areas with soil loose enough for easy burrowing.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Aspidoscelis hyperythra orange-throated whiptail	WL G5 S2S3	Uncommon to fairly common over much of its range in Orange, Riverside, and San Diego counties. Also occurs in southwestern San Bernardino County near Colton. Semi-arid brushy areas typically with loose soil and rocks, including washes, streamsides, rocky hillsides, and coastal chaparral.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Bombus crotchii Crotch bumble bee	CSE G2 S1S2	Found from coastal California east to the Sierra-Cascade crest and south into Mexico. Primarily occurs in California, including the Mediterranean region, Pacific coast, western desert, great valley, and adjacent foothills through most of southwestern California. Has also been recorded in Baja California, Baja California Sur, and in southwest Nevada. Inhabits open grassland and scrub habitats. Primarily nests underground. Food plant genera include Antirrhinum, Phacelia, Clarkia, Dendromecon, Eschscholzia, and Eriogonum.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Branchinecta sandiegonensis San Diego fairy shrimp	FE G2 S2	Endemic to southern California and restricted to vernal pools and other non-vegetated temporary basins in coastal southern California and northwestern Baja California, Mexico. Found in small, shallow vernal pools (2-12 inches) deep with a temperature range of (50-68 °F). They are occasionally found in ditches and road ruts that support suitable conditions.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Buteo swainsoni Swainson's hawk	ST G5 S3	Summer migrant in southern California. Typical habitat is 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 grassland or suitable grain or alfalfa fields or livestock pastures.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Campylorhynchus brunneicapillus sandiegensis coastal cactus wren	SSC G5T3Q S2	The yearlong resident coastal population (C.b. sandiegensis) has a very limited range, extending from extreme northwestern Baja California north through the coastal lowlands of San Diego County and apparently into southern Orange County. Restricted to thickets of cholla (Cylindropuntia prolifera) or prickly-pear cacti (Opuntia littoralis, O. oricola) tall enough to support and protect the birds' nests. Typically, habitat consists of coastal sage scrub at elevations below 1,500 feet amsl.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Chaetodipus fallax fallax northwestern San Diego pocket mouse	SSC G5T3T4 S3S4	Found terrestrially in a wide variety of temperate habitats ranging from chaparral and grasslands to scrub forests and deserts. Open habitat on the Pacific slope from southwestern San Bernardino County to northwestern Baja California. Habitat types include coastal sage scrub, sage scrub/grassland ecotones, and chaparral communities. Major habitat requirement is the presence of low growing vegetation or rocky outcroppings, as well as sandy soil to dig burrows.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Charadrius nivosus nivosus western snowy plover	FT SSC G3T3 S3	Occurs on sandy beaches, salt pond levees and along the shores of large alkali lakes. Breeding generally occurs above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries. Nests typically occur in flat, open areas with sandy or saline substrates; vegetation and driftwood are usually sparse or absent.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Circus hudsonius northern harrier	SSC G5 S3	Yearlong resident of California. Frequents meadows, grasslands, open rangelands, desert sinks, fresh and saltwater emergent wetlands; seldom found in wooded area. In general, it prefers saltwater marshes, wet meadows, sloughs, and bogs for nesting and foraging. Nests on the ground in shrubby vegetation or patches of dense vegetation, usually at the marsh edge.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Crotalus ruber red-diamond rattlesnake	SSC G4 S3	Found in southwestern California, from the Morongo Valley west to the coast and south along the peninsular ranges to mid Baja California. It can be found from the desert, through dense chaparral in the foothills (it avoids the mountains above around 4,000 feet amsl), to warm inland mesas and valleys, all the way to the cool ocean shore. It is most commonly associated with heavy brush with large rocks or boulders. Dense chaparral in the foothills, boulders associated coastal sage scrub, oak/pine woodlands, and desert slope scrub associations; however, chamise and red shank (Adenostoma sparsifolium) associations may offer better structural habitat for refuges and food resources for this species than other habitats.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
***Danaus plexippus* pop. 1** monarch butterfly – California overwintering population	FC G4T1T2 S2	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts are located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Dipodomys stephensi Stephens' kangaroo rat	FT ST G2 S2	Occur in arid and semi-arid habitats of open grassland or sparse shrublands with less than 50% protective cover. Require soft, well-drained substrate for building burrows and are typically found in areas with sandy soil in areas with <30 percent slope.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Elanus leucurus white-tailed kite	FP G5 S3S4	Yearlong resident along the coastal ranges and valleys of California. Occurs in low elevation, open grasslands, savannah-like habitats, agricultural areas, wetlands, and oak woodlands. Uses trees with dense canopies for cover. Important prey item is the California vole (Microtus californicus). Nests in tall (20 to 50 feet) coast live oaks (Quercus agrifolia).