Appendix C

Biological Technical Report (2024)

DRAFT

Biological Resources Technical Report

Guajome Crest Project

OCTOBER 2024

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
amsl	above mean sea level
BMP	best management practice
Cal-IPC	California Invasive Plant Council
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGC	California Fish and Game Code
City	City of Oceanside
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
ESA	Endangered Species Act
FMZ	fuel modification zone
HCP	Habitat Conservation Plan
MBTA	Migratory Bird Treaty Act
MHCP	Multiple Habitat Conservation Program
OHWM	ordinary high water mark
Porter–Cologne Act	Porter–Cologne Water Quality Control Act
proposed project	Guajome Crest Project
report	Biological Resources Technical Report
RWQCB	Regional Water Quality Control Board
Subarea Plan	City of Oceanside Subarea Plan
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service

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1 Introduction

This biological technical report summarizes the methods and results of the biological studies conducted within the Guajome Crest Project (proposed project) site. The proposed project is located on 16.78 acres within the City of Oceanside (City) in San Diego County (Figure 1, Project Location). Dudek has prepared this Biological Resources Technical Report (report) in support of project review by the City in the California Environmental Quality Act (CEQA) evaluation process. The City of Oceanside Subarea Plan (Subarea Plan) is used as a guidance document for development projects in the City, but has yet to be approved by the Oceanside City Council.

The purpose of this report is to (1) describe the conditions of biological resources associated with the proposed project in terms of vegetation communities, plants, wildlife, wildlife habitats, and wetlands; (2) quantify potentially direct impacts and qualitatively describe indirect impacts to biological resources that would result from implementation of the proposed project; (3) discuss those impacts in terms of biological significance in view of federal, state, and local laws and policies; and (4) specify measures to avoid, minimize, and/or mitigate any significant impacts that would occur to biological resources as a result of project implementation.

1.1 Project Description

The proposed project would involve a request for approval of a Development Plan, Tentative Map, and Density Bonus to allow for the construction of 84 single-family homes on the 16.78-acre project site (Figure 2, Proposed Project). All homes would be developed on the southern portion of the project site which has been previously disturbed and graded. Primary access to the project site would be from Guajome Lake Road. Guajome Lake Road would be improved the length of the property frontage, connecting to Albright Street. These off-site improvements total 0.31 acres.

The Guajome Crest Project site will include three fuel modification zones with a minimum 30 feet of onsite fuel modification (Zones 0, 1, and 2) measured in a horizontal plane around the exposed sides of the structures throughout the development. This defensible space consists of a combination of an irrigated, well-maintained landscape that consists of fire-resistant plants within 30 feet of the building (Zones 0 and 1) and a thinned landscape in the areas between 30 and 100 feet (Zone 2) from the structures (where applicable). Specifically, the northern portion of the development will include 30 feet of onsite irrigated fuel modification (Zones 0 and 1); the western and eastern portions of the development will include a combination of on and off-site equivalent fuel modification totaling 100 feet; and the southern portion of the development will include a combination of 30 feet of onsite irrigated fuel modification (Zones 0 and 1), between 19 and 70 feet of onsite Zone 2 thinning fuel modification, and off-site equivalent fuel modification. FMZs less than 100 feet in the northern portion of the development will be augmented with mitigations that meet or exceed the level of protection 100 feet of fuel modification through window upgrades and additional fire proofing layers on the outside of the structures.

1.2 Project Location

The approximately 16.78-acre project site is located directly north of Guajome Lake Road and to the east of Albright Street, in the eastern section of the City of Oceanside, California (Assessor's Parcel Number 157-412-15) (Figure 1). The site is located on the U.S. Geological Survey 7.5-minute San Luis Rey quadrangle map on Section 25, in Township 11 South, Range 5 West of the San Bernardino Base and Meridian. The approximate center of the project

site is at 33.244335, −117.264761 (decimal degrees). The project includes 0.31 acres of offsite improvements located immediately adjacent to the site on Guajome Lake Road.

Residential development is present to the north, northwest, and east of the site. Across Guajome Lake Road to the south is Guajome Regional Park, which separates the project site from additional single-family residential development. Highway 76 is located approximately 0.5 miles north of the project site, and Guajome Lake is located approximately 0.5 miles northwest of the project site within Guajome Regional Park. A stream runs through the northeastern portion of the project site, which ultimately empties into Guajome Lake.

2 Regulatory Context

2.1 Federal

2.1.1 Federal Endangered Species Act

The federal Endangered Species Act (ESA) of 1973 (16 USC 1531 et seq.), as amended, is administered by the U.S. Fish and Wildlife Service (USFWS) for most plant and animal species, and by the National Oceanic and Atmospheric Administration National Marine Fisheries Service for certain marine species. This legislation is intended to provide a means to conserve the ecosystems upon which endangered and threatened species depend and provide programs for the conservation of those species, thus preventing extinction of plants and wildlife. The ESA defines an endangered species as "any species that is in danger of extinction throughout all or a significant portion of its range." A threatened species is defined as "any species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range." Under the ESA, it is unlawful to take any listed species, and "take" is defined as, "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct."

The ESA allows for the issuance of incidental take permits for listed species under Section 7, which is generally available for projects that also require other federal agency permits or other approvals, and under Section 10, which provides for the approval of habitat conservation plans on private property without any other federal agency involvement. Upon development of a habitat conservation plan, USFWS can issue incidental take permits for listed species. The project site does not overlap with any critical habitat for ESA species.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) was originally passed in 1918 as four bilateral treaties, or conventions, for the protection of a shared migratory bird resource. The primary motivation for the international negotiations was to stop the "indiscriminate slaughter" of migratory birds by market hunters and others. Each of the treaties protects selected species of birds and provides for closed and open seasons for hunting game birds. The MBTA protects more than 800 species of birds and prohibits the take of any migratory bird or any part, nest, or eggs of any such bird. Under the MBTA, "take" is defined as pursuing, hunting, shooting, capturing, collecting, or killing, or attempting to do so (16 USC 703 et seq.). In December 2017, Department of the Interior Principal Deputy Solicitor Jorjani issued a memorandum (M-37050) that interprets the MBTA to prohibit only intentional take. Unintentional or accidental take is not prohibited (DOI 2017). Additionally, Executive Order 13186, Responsibilities of Federal Agencies to Protect Migratory Birds, requires that any project with federal involvement address impacts of federal actions on migratory birds with the purpose of promoting conservation of migratory bird populations (66 FR 3853–3856). The Executive Order requires federal agencies to work with USFWS to develop a memorandum of understanding. USFWS reviews actions that might affect these species.

Two species of eagles that are native to the United States, the bald eagle (*Haliaeetus leucocephalus*) and golden eagle (*Aquila chrysaetos*), were granted additional protection within the United States under the Bald and Golden Eagle Protection Act (16 USC 668–668d) to prevent the species from becoming extinct.

2.1.3 Clean Water Act

Pursuant to Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged and/or fill material into "waters of the United States." The term "wetlands" (a subset of waters of the United States) is defined in Title 33 of the Code of Federal Regulations, Section 328.3(b), as:

> those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

In the absence of wetlands, the limits of USACE jurisdiction in non-tidal waters, such as intermittent streams, extend to the "ordinary high water mark" (OHWM), which is defined in 33 Code of Federal Regulations, Section 328.3(c)(7) as:

> that line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

2.2 State

2.2.1 California Endangered Species Act

The California Department of Fish and Wildlife (CDFW) administers the California Endangered Species Act (CESA), which prohibits the "take" of plant and animal species designated by the California Fish and Game Commission as endangered or threatened in the state of California. Under CESA Section 86, take is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill." CESA Section 2053 stipulates that state agencies may not approve projects that will:

> jeopardize the continued existence of any endangered species or threatened species, or result in the destruction or adverse modification of habitat essential to the continued existence of those species, if there are reasonable and prudent alternatives available consistent with conserving the species or its habitat which would prevent jeopardy.

CESA defines an endangered species as:

> a native species or subspecies of a 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.

CESA defines a threatened species as:

> a native species or subspecies of a 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 by

> this chapter. Any animal determined by the [California Fish and Game] Commission as rare on or before January 1, 1985, is a threatened species.

A candidate species is defined as:

> a native species or subspecies of a bird, mammal, fish, amphibian, reptile, or plant that the Commission has formally noticed as being under review by the department for addition to either the list of endangered species or the list of threatened species, or a species for which the Commission has published a notice of proposed regulation to add the species to either list.

CESA does not list invertebrate species.

CESA authorizes the taking of threatened, endangered, or candidate species if take is incidental to otherwise lawful activity and if specific criteria are met. These provisions also require CDFW to coordinate consultations with USFWS for actions involving federally listed species that are also state-listed species. In certain circumstances, CESA allows CDFW to adopt a CESA incidental take authorization as satisfactory for CEQA purposes based on finding that the federal permit adequately protects the species and is consistent with state law.

A CESA permit may not authorize the take of "fully protected" species that are protected in other provisions of the California Fish and Game Code (CFGC), as discussed further below.

2.2.2 California Fish and Game Code

Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fish) of the CFGC provide that designated fully protected species may not be taken or possessed without a permit. Incidental take of these species is not authorized by law.

Pursuant to Section 3503.5 of the CFGC, it is unlawful to take, possess, or destroy any birds of prey or to take, possess, or destroy any nest or eggs of such birds. Birds of prey refer to species in the orders Falconiformes and Strigiformes.

Nests of all other birds (except English sparrow [*Passer domesticus*] and European starling [*Sturnus vulgaris*]) are protected under Sections 3503 and 3513 of the CFGC.

Pursuant to Section 1602 of the CFGC, CDFW regulates all diversions, obstructions, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife. Diversion, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife requires authorization from CDFW by means of entering into an agreement pursuant to Section 1602 of the CFGC.

2.2.3 Porter–Cologne Water Quality Control Act

The Porter–Cologne Water Quality Control Act (Porter–Cologne Act) protects water quality and the beneficial uses of water. It applies to surface water and groundwater. Under this law, the State Water Resources Control Board develops statewide water quality plans, and the Regional Water Quality Control Boards (RWQCBs) develop regional basin plans that identify beneficial uses, water quality objectives, and implementation plans. The RWQCBs have the primary responsibility to implement the provisions of statewide plans and basin plans. Waters regulated under the Porter–Cologne Act include isolated waters that are not regulated by USACE. RWQCBs regulate discharging waste,

or proposing to discharge waste, within any region that could affect a "water of the state" (California Water Code, Section 13260[a]). Waters of the state are defined as "any surface water or groundwater, including saline waters, within the boundaries of the state" (California Water Code, Section 13050[e]). Developments with impacts on jurisdictional waters must demonstrate compliance with the goals of the Porter–Cologne Act by developing stormwater pollution prevention plans, standard urban stormwater mitigation plans, and other measures to obtain a Clean Water Act Section 401 certification. If a Clean Water Act Section 404 permit is not required for the project, the RWQCB may still require a permit (i.e., Waste Discharge Requirement) for impacts to waters of the state under the Porter–Cologne Act.

2.2.4 California Environmental Quality Act

CEQA (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (14 CCR 15000 et seq.) require identification of a project's potentially significant impacts on biological resources and feasible mitigation measures and alternatives that could avoid or reduce significant impacts. CEQA Guidelines Section 15380(b)(1) defines endangered animals or plants as species or subspecies whose "survival and reproduction in the wild are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, overexploitation, predation, competition, disease, or other factors" (14 CCR 15000 et seq.). A rare animal or plant is defined in CEQA Guidelines Section 15380(b)(2) as a species that, although not currently threatened with extinction, exists:

> in such small numbers throughout all or a significant portion of its range that it may become endangered if its environment worsens; or … [t]he species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range and may be considered 'threatened' as that term is used in the federal Endangered Species Act.

Additionally, an animal or plant may be presumed to be endangered, rare, or threatened if it meets the criteria for listing, as defined further in CEQA Guidelines Section 15380(c). CEQA also requires identification of a project's potentially significant impacts on riparian habitats (such as wetlands, bays, estuaries, and marshes) and other sensitive natural communities, including habitats occupied by endangered, rare, and threatened species.

In Title 14 of the California Code of Regulations (CCR), Section 1.72 (14 CCR, Section 1.72), CDFW defines a "stream" (including creeks and rivers) as "a body of water that flows at least periodically or intermittently through a bed or channel having banks and supports fish or other aquatic life. This includes watercourses having surface or subsurface flow that supports or has supported riparian vegetation."

In 14 CCR 1.56, CDFW's definition of "lake" includes "natural lakes or man-made reservoirs." Diversion, obstruction, or changes to the natural flow or bed, channel, or bank of any river, stream, or lake that supports fish or wildlife requires authorization from CDFW by means of entering into an agreement pursuant to Section 1602 of the CFGC.

CDFW recognizes that all plants with California Rare Plant Rank (CRPR) 1A, 1B, and 2, as well as some ranked 3, of the California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants in California (CNPS 2022) may meet the criteria for listing as threatened or endangered and should be considered under CEQA (CDFW 2023a). Some of the CRPR 3 and 4 plants meet the criteria for determination as "rare" or "endangered" as defined in Section 1901, Chapter 10 (Native Plant Protection Act), Division 2, of the CFGC, as well as Section 2062 and Section 2067, Chapter 1.5 (CESA), Division 3. Therefore, consideration under CEQA for these CRPR 3 and 4 species is strongly recommended by CNPS (CNPS 2022).

For purposes of this report, animals considered "rare" under CEQA include endangered or threatened species, Birds of Conservation Concern (USFWS 2008), California Species of Special Concern (CDFW 2023b), and fully protected species.

Section IV, Appendix G (Environmental Checklist Form) of the CEQA Guidelines (14 CCR 15000 et seq.) requires an evaluation of impacts to "any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game [now CDFW] or the U.S. Fish and Wildlife Service."

2.3 Local

2.3.1 North County Multiple Habitat Conservation Program

The North County Multiple Habitat Conservation Program (MHCP) is a long-term regional conservation plan established to protect sensitive species and habitats in northern San Diego County (SANDAG 2003). The MHCP is divided into seven subarea plans—one for each jurisdiction within the MHCP—that are permitted and implemented separately from one another. The City of Carlsbad is the only city under the MHCP that has an approved and permitted subarea plan. The Subarea Plan has been prepared and is used as a guidance document for development projects in the City, but the Subarea Plan has not been approved or permitted (City of Oceanside 2010).

2.3.2 City of Oceanside Subarea Plan

The overall goal of the Subarea Plan is to contribute to regional biodiversity and the viability of rare, unique, or sensitive biological resources throughout the City and the larger region while allowing public and private development to occur consistent with the City's General Plan and Capital Improvement Program. In addition, the Subarea Plan calls for the following:

- Conservation of 90% to 100% of all hardline conservation areas
- Conservation of a minimum of 2,511 acres of existing native habitats as a biological preserve in the City
- Conservation of a minimum of 95% of rare and narrow endemic species populations within the preserve and a minimum of 80% throughout the City as a whole
- Restoration of a minimum of 164 acres of coastal sage scrub habitat within the City, of which 145 acres will be within a wildlife corridor planning zone

Parcels within the wildlife corridor planning zone contribute to the north–south regional gnatcatcher steppingstone corridor. Although the Subarea Plan is used as a guidance document for development projects in the City, the Subarea Plan has yet to be approved by the Oceanside City Council, and incidental take authority has therefore not been transferred to the City from USFWS and CDFW.