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Empidonax traillii extimus southwestern willow flycatcher	FE SE G5T2 S1	Uncommon summer resident in southern California primarily found in lower elevation riparian habitats occurring along streams or in meadows. The structure of suitable breeding habitat typically consists of a dense mid-story and understory and can also include a dense canopy. Nest sites are generally located near surface water or saturated soils. The presence of surface water, swampy conditions, standing or flowing water under the riparian canopy are preferred.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Eremophila alpestris actia California horned lark	WL G5T4Q S4	Yearlong resident of California. This subspecies is typically found in coastal regions. Breed in level or gently sloping shortgrass prairie, montane meadows, "bald" hills, open coastal plains, fallow grain fields, and alkali flats. Within southern California, California horned larks breed primarily in open fields, (short) grasslands, and rangelands. Nests on the open ground.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Eucyclogobius newberryi tidewater goby	FE G3 S3	Found in brackish water within shallow lagoons and lower stream reaches and need fairly still but not stagnant water and high oxygen levels. Distributed along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Eumops perotis californicus western mastiff bat	SSC G4G5T4 S3S4	Primarily a cliff-dwelling species, roost generally under exfoliating rock slabs. Roosts are generally high above the ground, usually allowing a clear vertical drop of at least 3 meters below the entrance for flight. In California, it is most frequently encountered in broad open areas. Its foraging habitat includes dry desert washes, flood plains, chaparral, oak woodland, open ponderosa pine forest, grassland, and agricultural areas.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Icteria virens yellow-breasted chat	SSC G5 S3	Summer resident of California. Primarily found in tall, dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Breeding habitat within southern California primarily consists of dense, wide riparian woodlands and thickets of willows, vine tangles, and dense brush with well-developed understories. Nesting areas are associated with streams, swampy ground, and the borders of small ponds. Found at elevations ranging from 820 to 2,625 feet amsl.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Lasiurus xanthinus western yellow bat	SSC G4G5 S3	Uncommon in California, known only in Los Angeles and San Bernardino Counties. Occurs in valley foothill riparian, desert riparian, desert wash, and palm oasis habitats. Prefers to roost and feed in, and near, palm oases and riparian habitats. Commonly found in the southwestern U.S. roosting in the skirt of dead fronds in both native and non-native palm trees.	No	No	**Low.** Although there are many fan palms present as landscaping in the area, nearly all of them are manicured and do not contain the skirt of dead fronds that this species uses. A few isolated palms in the northwestern corner of the site provide limited roosting availability via presence of limited frond skirts.
Laterallus jamaicensis coturniculus California black rail	ST FP G3T1 S1	Suitable habitat generally includes salt marshes, freshwater marshes, and wet meadows. Typical associated vegetation includes pickle weed (Salicornia virginica), in salt marshes and bulrush (Scirpus spp.) in less saline habitats.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Leptonycteris yerbabuenae lesser long-nosed bat	SSC G3 S1	Requires caves and mines for roosting and access to healthy stands of saguaro cactus (Carnegiea gigantea) and paniculate agaves for foraging. The Sonoran Desert scrub vegetation community provides the early summer forage base, with bats found in southwestern Arizona. The semi-desert grassland and oak woodlands provide the late summer agave resources in the southeastern portion of Arizona.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Neotoma lepida intermedia San Diego desert woodrat	SSC G5T3T4 S3S4	Occurs in coastal scrub communities between San Luis Obispo and San Diego Counties. Found in a variety of shrub and desert habitats, primarily associated with rock outcroppings, boulders, cacti, or areas of dense undergrowth. Woodrats often are associated with cholla cactus which they use for water and dens or boulders and boulder piles. The most common natural habitats for records are chaparral, coastal sage scrub (including RSS and Diegan coastal sage scrub) and grassland.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Nyctinomops femorosaccus pocketed free-tailed bat	SSC G5 S3	Often found in pinyon-juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree (Yucca brevifolia) woodland, and palm oasis habitats. Prefers rocky desert areas with high cliffs or rock outcrops, which are used as roosting sites.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Passerculus sandwichensis beldingi Belding's savannah sparrow	SE G5T3 S3	Found year round in coastal salt marsh habitats of southern California. Ecologically associated with dense pickleweed for nesting.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Perognathus longimembris pacificus Pacific pocket mouse	FE SSC G5T1 S2	One of sixteen currently recognized subspecies of little pocket mouse (Perognathus longimembris), which is a widespread species that is distributed throughout arid regions of the western U.S. extending into northern part of Baja California peninsula and west central Sonora, Mexico. Pacific pocket mouse is associated with fine grain, sandy substrates in coastal strand, coastal dunes, river alluvium and coastal sage scrub habitats within 2.5 miles of the ocean in southern California.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Phrynosoma blainvillii coast horned lizard	SSC G3G4 S4	Occurs in a wide variety of vegetation types including coastal sage scrub, annual grassland, chaparral, oak woodland, riparian woodland and coniferous forest. Its elevational range extends up to 4,000 feet in the Sierra Nevada foothills and up to 6,000 feet in the mountains of southern California. In inland areas, this species is restricted to areas with pockets of open microhabitat, created by disturbance (e.g. fire, floods, unimproved roads, grazing lands, and fire breaks). The key elements of such habitats are loose, fine soils with a high sand fraction; an abundance of native ants or other insects; and open areas with limited overstory for basking and low, but relatively dense shrubs for refuge.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Plegadis chihi white-faced ibis	WL G5 S3S4	Locally rare resident/migrant in southern California. Prefers to feed in fresh emergent wetland, shallow lacustrine waters, muddy ground of wet meadows, and irrigated or flooded pastures and croplands. Nests in dense, fresh emergent wetland.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Polioptila californica californica coastal California gnatcatcher	FT SSC G4G5T3Q S2	Yearlong resident of sage scrub habitats that are dominated by California sagebrush. This species generally occurs below 750 feet amsl in coastal regions and below 1,500 feet amsl inland. Ranges from the Ventura County, south to San Diego County and northern Baja California and it is less common in sage scrub with a high percentage of tall shrubs. Prefers habitat with more low-growing vegetation.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Rallus obsoletus levipes light-footed Ridgway's rail	FE SE FP G3T1T2 S1	Nesting habitat in southern California includes tall, dense California cordgrass (Spartina foliosa) in the low littoral zone, wrack deposits in the low marsh zone, and hummocks of high marsh within the low marsh zone.	No.	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Riparia riparia bank swallow	ST G5 S2	Neotropical migrant found in riparian and other lowland habitats in California, west of the deserts. The species does not breed in southern California. During the summer, the species is restricted to riverbanks, creeks, seashores, and lakes with vertical banks, bluffs, and cliffs with fine-textured or sandy soils nearby for nesting.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Salvadora hexalepis virgultea coast patch-nosed snake	SSC G5T4 S2S3	Occurs in brushy vegetation including coastal scrub and chaparral from the coast to the mountains. Takes refuge in existing small mammal burrows.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Setophaga petechia yellow warbler	SSC G5 S3S4	Yearlong resident along the southern coast of California with the remainder of the State being occupied during the summer. The species also winters along the Colorado River and in parts of Imperial and Riverside Counties. Nests in riparian areas dominated by willows, cottonwoods, California sycamores, or alders (Alnus spp.) or in mature chaparral. May also use oaks, conifers, and urban areas near stream courses.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Spea hammondii western spadefoot	SSC G2G3 S3	Prefers open areas with sandy or gravelly soils, in a variety of habitats including mixed woodlands, grasslands, coastal sage scrub, chaparral, sandy washes, lowlands, river floodplains, alluvial fans, playas, alkali flats, foothills, and mountains. Rain pools which do not contain American bullfrogs (Lithobates catesbeianus), predatory fish, or crayfish are necessary for breeding. Estivates in upland habitats adjacent to potential breeding sites in burrows approximating 3 feet in depth.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Sterna antillarum browni California least tern	FE SE FP G4T2T3Q S2	Nests along the coast from San Francisco Bay south to northern Baja California. Colonial breeder on bare or sparsely vegetated, flat substrates, including sand beaches, alkali flats, landfills, or paved areas. Prefers broad, level expanses of open sandy or gravelly beach, dredge spoil, and other open shoreline areas, and broad river valley sandbars.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Streptocephalus woottoni Riverside fairy shrimp	FE G1G2 S2	Restricted to deep seasonal vernal pools, vernal pool like ephemeral ponds, and stock ponds and other human modified depressions. Basins that support Riverside fairy shrimp are typically dry a portion of the year, but usually are filled by late fall, winter, or spring rains, and may persist through May. Endemic to western Riverside, Orange, and San Diego Counties in tectonic swales/earth slump basins in grassland and coastal sage scrub. In Riverside County, the species been found in pools formed over the following soils: Murrieta stony clay loams, Las Posas series, Wyman clay loam, and Willows soils. All known habitat lies within annual grasslands, which may be interspersed through chaparral or coastal sage scrub vegetation.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Thamnophis sirtalis pop. 1 south coast gartersnake	SSC G5T1T2 S1S2	Prefers marsh and upland habitats near permanent water with good strips of riparian vegetation. This species is usually found within southern California's coastal plain from Ventura County to San Diego County, and from sea level to about 2,788 feet amsl.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Vireo bellii pusillus least Bell's vireo	FE SE G5T2 S2	Summer resident in southern California. Breeding habitat generally consists of dense, low, shrubby vegetation in riparian areas, and mesquite brushlands, often near water in arid regions. Early successional cottonwood-willow riparian groves are preferred for nesting. The most critical structural component of nesting habitat in California is a dense shrub layer that is 2 to 10 feet (0.6 to 3.0 meters) above ground. The presence of water, including ponded surface water or moist soil conditions, may also be a key component for nesting habitat.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