The Subarea Plan identifies undeveloped lands within the City where conservation and management will achieve the Subarea Plan's biological goals while minimizing adverse effects on lands uses, economics, or private property rights. In addition, the Subarea Plan establishes preserve planning zones, the existing biological conditions and goals of which were used as foundations for their designation; however, the zones are defined for effective implementation of the Subarea Plan. Brief descriptions of the preserve planning zones are provided below:

- **Wildlife Corridor Planning Zone.** The Wildlife Corridor Planning Zone extends from U.S. Marine Corps Base Camp Pendleton south to Buena Vista Creek. This zone varies in width from 1 to 2 miles along most of its length and is centered roughly on El Camino Real and the associated San Diego Gas & Electric Company electric transmission corridor. It encompasses those habitat parcels that potentially contribute to the north–south regional gnatcatcher steppingstone corridor, recognizing that existing preserve lands north of the San Luis Rey River complete the steppingstone corridor connection to U.S. Marine Corps Base Camp Pendleton. The proposed project site is located outside of the Wildlife Corridor Planning Zone. However, the Subarea Plan has specific standards for wildlife road crossings. For example, new roads or improvements to existing roads must include wildlife crossing improvements to accommodate safe animal movement between occupied habitats on either side of the road. Any new road should be located in the least environmentally damaging location.
- **Pre-Approved Mitigation Areas.** These areas represent land areas that have significant resource value and therefore will qualify for on-site mitigation credit. Development is allowed in pre-approved mitigation areas, subject to planning guidelines to avoid, minimize, and fully mitigate impacts. The proposed project site is not located within a pre-approved mitigation area.
- **Agricultural Exclusion Zone.** This zone includes lands north of the San Luis Rey River that are planned for agricultural uses under the Oceanside General Plan. Ongoing agricultural practices may continue in this area as long as they do not remove existing natural habitats. The proposed project site is not located within an agricultural exclusion zone.
- **Off-Site Mitigation Zone.** This zone includes all other parcels within the City that support natural vegetation outside of the Wildlife Corridor Planning Zone, agriculture exclusion zone, and coastal zone. The off-site mitigation zone includes several pre-approved mitigation areas. The proposed project site is not located within an off-site mitigation zone.
- **Coastal Zone.** This zone includes all areas within the City's coastal zone where the federal Coastal Zone Management Act and California Coastal Act policies apply. The proposed project site is not located within the coastal zone.

In addition to preserve planning zones, the Subarea Plan also identifies specific "hardline" and "softline" preserves. Generally, hardline preserves are areas that are already preserved to Subarea Plan standards, and softline preserves are areas specifically targeted for preservation through application of Subarea Plan standards and policies. The Subarea Plan describes hardline preserves as areas specifically targeted for future preservation through the application of the Subarea Plan standards and policies. Preserve areas within the Subarea Plan area prohibit the following land uses: all forms of development, agricultural uses, active recreation, mineral extraction, landfills, itinerant worker camps, roads or other transportation facilities, most flood control projects, and brush control or fuel management, except for existing firebreaks that must be maintained for safety reasons within 100 feet of existing buildings (City of Oceanside 2010). Any implementation of these prohibited land uses within the preserve would require written concurrence from the City, CDFW, and USFWS (the wildlife agencies) through an amendment process. Conditionally allowed land uses in preserve areas include passive recreation (i.e., hiking, birdwatching, and fishing); utility projects that include full restoration of temporarily impacted habitat, flood control,

or siltation basins that support natural vegetation and habitat value; and maintenance of existing firebreaks adjacent to existing buildings. The northern portion of the proposed project site overlaps with a hardline preserve zone as defined within the Subarea Plan (Figure 3, Regional Context). The project site is located within the Offsite Mitigation Zone.

Biological Buffers

Biological buffers generally refer to an area that extends perpendicularly into upland areas from the delineated edge of wetland or riparian areas. Biological buffer areas establish an upland zone adjacent to wetlands designed to avoid and minimize indirect effects on wetland functions (e.g., species habitat, water quality maintenance, flood capacity). Under Section 5.2.4 of the Subarea Plan (City of Oceanside 2010):

> Wherever development or other discretionary actions are proposed in or adjacent to riparian habitats (not including the San Luis Rey River), the riparian area and other wetlands or associated natural habitats shall be designated as biological open space and incorporated into the Preserve. In addition, a minimum 50-foot biological buffer, plus a minimum 50-foot planning buffer (total width of both equals 100 feet) shall be established for upland habitats, beginning at the outer edge of riparian vegetation. The planning buffer serves as an area of transition between the biological buffer and specified land uses on adjoining uplands. Foot paths, bikeways, and passive recreational uses may be incorporated into planning buffers, but buildings, roads, or other intensive uses are prohibited. The following uses are prohibited in the 50-foot biological buffer: (1) new development, (2) foot paths, bikeways, and passive recreational uses not already planned, and (3) fuel modification activities for new development. In the event that natural habitats do not currently (at the time of proposed action) cover the 50-foot buffer area, native habitats appropriate to the location and soils shall be restored as a condition of project approval. In most cases, coastal sage scrub vegetation shall be the preferred habitat to restore within the biological buffer.

However, because the Subarea Plan has not been approved by the City, these buffers and setbacks are subject to reduction based on approval from the City.

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3 Methods

3.1 Literature Review

Prior to conducting field surveys, Dudek reviewed regional California Natural Diversity Database occurrence data (CDFW 2022a), the Rare Plant Inventory (CNPS 2022), and USFWS occurrence data (USFWS 2022a) for U.S. Geological Survey 7.5-minute San Luis Rey quadrangle and surrounding seven quadrangles: Las Pulgas Canyon, Morro Hill, Bonsall, Oceanside, San Marcos, Encinitas, and Rancho Santa Fe. In addition, Dudek reviewed critical habitat (USFWS 2022a), the National Wetlands Inventory (USFWS 2022b), and the U.S. Department of Agriculture's Natural Resources Conservation Service Web Soil Survey (USDA 2022a) to analyze the occurrence potential of special-status species and jurisdictional aquatic resources that are known to occur or may potentially occur within the proposed project site. Prior to special-status plant surveys, Dudek evaluated plant records in the San Luis Rey quadrangle and the surrounding seven quadrangles, including Las Pulgas Canyon, Morro Hill, Bonsall, Oceanside, San Marcos, Encinitas, and Rancho Santa Fe (CDFW 2022a; CNPS 2022; USFWS 2022a) to determine target species.

3.2 Field Surveys

3.2.1 Field Reconnaissance

Dudek biologists conducted vegetation mapping and an aquatic resource delineation in November 2021, and rare plant surveys in March and July 2022. Focused coastal California gnatcatcher (*Polioptila californica californica*), and least Bell's vireo (*Vireo bellii pusillus*) surveys were conducted during from March through July of 2022. Updated vegetation mapping to document the extent of disturbance associated with the home was conducted in June 2023. Table 1, Schedule of Surveys, lists the dates, conditions, and focus for each survey.