SPECIAL-STATUS PLANT SPECIES					
Abronia maritima red sand-verbena	4.2 G4 S3?	Perennial herb. Occurs within coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is from February through December.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Acanthomintha ilicifolia San Diego thorn-mint	FT SE 1B.1 G1 S1	Annual herb. Occurs in clay soils within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 0 to 330 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Acmispon prostratus Nuttall's acmispon	1B1 G1G2 S1	Annual herb. Occurs in sandy soils within coastal dunes and coastal scrub (sandy). Found at elevations ranging from 0 to 35 feet amsl. Blooming period is from March through July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Adolphia californica California adolphia	2B.1 G3 S2	Perennial deciduous shrub. Found in clay soils within chaparral, coastal scrub, and valley and foothill grasslands. Found at elevations ranging from 30 to 2,430 feet amsl. Blooming period is from December through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Ambrosia pumila San Diego ambrosia	FE 1B.1 G1 S1	Perennial rhizomatous herb. Occurs on sandy loam or clay soils (often in disturbed areas) and sometimes alkaline soils. Habitats include chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 66 to 1,362 feet amsl. Blooming period is from April through October.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Aphanisma blitoides aphanisma	1B.2 G3G4 S2	Annual herb. Blooms March through June. Found in coastal scrub and dunes along bluffs and slopes near the ocean in sandy or clay soils. Known elevations range from 0 to 560 feet amsl.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Arctostaphylos glandulosa* ssp. *crassifolia Del Mar manzanita	FE 1B.1 G5T2 S2	Perennial evergreen shrub. Found in chaparral habitats (maritime, sandy). Found at elevations ranging from 0 to 1,198 feet amsl. Blooming period is from December through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Artemisia palmeri San Diego sagewort	4.2 G3? S3?	Perennial deciduous herb. Found on sandy, mesic soils within chaparral, coastal scrub, riparian forest, riparian scrub, and riparian woodland habitats. Found at elevations ranging from 49 to 3,002 feet amsl. Blooming period is from (February) May through September.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Astragalus tener* var. *titi coastal dunes milk-vetch	FE SE 1B.1 G2T1 S1	Annual herb. Occurs within sandy depressions of bluffs or dunes along and near the Pacific Ocean. Known elevations range from 3 to 150 feet amsl. Blooming period is March through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Atriplex coulteri Coulter's saltbush.	1B.2 G3 S1S2	Perennial herb. Generally associated with alkaline or clay soils that occur in grasslands and coastal bluff habitats. Found at elevations ranging from 30 to 1,440 feet amsl. Blooming period is from March through October.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Atriplex pacifica south coast saltscale	1B.2 G4 S2	Annual herb. Occurs on alkaline soils in coastal scrub, coastal bluff, and playas. Found at elevations ranging from 3 to 1,640 feet amsl. Blooming period is from March through October.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Bloomeria clevelandii San Diego goldenstar	1B.1 G2 S3	Perennial bulbiferous herb. Occurs in clay soils within chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 160 to 1,525 feet amsl. Blooming period is from April through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Brodiaea filifolia thread-leaved brodiaea	FT SE 1B.1 G2 S2	Perennial bulbiferous herb. Often found on clay soils within chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools. Found at elevations ranging from 82 to 3,675 feet amsl. Blooming period is from March through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Camissoniopsis lewisii Lewis' evening-primrose	3 G4 S4	Annual herb. Occurs on sandy or clay soils in coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrubland, and valley/foothill grassland habitats. Found at elevations ranging from 0 to 984 feet amsl. Blooming period is from March through May (June).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Ceanothus verrucosus wart-stemmed ceanothus	2B.2 G2 S2?	Perennial evergreen shrub. Found in chaparral habitats at elevations ranging from 0 to 1,245 feet amsl. Blooming period is from December through May.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Centromadia pungens* ssp. *laevis smooth tarplant	1B.1 G3G4T2 S2	Annual herb. Occurs in alkaline soils within chenopod scrub, meadows and seeps, playas, riparian woodland, and valley and foothill grassland habitats. Found at elevations ranging 0 to 2,100 feet amsl. Blooming period is from April through September.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Chaenactis glabriuscula* var. *orcuttiana Orcutt's pincushion	1B.1 G5T1T2 S1	Annual herb. Occurs on coastal bluff scrub (sandy) and coastal dunes. Found at elevations ranging from 0 to 328 feet amsl. Blooming period is from January through August.