Table 1. Schedule of Surveys

Date	Time	Biologist	Survey Conditions
Vegetation Mapping and Aquatic Resource Delineation, and Rare Plant Surveys			
11/22/2021	8:20 a.m.–11:30 a.m.	DA	61–84°F, 10–20% cc, 0–3 mph wind
6/28/2023	N/A	CJA	N/A
Rare Plant Surveys			
3/23/2022	9:10 a.m.–2:37 p.m.	OK	70–83°F, 0% cc, 1–5 mph wind
7/7/2022	9:30 a.m.–4:16 p.m.	OK	71–77°F, 0% cc, 1–5 mph wind
Coastal California Gnatcatcher Surveys			
3/18/2022	8:30 a.m.–12:00 p.m.	PL	55–75°F, 0% cc, 0–7 mph winds
3/25/2022	8:00 a.m.–12:00 p.m.	PL	64–72°F, 60–40% cc, 0–6 mph winds
4/8/2022	7:00 a.m.–11:00 a.m.	PL	65–86°F, 10–0% cc, 0–4 mph winds
4/16/2022	7:00 a.m.–10:00 a.m.	PL	56–65°F, 80–40% cc, 1–6 mph winds
4/23/2022	7:00 a.m.–10:30 a.m.	PL	57–65°F, 20–0% cc, 0–7 mph winds
5/4/2022	7:00 a.m.–10:00 a.m.	PL	55–64°F, 100–50% cc, 1–4 mph winds

Table 1. Schedule of Surveys

Date	Time	Biologist	Survey Conditions
Least Bell's Vireo Surveys			
4/11/2022	6:30 a.m.–9:30 a.m.	PL	60–65°F, 100–90% cc; 1–5 mph wind
4/22/2022	7:00 a.m.–10:00 a.m.	PL	56–62°F, 50%–30% cc; 6–15 mph wind
5/2/2022	7:00 a.m.– 10:00 a.m.	PL	57–68°F, 100%–90% cc; 0–3 mph wind
5/13/2022	6:20 a.m.–10:00 a.m.	PL	57–76°F, 0% cc; 0–2 mph wind
5/24/2022	6:30 a.m.–9:40 a.m.	PL	58–67°F, 100%–80% cc; 0–4 mph wind
6/7/2022	6:30 a.m.–9:00 a.m.	PL	62–66°F, 100%–90% cc; 0–2 mph wind
6/21/2022	7:10 a.m.–10:30 a.m.	PL	62–75°F, 0% cc; 0–3 mph wind
7/1/2022	6:30 a.m.–9:30 a.m.	PL	64–73°F, 100%–20% cc; 0–3 mph wind

Personnel: DA = Dylan Ayers; CJA: Callie Amoaku; OK = Olivia Koziel; PL = Paul Lemons.
Notes: °F = temperature in Fahrenheit; cc = cloud cover; mph = miles per hour.

All plant species encountered during the surveys were recorded. Latin and common names for plant species with a CRPR follow the California Native Plant Society Rare Plant Inventory (CNPS 2022). For plant species without a CRPR, Latin names follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2022), and common names follow the U.S. Department of Agriculture Natural Resources Conservation Service PLANTS Database (USDA 2022b).

All wildlife species observed or detected during the surveys were recorded. Binoculars (10 × 50 magnification) were used to aid in the identification of wildlife. Latin and common names of animals follow Crother (2017) for reptiles and amphibians, American Ornithological Society (AOS 2018) for birds, Wilson and Reeder (2005) for mammals, and North American Butterfly Association (NABA 2016) or San Diego Natural History Museum (SDNHM 2002) for butterflies. In addition to species actually detected during the surveys, expected wildlife use of the site was determined by known habitat preferences of local species and knowledge of their relative distributions in the area.

3.2.2 Vegetation Community and Land Cover Mapping

Dudek biologists conducted vegetation mapping to characterize natural vegetation communities, including habitats for special-status species, within the project site. The vegetation community and land cover mapping follow the Draft Vegetation Communities of San Diego County (Oberbauer et al. 2008), which is based on the Preliminary Descriptions of the Terrestrial Natural Communities of California (Holland 1986). Vegetation communities and land covers within the survey area were mapped in the field with Collector and digitized using ArcGIS, and a GIS coverage was created. Once in ArcGIS, the acreage of each vegetation community and land cover present within the project site was determined.

3.2.3 Aquatic Resource Delineation

The aquatic resource delineation was performed in accordance with the following guidance documents: 1987 USACE Wetlands Delineation Manual (USACE 1987); the USACE/U.S. Environmental Protection Agency Rapanos guidance (USACE and EPA 2007); the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (USACE 2008a); A Field Guide to the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western United States: A Delineation Manual (USACE 2008b); and the Updated Datasheet for the Identification of the Ordinary High Water Mark (OHWM) in the Arid West Region of the Western

United States (USACE 2010). The Field Indicators of Hydric Soils in the United States (USDA 2018a) and Arid West 2016 Regional Wetland Plant List (Lichvar et al. 2016) were used to support the delineation.

Waters of the state regulated by the RWQCB were mapped in accordance with the Implementation Guidance for the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State (SWRCB 2020). As described in these procedures, wetland waters of the state will be mapped based on the procedures in USACE's 1987 Corps of Engineers Wetlands Delineation Manual (USACE 1987) and its 2008 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Region (Version 2.0) (USACE 2008a). Non-wetland waters were mapped at the OHWM based on the procedures used to delineate USACE non-wetland waters (USACE 2008b).

CDFW jurisdictional areas were mapped to include the bank of the stream/channel and outer dripline of adjacent riparian vegetation, as set forth under CFGC Section 1602. Streambeds under the jurisdiction of CDFW were delineated using the Cowardin method of waters classification, which defines waters boundaries by a single parameter (i.e., hydric soils, hydrophytic vegetation, or hydrology) (Cowardin et al. 1979). Adjacent riparian vegetation is defined as a continuous canopy or stand of riparian habitat. Riparian habitat is defined as species listed as hydrophytic vegetation per the Arid West 2016 Regional Wetland Plant List. Vegetation interrupted by non-natural land uses such as development, roads or other disturbance are not considered "adjacent".

Features that convey or hold water are regulated by multiple agencies. Federal, state, and local agencies have different definitions and terminology for these types of features. Water-dependent resources regulated by USACE, RWQCB, CDFW, and the County of San Diego are collectively referred to as "jurisdictional aquatic resources" herein. Terminology used in this document to distinguish each jurisdictional aquatic resource according to the agency that regulates the resource is as follows: USACE and RWQCB "wetlands" and "non-wetland waters," and CDFW "riparian areas" and "streambeds."

3.2.4 Special-Status Plants

Special-status plant species considered in this report are those that are (1) species listed by federal and/or state agencies, proposed for listing as threatened or endangered, or are candidate species (CDFW 2023a); (2) species with a CRPR (CNPS 2022); or (3) species listed on the Subarea Plan Proposed Covered Species list (City of Oceanside 2010).

Focused surveys for special-status plants were conducted in March and July 2022. In addition to Dudek's knowledge of biological resources and regional distribution of each species, Dudek biologists evaluated the elevation, habitat, and soils present within the rare plant survey area to determine the potential for various special-status plant species to occur. Field survey methods conformed to CNPS Botanical Survey Guidelines (CNPS 2001); Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and Natural Communities (CDFG 2000); and General Rare Plant Survey Guidelines (Cypher 2002). Surveys were conducted by walking meandering transects throughout the proposed project site to detect special-status species. A list of all plant species observed on the proposed project site during surveys is presented in Appendix A, Plant Compendium.

3.2.5 Special-Status Wildlife

Special-status wildlife species considered in this report are those that are (1) listed by federal and/or state agencies, proposed for listing as threatened or endangered, or are candidate species (CDFW 2023b); (2) Species of Special Concern and Bird of Conservation Concern species (CDFW 2023b; USFWS 2008); (3) fully protected species (CDFW 2023b); or (4) listed on the Subarea Plan Proposed Covered Species list (City of Oceanside 2010).

Focused surveys were conducted for coastal California gnatcatcher in 2022 and for least Bell's vireo in 2022. These surveys are described in detail below. A list of all wildlife species observed on the proposed project site during surveys is presented in Appendix B, Wildlife Compendium.

3.2.5.1 Coastal California Gnatcatcher

Because the City is not signatory to the State of California Natural Communities Conservation Planning Act, the protocol for conducting a focused California gnatcatcher survey must follow the methods for areas not enrolled in an active Natural Communities Conservation Planning program. Therefore, six focused gnatcatcher surveys were conducted during the breeding season at a minimum of 7-day intervals during the breeding season. Dudek wildlife biologist Paul Lemons (Recovery Permit No TE051248) surveyed all potentially suitable habitat, including suitable habitat within 500 feet of the proposed project boundary. Details and conditions for each survey visit are summarized in Table 1.

The surveys were conducted following the currently accepted USFWS protocol: Coastal California Gnatcatcher (*Polioptila californica californica*) Presence/Absence Survey Protocol (USFWS 1997).

A tape of recorded gnatcatcher vocalizations was played approximately every 75–100 feet to induce responses from potentially present gnatcatchers. Tape playback would have been terminated immediately upon detection of any gnatcatchers to minimize the potential for harassment. A 200-scale (1 inch = 200 feet) digital aerial photograph of the site and a vegetation map were used to identify suitable habitats and map any gnatcatchers detected. Binoculars (10 × 50 magnification) were used to aid in detecting and identifying bird species. Weather conditions, time of day, and season were appropriate for the detection of gnatcatchers.

3.2.5.2 Least Bell's Vireo

A Section 10(a)(1)(A) permit is not required to perform presence/absence surveys for least Bell's vireo. Dudek wildlife biologist Paul Lemons conducted least Bell's vireo surveys (Table 1). Focused surveys for these species were initiated on April 11, 2022, and were completed on July 1, 2022.

The eight surveys for least Bell's vireo followed the currently accepted Least Bell's Vireo Survey Guidelines (USFWS 2001), which states that a minimum of eight survey visits should be made to all riparian areas and any other potential least Bell's vireo habitats between April 10 and July 31. The site visits are required to be conducted at least 10 days apart to maximize the detection of early and late arrivals, females, non-vocal birds, and nesting pairs. Taped playback of vireo vocalizations was not used during the surveys. Surveys were conducted between dawn and noon and were not conducted during periods of excessive or abnormal cold, heat, wind, rain, or other inclement weather. The route was arranged to cover all suitable habitat on site. Binoculars (10 × 50 magnification) were used to aid in detecting and identifying wildlife species.

3.3 Survey Limitations

The reconnaissance survey, jurisdictional delineation, focused rare plant surveys, and vegetation mapping were done during the daylight hours under weather conditions that allowed for quality biological observations (e.g., surveys were not conducted during rain). Because surveys were conducted during the day, the likelihood of detecting nocturnal and crepuscular species, such as many mammal species, was relatively low. In addition, any fall migratory birds that may use habitats on the proposed project site and pass through the region would not have been observed due to the period surveys were conducted. The surveys were favorable for spring- and summer-blooming flora because surveys were conducted following reference checks for target species.

4 Physical Characteristics

4.1 Existing Land Uses and Setting

The proposed project site consists of a vacant parcel (Assessor's Parcel Number 157-412-1500) and includes approximately 16.78 acres located in the Guajome Neighborhood Area of the City of Oceanside, California (Figure 1). The proposed project site is surrounded by the residential development and open space. The proposed project site abuts existing residential developments to the north, east, and west, and open space to the southwest. Areas surrounding the proposed project site are zoned residential zones (north, east, and west of the proposed project site) and open space zones to the southwest. The proposed project site has been previously impacted by grading and land development on adjacent parcels. The proposed project site shows signs of disturbances related to previous grading, recent Sprinter construction staging, evidence of illegal dumping, and evidence of moving activities. There is an existing residence located just south of the creek.

The topography of the proposed project site is generally flat with a slightly moderate, north-facing downhill slope leading down to the riparian areas in the northern portion of the site. The proposed project site ranges in elevation from approximately 126 feet above mean sea level (amsl) in the northwestern portion of the site, to approximately 136 amsl in the southeastern corner of the site along Guajome Lake Road, to 192 feet amsl near the center of the site. The proposed project site consists of gentle sloping terrain with a prominent hilltop near the center of the property. Near the center of the proposed project site, the terrain slopes down toward Guajome Lake Road to the south/southwest and down toward a riparian to the north/northeast.

4.2 Soils

Five soil map units occur within the overall proposed project site, however, only two soil types are mapped in the portions of the review area containing potential jurisdictional aquatic resources: (1) Las Flores loamy fine sand 15% to 30% slopes, eroded; and (2) Visalia sandy loam, 2% to 5% slopes (USDA 2022a) (Figure 4, Soils). Of the five soil map units within the proposed project site, only Visalia sandy loam, 2% to 5% slopes, is ranked as partially hydric (USDA 2018b). Visalia soils are found most often in southern California, though also occur in Central Valley near Fresno County. Bosanko soils are described as being well-drained soils formed from granitic parent rock, used mostly for agricultural purposes, and most often supporting grasses and other forbs. Las Flores soils are usually slightly acidic, loamy sands on gentle to strong slopes; they are found on marine terraces at elevations of less than 700 feet amsl (USDA 2022a).

4.3 Hydrology

The proposed project site occurs within the Guajome Lake–San Luis Rey River Subwatershed (Hydrologic Unit Code 12, Code: 180703030304) of the Lower San Luis Rey River Watershed (Hydrologic Unit Code 10, Code: 1807030303) (Figure 5, Hydrology). The San Luis Rey–Escondido Subbasin is formed by the San Luis Rey River, which drains approximately 532,000 acres of developed and undeveloped land east of the proposed project site.

Hydrology within the proposed project site is typical of other urbanized environs in northern San Diego County. Water falling as precipitation on the northern half of the proposed project site generally flows northwards overland and into a portion of a larger channel within the proposed project boundary. The southern half of the proposed

project site also may receive runoff from the residential development to the north. Water falling on the southern half of the site is likely to flow southwards toward Guajome Regional Park.

The on-site channel flows northwards after leaving the proposed project site, generally moving north and west toward Guajome Lake. Water leaves the lake and flows beneath Mission Avenue before joining with the San Luis Rey River. The San Luis Rey River flows west, collects water from regional streams and other aquatic features, and then empties into the Pacific Ocean near Oceanside, California.

5 Results

5.1 Vegetation Communities and Land Covers

The proposed project site currently comprises eight vegetation communities or land cover types. As shown in Table 2, Vegetation Communities and Land Covers, and Figure 6, Existing Biological Resources, non-native grassland makes up the majority of the southwestern half of the site as well as a narrow area along the northeastern border of the site, with developed land consisting of the residential home, associated structures, and access road to the home. The small section of the property southwest of Guajome Lake Road is mapped as disturbed habitat, as is a small area in the southeastern corner of the site. An approximately 40-meter-wide strip of coastal sage scrub is present that reaches from the northwestern to the southeastern border of the site but is bisected by the developed access road/driveway. The remainder of the proposed project site contains riparian habitat associated with the creek that runs through the site.

Table 2. Vegetation Communities and Land Covers

Vegetation/Land Cover Type	On-Site Acreage	Off-Site Acreage	Total Acreage
Diegan coastal sage scrub	2.20	—	2.20
Non-native grassland	8.84	—	8.84
Disturbed habitat	0.45	0.12	0.57
Urban/developed	1.23	0.19	1.42
Southern arroyo willow riparian forest	2.87	—	2.87
Non-native riparian	0.58	—	0.58
Non-vegetated channel	0.32	—	0.32
Riparian forest (disturbed)	0.30	—	0.30
Total[a]	**16.78**	**0.31**	**17.10**

Note:
[a] May not total due to rounding.

5.1.1 Diegan Coastal Sage Scrub

Diegan coastal sage scrub is a native vegetation community. According to Oberbauer et al. (2008), coastal sage scrub is composed of a variety of soft, low, aromatic shrubs, characteristically dominated by drought-deciduous species—such as California sagebrush (*Artemisia californica*), California buckwheat (*Eriogonum fasciculatum*), and sages (*Salvia* spp.)—with scattered evergreen shrubs, including lemonadeberry (*Rhus integrifolia*) and laurel sumac (*Malosma laurina*). An approximately 40-meter-wide strip of coastal sage scrub is present that reaches from the northwestern to the southeastern border of the site but is bisected by the developed access road/driveway. Diegan coastal sage scrub vegetation within the proposed project site is dominated by California sagebrush.