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Cistanthe maritima seaside cistanthe	4.2 G3G4 S3	Annual herb. Blooms March through June. Occurs in sandy sites within coastal bluff scrub, coastal scrub, and valley and foothill grassland. Known elevations range from 50 to 590 feet amsl.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Comarostaphylis diversifolia* ssp. *diversifolia summer holly	1B.2 G3T2 S2	Perennial evergreen shrub. Often in mixed chaparral and cismontane woodland, sometimes in post-burn areas. Known elevations range from 130 to 1,835 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Convolvulus simulans small-flowered morning-glory	4.2 G4 S4	Annual herb. Found on wet clay and serpentine ridges within chaparral, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 100 to 2,820 feet amsl. Blooming period is from March to July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Corethrogyne filaginifolisa var. linifolia Del Mar Mesa sand aster	1B.1 G4T1Q S1	Perennial herb. Found in coastal bluff scrub, chaparral (maritime, openings), coastal scrub. Found at elevations ranging from 65 to 900 feet amsl. Blooming period occurs in May, July, August, and September.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Cryptantha wigginsii Wiggins' cryptantha	1B.2 G2 S1	Annual herb. Occurs often in clay soils within coastal scrub habitats. Found at elevations ranging from 65 to 900 feet amsl. Blooming period is February through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Deinandra paniculata paniculate tarplant	4.2 G4 S4	Annual herb. Occurs usually in vernally mesic or sometimes sandy soils within coastal scrub, valley and foothill grassland, and vernal pool habitats. Found at elevations ranging from 80 to 3,085 feet amsl. Blooming period is (March) April through November.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Dichondra occidentalis western dichondra	4.2 G3G4 S3S4	Perennial rhizomatous herb. Occurs on sandy loam, clay, and rocky soils in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Found at elevations ranging from 130 to 1640 feet amsl. Blooming period is from March through July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Dudleya blochmaniae* ssp. *blochmaniae Blochman's dudleya	1B.1 G3T2 S2	Perennial herb. Occurs on rocky, often clay or serpentinite soils within coastal bluff scrub, chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 16 to 1,476 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Dudleya variegata variegated dudleya	1B.2 G2 S2	Perennial herb. Occurs in chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 5 to 1905 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Dudleya viscida sticky dudleya	1B.2 G2 S2	Perennial herb. Often occurs on rocky soils in coastal bluff scrub, chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 33 to 1,804 feet amsl. Blooming period is from May through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Eryngium aristulatum* var. *parishii San Diego button-celery	FE SE 1B.1 G5T1 S1	Annual/perennial herb. Found on mesic soils within coastal scrub, valley and foothill grassland, and vernal pool habitats. Found at elevations ranging from 66 to 2,034 feet amsl. Blooming period is from April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Eryngium pendletonense Pendleton button-celery	1B.1 G1 S1	Perennial herb. Occurs on clay or vernally mesic soils within coastal bluff scrub, valley and foothill grassland, and vernal pool habitats. Found at elevations ranging from 50 to 360 feet amsl. Blooming period is April through June (July).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Erysimum ammophilum sand-loving wallflower	1B.2 G2 S2	Perennial herb. Found on sandy openings within chaparral (maritime), coastal dunes, and coastal scrub. Fount at elevations ranging from 0 to 195 feet amsl. Blooming period is February through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Euphorbia misera cliff spurge	2B.2 G5 S2	Perennial shrub. Often occurs on rocky soils in coastal bluff scrub, chaparral, coastal scrub, and Mojavean desert scrub habitats. Found at elevations ranging from 33 to 1,640 feet amsl. Blooming period is from December through August (October).	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Ferocactus viridescens San Diego barrel cactus	2B.1 G3? S2S3	Perennial stem succulent. Often occurs in chaparral, coastal scrub, valley and foothill grassland, and vernal pools. Found at elevations ranging from 5 to 1,475 feet asml. Blooming period is from May through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Harpagonella palmeri Palmer's grapplinghook	4.2 G4 S3	Annual herb. Occurs on clay soils within open grassy areas within chaparral, coastal scrub, and valley and foothill grassland habitats. Found at elevations ranging from 66 to 3,133 feet amsl. Blooming period is from March through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Hazardia orcuttii Orcutt's hazardia	ST 1B.1 G1 S1	Perennial evergreen shrub. Occurs often on clay soils within chaparral (maritime), and coastal scrub habitats. Found at elevations ranging from 260 to 280 feet amsl. Blooming period is from August through October.	Yes		**Not Expected.** There is no suitable habitat within the survey area to support this species.
Hordeum intercedens vernal barley	3.2 G3G4 S3S4	Annual herb. Habitat includes coastal dunes, coastal scrub, vernal pools, and valley/foothill grassland. Found at elevations ranging from 16 to 3,281 feet amsl. Blooming period is from March through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Isocoma menziesii* var. *decumbens decumbent goldenbush	1B.2 G3G5T2T3 S2	Perennial shrub. Found on sandy soils within coastal scrub and chaparral, as well as disturbed sites. Found at elevations ranging from 65 to 1640 feet amsl. Blooming period is from April through November. Blooming period is from April through November.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Iva hayesiana San Diego marsh-elder	2B.2 G3 S2	Perennial herb. Found in marshes and swamps, and playas. Found at elevations ranging from 30 to 1,640 feet amsl. Blooming period is from April to October.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Juncus acutus* ssp. *leopoldii southwestern spiny rush	4.2 G5T5 S4	Perennial rhizomatous herb. Occurs within coastal dunes (mesic), meadows and seeps (alkaline seeps), and marshes and swamps (coastal salt). Found at elevations ranging from 9 to 2,955 feet amsl. Blooming period is (March) May through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Lasthenia glabrata* ssp. *coulteri Coulter's goldfields	1B.1 G4T2 S2	Annual herb. Prefers playas, vernal pools, and coastal salt marshes and swamps. Found at elevations ranging from 3 to 4,003 feet amsl. Blooming period is February through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Lepidium virginicum* var. *robinsonii Robinson's pepper-grass	4.3 G5T3 S3	Annual herb. Occurs in dry soils on chaparral and coastal sage scrub. Found at elevations ranging from 66 to 4,396 feet amsl. Blooming period is January through July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Leptosyne maritima sea dahlia	2B.2 G2 S1S2	Perennial herb. Occurs in coastal bluff scrub and coastal scrub. Found at elevations ranging from 15 to 490 feet amsl. Blooming period is March through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Lycium californicum California box-thorn	4.2 G4 S4	Perennial shrub. Blooms March through August. Found within coastal bluff scrub and coastal scrub. Known elevations range from 0 to 525 feet amsl. Blooming period is (December) March, June, July, and August.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Microseris douglasii* ssp. *platycarpha small-flowered microseris	4.2 G4T4 S4	Annual herb. Occurs in alkaline soil in river bottoms in cismontane woodland, valley and foothill grassland, coastal scrub, and vernal pools. Found at elevations ranging from 50 to 3510 feet amsl. Blooming period is March through May.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Myosurus minimus* ssp. *apus little mousetail	3.1 G5T2Q S2	Annual herb. Occurs on valley and foothill grassland and vernal pools (alkaline). Found at elevations ranging from 66 to 2,100 feet amsl. Blooming period is March through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Nama stenocarpa mud nama	2B.2 G4G5 S1S2	Annual/perennial herb. Occurs in marsh and swamp habitats near lake margins and riverbanks. Found at elevations ranging from 15 to 1,640 feet amsl. Blooming period is January through July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Navarretia fossalis spreading navarretia	FT 1B.1 G2 S2	Annual herb. Habitats include chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, and vernal pools. Grows in elevation ranging from 98 to 2,149 feet amsl. Blooming period is April through June.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Nemacaulis denudata* var. *denudata coast woolly-heads	1B.2 G3G4T2 S2	Annual herb. Found in coastal dunes. Known elevations range from 0 to 35 feet amsl. Blooming period is from April through September.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Nemacaulis denudata* var. *gracilis Slender cottonheads	2B.2 G3G4T3? S2	Annual herb. Occurs in coastal dunes, desert dunes, and Sonoran desert scrub habitats. Found at elevations ranging from -165 to 1,310 feet amsl. Blooming period is (March) April through May.	No		**Not Expected.** There is no suitable habitat within the survey area to support this species.
Ophioglossum californicum California adder's-tongue	4.2 G4 S4	Perennial rhizomatous herb. Occurs within chaparral, valley and foothill grassland, and vernal pools (margins). Occurs at elevations ranging from 195 to 1,725 feet amsl. Blooming period is January through June (December).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Pentachaeta aurea* ssp. *aurea golden-rayed pentachaeta	4.2 G4T3 S3	Annual herb. Found in chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, and valley and foothill grasslands. Found at elevations ranging from 260 to 6,070 feet amsl. Blooming period is from March through July.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Phacelia stellaris Brand's star phacelia	1B.1 G1 S1	Annual herb. Found in coastal dunes and coastal scrub habitats. Found at elevations ranging from 3 to 1,312 feet amsl. Blooming period is March through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Quercus dumosa Nuttall's scrub oak	1B.1 G3 S3	Perennial evergreen shrub. Generally occurs on sandy soils near the coast, and sometimes clay loam. Found in closed-cone coniferous forest, chaparral, and coastal scrub. Found at elevations ranging from 50 to 4030 feet amsl. Blooming period is from February through March.	Yes	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