5.1.2 Non-Native Grassland

Non-native grassland consists of dense to sparse cover of annual grasses with flowering culms between 0.5 feet and 3 feet in height (Oberbauer et al. 2008). In San Diego County, the presence of wild oat, bromes, stork's bill,

and mustard are common indicators. Non-native grassland comprises most of the southern portion of the proposed project site, dominated by wild oat (*Avena fatua*), ripgut brome (*Bromus diandrus*), and redstem stork's bill (*Erodium cicutarium*). Other species observed include shortpod mustard (*Hirschfeldia incana*) and common ragweed (*Ambrosia psilostachya*), as well as some scattered California buckwheat. The tenant who lives on the site stated that this area is mowed yearly.

5.1.3 Disturbed Habitat

Disturbed habitats are areas that have been physically disturbed and are no longer recognizable as a native or naturalized vegetation association (Oberbauer et al. 2008). A relatively small area of disturbed habitat is located in the northeastern section of the proposed project site, in addition to small sections in the southwestern and southeastern corners of the site. Within the proposed project site, disturbed habitat represents an area dominated by invasive herbaceous weedy species such as shortpod mustard and wild radish (*Raphanus raphanistrum*).

5.1.4 Urban/Developed

Urban/developed refers to areas that have been constructed on or disturbed so severely that native vegetation is no longer supported. Within the proposed project site, urban/developed refers to a home with associated structures and a yard with ornamental vegetation.

5.1.5 Non-native Riparian

Non-native riparian refers to densely vegetated riparian thickets dominated by non-native, invasive species and is typically found near rivers and streams. Within this community, non-native, invasive species account for greater than 50% of the total vegetation cover within a mapping unit. Within the proposed project site, non-native riparian consists of a large stand of Himalayan blackberry (*Rubus armeniacus*).

5.1.6 Southern Arroyo Willow Riparian Forest

Southern arroyo willow riparian forest is a winter-deciduous riparian forest dominated by broad-leafed trees and arroyo willow (*Salix lasiolepis*). Typically, it consists of a moderately tall, closed, or nearly closed canopy, with an understory of shrubby willows (Oberbauer et al. 2008). Within the proposed project site, this community is dominated by willow trees including arroyo willow, with associated western sycamore (*Platanus racemosa*), Mexican fan palm (*Washingtonia robusta*), and an understory of poison oak (*Toxicodendron diversilobum*) and non-native ivy (*Hedera helix*).

5.1.7 Riparian Forest (Disturbed)

Disturbed riparian forest contains a mixture of native and non-native riparian species, including arroyo willow, hickory (*Carya illinoensis*), and sycamore, with non-native palm trees, Himalayan blackberry, English ivy, and poison oak scattered throughout. Of the six species observed in the tree/ shrub layer, three were native and three were non-native. Of the nine species observed in the understory, all were non-native. Overall, the polygon is dominated by non-native species and is therefore mapped as disturbed riparian forest.

5.1.8 Non-vegetated Channel

Non-vegetated channel is the sandy, gravelly, or rocky fringe of waterways or flood channels that is unvegetated on a relatively permanent basis. Vegetation may be present but is usually less than 10% total cover and grows on the outer edge of the channel. A stream runs through the northeastern portion of the proposed project site that ultimately empties into Guajome Lake, located roughly 0.5 miles northwest of the site within Guajome Regional Park.

5.2 Floral Diversity

A total of 107 plants were observed during the 2022 surveys, including 60 native (56%) and 47 non-native (44%) species. A cumulative list of plant species observed by Dudek during all surveys is presented in Appendix A. Latin and common names for plant species with a CRPR follow the CNPS On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2022). For plant species without a CRPR, Latin names follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2022), and common names follow the California Natural Community list (CDFW 2022b) or the U.S. Department of Agriculture Natural Resources Conservation Service Plants Database (USDA 2022b).

5.3 Special-Status Plants

Endangered, rare, or threatened plant species, as defined in CEQA Guidelines Section 15380(b) (14 CCR 15000 et seq.), are referred to as "special-status plant species" in this report and include (1) endangered or threatened plant species recognized in the context of the CESA and the federal ESA, and (2) plant species with a CRPR of 1 through 3 (CNPS 2022).

A special-status plant survey was conducted for the proposed project site on March 23, 2022, and July 7, 2022, to determine the presence or absence of special-status plant species. A list of potentially occurring plants was generated as part of the literature review (Appendix C, Special-Status Plant Species Not Expected to Occur within the Project Site). Appendix C provides a list of all special-status plant species with their habitat requirements and potential to occur on the proposed project site. It also provides evaluations for each of the special-status species' occurrence in the vicinity of the proposed project site and its potential to occur in the proposed project area based on known range, habitat associations, preferred soil substrate, life form, elevation, and blooming period.

No special-status plants were observed during focused surveys in 2022. Based on a review of the potential species to occur within the region, the habitat conditions identified for the proposed project site, and the results of focused botanical surveys conducted within the proposed project site, no special-status plant species have a potential to occur within the proposed project site (see Appendix C).

5.4 Wildlife Diversity

A total of 48 wildlife species were observed during 2022 surveys, including 39 birds, 3 invertebrates, 4 mammals, 1 reptile, and 1 amphibian. All wildlife species observed or detected during the surveys were recorded and are presented in Appendix B. Latin and common names of animals follow Crother (2017) for reptiles and amphibians, the American Ornithological Society (AOS 2018) for birds, Wilson and Reeder (2005) for mammals, and the North American Butterfly Association (NABA 2016) or San Diego Natural History Museum (SDNHM 2002) for butterflies.

5.5 Special-Status Wildlife

Species defined as "special-status wildlife species" in this report include endangered and threatened wildlife species recognized in the context of CESA and ESA; Species of Special Concern assigned by CDFW to species whose population levels are declining, have limited ranges, and/or are vulnerable to extinction due to continuing threats; Fully Protected species protected by CDFW and Watch List species candidates for higher sensitivity statuses; and Birds of Conservation Concern designated by USFWS to migratory and non-migratory bird species that adhere to the 1988 amendment to the Fish and Wildlife Conservation Act that mandates USFWS to "identify species, subspecies, and populations of all migratory nongame birds that, without additional conservation actions, are likely to become candidates for listing under the Federal Endangered Species Act of 1973" (USFWS 2021).

The following special-status species were observed within the proposed project site: Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), yellow warbler (*Setophaga petechia*), and coastal California gnatcatcher. Appendix D-1, Special-Status Wildlife Species Detected or Potentially Occurring within the Project Site, lists the special-status wildlife species known to occur within the vicinity. Appendix D-2, Special-Status Wildlife Species with Low Potential and Not Expected to Occur within the Project Site, lists the special-status wildlife species known to occur within the vicinity.

Focused surveys confirmed the presence of one gnatcatcher pair that successfully nested within the Diegan coastal sage scrub on site, and three fledglings were observed with the adult pair during the final two site visits (Figure 6). Appendix E includes the 2022 Focused Coastal California Gnatcatcher Survey Report for the Proposed Guajome Crest Project Site. No coastal California gnatcatchers were detected outside of the Diegan coastal sage scrub, despite surveys overlapping with both the breeding season and dispersal season. The non-native grassland is mowed annually, and the overall height of the grasses, forbs, and scattered shrubs is likely too short to provide adequate habitat for foraging opportunities. The lack of suitable vegetation may deter the gnatcatchers from using this area during foraging and/or dispersal.