Selaginella cinerascens ashy spike-moss	4.1 G3G4 S3	Rhizomatous fern. Occurs in chaparral and coastal scrub. Found at elevations ranging from 30 to 2100 feet amsl.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Senecio aphanactis chaparral ragwort	2B.2 G3 S2	Annual herb. Grows on alkaline soils within chaparral, cismontane woodland, and coastal scrub habitats. Found at elevations ranging from 49 to 2,625 feet amsl. Blooming period is January through April (May).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Sidalcea neomexicana salt spring checkerbloom	2B.2 G4 S2	Perennial herb. Found on alkaline and mesic soils within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Found at elevations ranging from 49 to 5,020 feet amsl. Blooming period is March through June.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Sphenopholis interrupta* ssp. *californica prairie false oat	1B.1 G4T1 S1	Annual herb. Occurs on clay soils within chaparral (coastal) habitats. Found at elevations around 50 feet amsl. Blooming period is in April.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Suaeda esteroa estuary seablite	1B.2 G3 S2	Perennial herb. Found on clay, silt, and sand substrates in coastal salt marshes and swamps. Known elevations range from 0 to 395 feet amsl. Blooms June through October (sometimes May through January).	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
Viguiera laciniata San Diego County viguiera	4.3 G4 S4	Perennial shrub. Found in chaparral and coastal scrub. Found at elevations ranging from 195 to 2,460 feet amsl. Blooming period is from February to June and sometimes through August.	No	No	**Not Expected.** There is no suitable habitat within the survey area to support this species.
SPECIAL-STATUS VEGETATION COMMUNITIES					
CNDDB/Holland (1986) Coastal Brackish Marsh **MCV (1995)** Cattail Series **NVCS (2009)** *Typha* (*angustifolia, latifolia*)-(*Schoenoplectus* spp.) semipermanently flooded herbaceous alliance	G2 S2.1	This community is similar to coastal salt marshes and is often directly or indirectly associated with coastal salt marshes, but has freshwater influence, resulting in a brackish environment. It is dominated by perennial, emergent, herbaceous monocots up to 2 meters tall, typically growing in dense patches. Typical dominant vegetation includes Monterey sedge (*Carex harfordii*), slough sedge (*Carex obnupta*), salt grass (*Distichlis spicata* var. *spicata*), rush (*Juncus* spp.), pickleweed (*Salicornia* spp.), bulrush (*Scirpus* spp.), and broad-leafed cattail (*Typha latifolia*).	-	No	**Absent:** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) San Diego Mesa Hardpan Vernal Pool **MCV (1995)** NA **NVCS (2009)** NA	G2 S2.1	Characterized by small depressions in flat-topped marine terraces where the hardpan substrate prevents the downward drainage of rainwater, resulting in vernal pools. Pool sizes can be up to approximately 700 square meters in area. Dominant species typically include San Diego button celery (*Eryngium aristulatum parishii*), little mousetail (*Myosurus minimus*), spreading navarretia (*Navarretia fossalis*), California adder's tongue (*Ophioglossum californicum*), and Otay mesa mint (*Pogogyne nudiuscula*).	-	No	**Absent:** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
CNDDB/Holland (1986) Southern Coastal Salt Marsh **MCV (1995)** Cordgrass Series **NVCS (2009)** *Spartina foliosa* Herbaceous Alliance	G2 S2.1	Occurs at elevations ranging from 0 to 3 feet amsl on mudflats, banks, berms, and margins of bays and deltas. Plant community with long growing season and great abundance of suffrutescent species in the higher, drier sites. Dominant species include California cord grass (*Spartina foliosa*), pineapple weed (*Amblyopappus pussilus*), Watson's saltbush (*Atriplex watsonii*), beachwort (*Batis maritima*), alkaliweed (*Cressa truxiliensis*), salt marsh dodder (*Cuscuta sallna*), seashore saltgrass (*Distichlis spicata* var. *spicata*), alkali heath (*Frankenia grandifolia*), salt heliotrope (*Heliotropium curassavicum*), marsh jaumea (*Jaumea carnosa*), wire grass (*Juncus acutus sphaerocarpus*), and California seablite (*Suaeda californica*). Typical distribution includes bays, lagoons, and estuaries along the coast.	-	No	**Absent:** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Cottonwood Willow Riparian Forest **MCV (1995)** Fremont Cottonwood Series **NVCS (2009)** *Populus fremontii* Forest Alliance	G3 S3.2	Found at elevations ranging from sea level to 7,874 feet amsl on floodplains, along low-gradient rivers, perennial or seasonally intermittent streams, springs, in lower canyons in desert mountains, in alluvial fans, and in valleys with a dependable subsurface water supply that varies considerably during the year. Fremont cottonwood is a dominant or co-dominant in the tree canopy with box elder, desert baccharis (*Baccharis sergiloides*), Oregon ash (*Fraxinus latifolia*), northern California black walnut (*Juglans hindsii*), California sycamore, coast live oak, narrowleaf willow (*Salix exigua*), Goodding's willow (*Salix goodingii*), polished willow (*Salix laevigata*), arroyo willow, pacific willow (*Salix lasiandra* ssp. *lasiandra*), and yellow willow (*Salix lutea*). Trees and less than 25 meters tall; canopy is continuous to open. Shrub layer is intermittent to open. Herbaceous layer is variable.	-	No	**Absent:** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Maritime Chaparral **MCV (1995)** **NVCS (2009)**	G1 S1.1	Generally restricted to the Torrey Pines State Reserve and a few scattered nearby localities, this is a low, fairly open chaparral dominated by wart-stemmed ceanothus (*Ceanothus verrucosus*) and thick-leaved Eastwood's manzanita (*Arctostaphylos glandulosa crassifolia*). Many of the characteristic species require fire to proliferate. Other dominant species include chamise (*Adenostoma fasciculatum*), Encinitas baccharis (*Baccharis vanessae*), smooth mountain mahogany (*Cercocarpus minutiflorus*), summer holly (*Comarostaphylis diversifolia*), Torrey pine (*Pinus torreyana*), scrub oak (*Quercus dumosa*), laurel sumac (*Malosma laurina*), toyon (*Heteromeles arbutifolia*), and sugarbush (*Rhus ovata*).	-	No	**Absent:** This vegetation community does not occur within the project site.