While no least Bell's vireos were detected within the proposed project site during the 2022 protocol surveys, they were detected in June and July within the riparian habitat off site and immediately west of the proposed project within 500 feet. Given the appropriate habitat within the proposed project area, there is a high potential for this species to utilize the riparian habitat on site.

5.6 Potential Jurisdictional Aquatic Resources

Based on the aquatic resource delineation, 0.17 acres of non-wetland waters potentially regulated by USACE was delineated within the proposed project site (Table 3, Jurisdictional Aquatic Resource Summary; Figure 6). The non-wetland water feature within the proposed project site may be regulated by USACE given its downstream connection to a traditional navigable water (the Pacific Ocean). This aquatic feature may also be regulated by the RWQCB.

It is likely that CDFW will regulate the streambed and bank, as well as all contiguous riparian habitat associated with the streambed (southern arroyo willow forest). The non-native riparian habitat consists of invasive blackberry that has developed on top of an old fill pile. The area is higher than the surrounding riparian habitat and isn't functioning as part of the riparian corridor. Therefore, the non-native riparian would likely not be regulated by CDFW as associated riparian habitat. Disturbed riparian forest also occurs within the project area. The disturbed riparian forest polygon is located upslope, with a steep vertical separation from the channel area, and is not contiguous to the channel's riparian zone due to separation by a road, house, shed, old cars and piles of trash. It does not

represent a portion of the stream channel's riparian zone that is uninterrupted by development, human disturbance, and is not directly adjacent the active floodplain. Because the polygon is not contiguous with the riparian corridor associated with the stream channel, it is not considered CDFW jurisdictional associated riparian habitat. In total, the proposed project site contains 3.19 acres of CDFW streambed, bank, and associated riparian habitat (Table 3).

Table 3. Jurisdictional Aquatic Resource Summary

Regulating Agency	Jurisdictional Resource	Acres
USACE/RWQCB	Non-Wetland Waters	0.17
	Total USACE/RWQCB	**0.17**
CDFW	Streambed	0.32
	Riparian Habitat—Southern Arroyo Willow Riparian Forest	2.87
	Total CDFW[a]	**3.19**

Notes: USACE = U.S. Army Corps of Engineers; RWQCB = Regional Water Quality Control Board; CDFW = California Department of Fish and Wildlife.

[a] Numbers may not sum due to rounding.

Two roadside ditch features were recorded along Guajome Lake road, flowing into man-made culvert structures that generally transport flows southwards beneath Guajome Lake road and away from the proposed project area. These features did not exhibit indication of consistent flows and no ordinary high-water mark indictors were observed. Therefore, they are not included as potential jurisdictional aquatic resources.

5.7 Wildlife Corridors/Habitat Linkages

The proposed project site is located outside of the Wildlife Corridor Planning Zone designated by the Subarea Plan (City of Oceanside 2010). The site is surrounded by development, which limits movement of larger mammals. While relatively isolated from large undeveloped areas and other preserves, the Diegan coastal sage scrub supports the coastal California gnatcatcher and likely serves as a stepping-stone for dispersing individuals as well as habitat for the resident pairs. The Diegan coastal sage scrub also supports a variety of birds, reptiles, invertebrates, and small mammals commonly found in upland scrub. In addition, the riparian habitat on site provides potential foraging and nesting opportunities for least Bell's vireo. This habitat may also serve as a stepping stone for this species.

Urban-adapted species observed or that could commonly occur in the non-native grassland and disturbed areas in the lowlands include California ground squirrel (*Spermophilus [Otospermophilus] beecheyi*), desert cottontail (*Sylvilagus audubonii*), western fence lizard (*Sceloporus occidentalis*), common side-blotched lizard (*Uta stansburiana*), horned lark (*Eremophila alpestris*), American crow (*Corvus brachyrhynchos*), house finch (*Haemorhous mexicanus*), and California towhee (*Melozone crissalis*).

5.8 Regional Resource Planning Context

5.8.1 Subarea Plan Buffers

Per Section 5.2.4 of the Draft Subarea Plan (City of Oceanside 2010), a 50-foot biological buffer and a 50-foot planning buffer are recommended from the southern edge of the and southern willow riparian forest. This 100-foot buffer is shown on Figure 7, Proposed Project Impacts to Biological Resources, and the existing vegetation

communities that overlap with each buffer is provided in Table 4, Vegetation Communities/Land Covers within the Subarea Plan Buffers.

Table 4. Vegetation Communities/Land Covers within the Subarea Plan Buffers

Vegetation Community/Land Cover	Area of Vegetation Community/Land Cover (acres)		
	50-Foot Biological Buffer	50-Foot Planning Buffer	Total
Coastal sage scrub	0.57	1.23	1.80
Non-native grassland	0.06	0.06	0.12
Riparian forest (disturbed)	0.06	0.19	0.25
Development	0.35	0.55	0.90
Total[a]	**1.04**	**2.03**	**3.07**

Note:
[a] Totals may not sum precisely due to rounding.

As described in Section 5.6, Potential Jurisdictional Aquatic Resources, the disturbed riparian forest has been excluded from CDFW jurisdiction. The disturbed riparian forest polygon is located upslope, with a steep vertical separation from the channel area, and is not contiguous to the channel's riparian zone due to separation by a road, house, shed, old cars and piles of trash. It does not represent a portion of the stream channel's riparian zone that is uninterrupted by development, human disturbance, and is not directly adjacent the active floodplain. Because the polygon is not contiguous with the riparian corridor associated with the stream channel, it is not considered CDFW jurisdictional associated riparian habitat. Per Section 5.2.4 of the Subarea Plan, wetland communities within the city include those which are regulated by CDFW and USACE. Since the disturbed riparian is not likely to be regulated by CDFW and is does not contain the requisite wetlands indicators to be regulated by USACE, this polygon is not included within the outer edge of riparian habitat for purposes of identifying the required biological and planning buffers for the project.

5.8.2 Subarea Plan Designed Preserve

The northern portion of the proposed project site overlaps with a hardline preserve zone as defined within the Subarea Plan (Figure 3). As discussed in Section 2.3 of this report, the Subarea Plan has been prepared and is used as a guidance document for development projects in the City, but it has not been approved or permitted (City of Oceanside 2010). Although the Subarea Plan is not approved, the City encourages project applicants to abide by the guiding principles of the plan when designing projects, including the avoidance of designated preserve areas. However, the Subarea Plan does acknowledge that areas of designated preserve can overlap with private ownership, and therefore the boundaries of the preserve may be revised on a project-by-project basis.

6 Project Impacts and Significance Determination

This chapter defines the types of impacts that would occur due to project implementation, including direct, permanent impacts; direct, temporary impacts; and indirect impacts.

6.1 Direct Impacts

Direct, permanent impacts refer to the absolute and permanent physical loss of a biological resource due to clearing, grading, and construction of a project. Direct, permanent impacts are analyzed in four ways: (1) permanent loss of vegetation communities, land covers, and general wildlife and their habitat; (2) permanent loss of or harm to individuals of special-status plant and wildlife species; (3) permanent loss of suitable habitat for special-status species; and/or (4) permanent loss of wildlife movement and habitat connectivity.

Direct, temporary impacts refer to a temporal loss of vegetation communities and land covers resulting from vegetation and land cover clearing and grading associated with implementation of a project. The main criterion for direct, temporary impacts is that impacts occur for a short period of time and are reversible.

6.2 Indirect Impacts

Indirect impacts are reasonably foreseeable effects caused by a project's implementation on remaining or adjacent biological resources outside of the direct disturbance zone that may occur during grading activities (i.e., short-term, construction-related, indirect impacts) or later in time as a result of a project (i.e., long-term, or operational, indirect impacts). Short-term, indirect impacts can include dust, human activity, pollutants (including potential erosion), and noise that extend beyond the identified construction area. Long-term, indirect impacts can include changes to hydrology, introduction of invasive species, dust, and noise that are operations related or occur over the long term. In most cases, indirect effects are not quantified, but in some cases, quantification might be included, such as using a noise contour to quantify indirect impacts to nesting birds.