Table D-1: Potentially Occurring Special-Status Biological Resources

Scientific Name Common Name	Special-Status Rank*	Habitat Preferences and Distribution	Covered by MHCP	Observed On-site	Potential to Occur
CNDDB/Holland (1986) Southern Riparian Forest **MCV (1995)** N/A **NVCS (2009)** N/A	G4 S4	Riparian zones dominated by larger, mature trees consisting of various species of willows, cottonwoods, and sycamores.	-	No	**Absent:** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Riparian Scrub **MCV (1995)** N/A **NVCS (2009)** N/A	G3 S3.2	Riparian zones dominated by small trees or shrubs, lacking taller riparian trees.	-	No	**Absent:** This vegetation community does not occur within the project site.
CNDDB/Holland (1986) Southern Sycamore Alder Riparian Woodland **MCV (1995)** California Sycamore Series **NVCS (2009)** *Platanus racemosa* Woodland Alliance	G4 S4	Found at elevations ranging from sea level to 7,874 feet amsl in gullies, intermittent streams, springs, seeps, stream banks, and terraces adjacent to floodplains that are subject to high-intensity flooding. Soils are rocky or cobbly alluvium with permanent moisture at depth. California sycamore is a dominant or co-dominant in the tree canopy with white alder (*Alnus rhombifolia*), southern California black walnut, Fremont cottonwood, coast live oak, valley oak, narrowleaf willow, Gooding's willow, polished willow, arroyo willow, yellow willow, Peruvian pepper tree (*Schinus molle*), and California bay.	-	No	**Absent:** This vegetation community does not occur within the project site.

* **U.S. Fish and Wildlife Service (USFWS)**

FE Endangered – any species which is in danger of extinction throughout all or a significant portion of its range.

FT Threatened – any species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

FC Candidate – any species which has been designated a candidate for listing under the Federal Endangered Species Act throughout all or a significant portion of its range.

California Department of Fish and Wildlife (CDFW)

SE Endangered – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant which is in serious danger of becoming extinct throughout all, or a significant portion, of its range due to one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, or disease.

ST Threatened – any native species or subspecies of bird, mammal, fish, amphibian, reptile, or plant that, although not presently threatened with extinction, is likely to become an endangered species in the foreseeable future in the absence of the special protection and management efforts required under the California Endangered Species Act.

FP Fully Protected – any native species or subspecies of bird, mammal, fish, amphibian, or reptile that were determined by the State of California to be rare or face possible extinction.

SSC Species of Special Concern – any species, subspecies, or distinct population of fish, amphibian, reptile, bird, or mammal native to California that currently satisfies one or more of the following criteria:

- is extirpated from California or, in the case of birds, in its primary seasonal or breeding role;
- is listed as Federally-, but not State-, threatened or endangered; meets the State definition of threatened or endangered but has not formally been listed.
- is experiencing, or formerly experienced, serious (noncyclical) population declines or range retractions (not reversed) that, if continued or resumed, could qualify it for State threatened or endangered status; or

- has naturally small populations exhibiting high susceptibility to risk from any factor(s), that if realized, could lead to declines that would qualify it for State threatened or endangered status.

WL Watch List - taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.

California Native Plant Society (CNPS) California Rare Plant Rank

1B Plants rare, threatened, or endangered in California and elsewhere.

2B Plants rare, threatened, or endangered in California but more common elsewhere.

3 Plants about which more information is needed, a review list.

4 Plants of limited distribution – Watch List.

Threat Ranks

.1 Seriously threatened in California (over 80% of occurrences threatened/high degree any immediacy of threat).

.2 Moderately threatened in California (20 to 80 percent of occurrences threatened/moderate degree and immediacy of threat).

.3 Not very threatened in California (less than 20 percent of occurrences threatened/low degree and immediacy of threat or no current threats known).

NatureServe Conservation Status Rank

The Global Rank (G#) reflects the overall condition and imperilment of a species throughout its global range. The Infraspecific Taxon Rank (T#) reflects the global situation of just the subspecies or variety. The State Rank (S#) reflects the condition and imperilment of an element throughout its range within California. (G#Q) reflects that the element is very rare but there are taxonomic questions associated with it; the calculated G rank is qualified by adding a Q after the G#). Adding a ? to a rank expresses uncertainty about the rank.

G1/T1 Critically Imperiled – At very high risk of extinction due to extreme rarity (often 5 or fewer populations), very steep declines, or other factors.

G2/T2 Imperiled— At high risk of extinction due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors.

G3/T3 Vulnerable— At moderate risk of extinction due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors.

G4/T4 Apparently Secure— Uncommon but not rare; some cause for long-term concern due to declines or other factors.

G5 Secure – Common; widespread and abundant.

S1 Critically Imperiled – Critically imperiled in the state because of extreme rarity (often 5 or fewer occurrences) or because of some factor(s) such as very steep declines making it especially vulnerable to extirpation from the State.

S2 Imperiled – Imperiled in the State because of rarity due to very restricted range, very few populations (often 20 or fewer), steep declines, or other factors making it very vulnerable to extirpation from the nation or State.

S3 Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer), recent and widespread declines, or other factors making it vulnerable to extirpation.

S4 Apparently Secure – Uncommon but not rare; some cause for long-term concern due to declines or other factors.

Attachment E

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