For each of the following impact sections, direct and indirect impacts for biological resources are identified and a significance determination is made for each impact. For each significant impact, mitigation measures that would reduce the impact to less than significant are proposed.

6.3 Special-Status Vegetation Communities

6.3.1 Direct Impacts

Direct project impacts to vegetation are shown in Table 5, Permanent Impacts, Mitigation, and On-Site Avoidance within the Proposed Project Site. All biological resources within the impact footprint are considered directly and permanently impacted. Figure 7 illustrates the distribution of biological resources on the proposed project site and the extent of the proposed impacts.

Table 5. Permanent Impacts, Mitigation, and On-Site Avoidance within the Proposed Project Site

Vegetation/ Land Cover Type	Impacts (acres)		Total Impacts (acres)[a]	Mitigation		On-site Avoidance
	Development	Improvement of Guajome Lake Road		Ratio[b]	Acres Required	
Diegan coastal sage scrub	1.25	—	1.25	2:1	2.5	0.95
Non-native grassland	8.29	—	8.29	0.5:1	4.14	0.55
Non-native riparian	—	—	—	—	—	0.58
Non-vegetated channel	—	—	—	—	—	0.32
Riparian forest (disturbed)	—	—	—	—	—	0.30
Southern willow riparian forest	—	—	—	—	—	2.87
Urban/developed	0.69	0.19	0.87	N/A	0	0.55
Disturbed habitat	0.09	0.12	0.21	N/A	0	0.36
Total[b]	**10.31**	**0.31**	**10.62**	**—**	**6.64**	**6.48**

Notes:

[a] Acreages may not sum precisely due to rounding.

[b] Per Table 5-2, Mitigation Standards for Impacts to Natural Vegetation and Habitat, in the Subarea Plan (City of Oceanside 2010), impacts to coastal sage scrub in the Coastal Zone and Agency approved areas of the Offsite Mitigation Zone shall be mitigated at a 2:1 ratio.

Of the approximately 16.78-acre proposed project site, the proposed project would result in direct permanent impacts to 10.31 acres, including an additional 0.31 acres associated with off-site improvements to Guajome Lake Road (10.62 acres total). Of 10.62 acres of impacts, 9.54 acres is too sensitive vegetation communities and includes 1.25 acres of impacts to coastal sage scrub and 8.29 acres of impacts to non-native grassland. Off-site impacts are limited to developed and disturbed areas.

Direct permanent impacts to non-native grassland and coastal sage scrub communities would be significant absent mitigation. Impacts to these vegetation communities require mitigation per Table 5-2 in the Subarea Plan (City of Oceanside 2010). The permanent loss of these vegetation communities shall be mitigated to less than significant through the creation of coastal sage scrub within an offsite mitigation site, Quarry Creek (**MM-BIO-1**). Impacts to non-native grassland will be mitigated through the creation of coastal sage scrub at a 0.5:1 mitigation ratio. While the 2:1 mitigation for coastal sage scrub is less than the 3:1 suggested in the Subarea Plan, the site is located within the Offsite Mitigation Zone which requires a 2:1 mitigation (City of Oceanside 2010). Implementation of these this mitigation measures would reduce potential direct, permanent impacts to sensitive vegetation communities to less than significant. Although not proposed for mitigation, the proposed project does avoid impacts to 6.48 acres of the proposed project site, which includes riparian areas, coastal sage scrub, and non-native grassland as well as disturbed and developed areas. As a proposed project design feature, this area would be managed by the Homeowners Association to ensure that there is no trespassing into the natural habitat and that the area is kept free of trash.

MM-BIO-1 Off-Site Mitigation. In order to mitigate for the loss of 1.25 acres of coastal sage scrub and 8.29 acres of non-native grassland, 2.5 acres of coastal sage scrub and 4.14 acres of non-native grassland are required. The project applicant will create 6.64 acres of coastal sage scrub at the Quarry Creek mitigation site.

6.3.2 Indirect Impacts

Indirect impacts to vegetation during construction may include dust (which could disrupt plant vitality in the short term), construction-related soil erosion, and runoff. Implementation of industry-standard construction and stormwater best management practices (BMPs), including dust control, erosion control, and water quality protection, would be required for the proposed project to obtain a grading permit. Implementation of these dust, erosion control, and water quality protection measures during construction, including consistency with the Construction General Permit Order 2009-009-DWQ, would reduce any potential short-term indirect impacts on adjacent vegetation communities to a level that is less than significant. In addition, the City requires that project applicants adhere to the landscaping requirements outlined in the Subarea Plan and replicated for **MM-BIO-2**.

MM-BIO-2 Landscaping. The applicant shall ensure that development landscaping adjacent to on- or off-site habitat does not include exotic plant species that may be invasive to native habitats. Exotic plant species not to be used include any species listed on the California Invasive Plant Council (Cal-IPC) "Invasive Plant Inventory" List. This list includes such species as pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. A copy of the complete list can be obtained from Cal-IPC's website or other similar sources that may evolve over the life of this plan. In addition, landscaping should not use plants that require intensive irrigation, fertilizers, or pesticides adjacent to the preserve and water runoff from landscaped areas should be directed away from the open space areas and contained and/or treated within the development footprint. Landscaping within the Subarea Plan buffers will consist of native species. The applicant shall ensure that development lighting adjacent to all on- or off-site habitat shall be directed away from and/or shielded so as not to illuminate native habitats.

6.4 Special-Status Plant Species

6.4.1 Direct Impacts

Focused rare plant species surveys were conducted during spring and summer blooming periods in 2022 to determine the full extent of flora within the proposed project site. No special-status plants were identified within the proposed project site. Therefore, there would be no direct impacts to special-status plant species.

6.4.2 Indirect Impacts

Indirect impacts to special-status plant species would be limited to short-term construction impacts related to erosion, runoff, and dust. All proposed project ground-disturbing activities would be subject to the typical restrictions (e.g., BMPs) and requirements that address erosion and runoff, including those of the National Pollutant Discharge Elimination System permit program, preparation of a stormwater pollution prevention plan, and consistency with

the Construction General Permit Order 2009-009-DWQ. With implementation of these BMPs and permit conditions, potential indirect impacts to special-status plant species would be less than significant.

6.5 Special-Status Wildlife Species

6.5.1 Direct Impacts

The undeveloped riparian habitats within the proposed project site have the potential to support several special-status wildlife as shown in Appendix D-1. White-tailed kite, Cooper's hawk, and yellow warbler were observed on site, while least Bell's vireo was observed foraging in adjacent off-site habitat. The coastal sage scrub habitat on site supports nesting coastal California gnatcatcher and could support other special-status species (see Appendix D-1). The proposed project would not result in the direct loss of any riparian habitat that is known to support least Bell's vireo or white-tailed kite or any other special-status species, but would result in the permanent loss of 1.25 acres of habitat utilized by coastal California gnatcatcher as well as 8.29 acres of potential foraging habitat for white-tailed kite and Cooper's hawk. Direct impacts to this habitat would be mitigation through implementation of **MM-BIO-1**, which would provide for the preservation of high-value habitat at a conservation bank.

To ensure that special-status wildlife are not directly impacted by initial clearing/grubbing, **MM-BIO-3** through **MM-BIO-10** would be implemented, which would involve temporary construction fencing, environmental awareness training, breeding season avoidance, BMPs for construction, and nesting bird surveys and avoidance measures. Since the Subarea Plan has not been adopted, take of habitat for coastal California gnatcatcher will need to be granted through the Section 10 consultation process with the USFWS (**MM-BIO-11**). Implementation of **MM-BIO-1** through **MM-BIO-11** will reduce impacts to special-status species to less than significant.

MM-BIO-3 Temporary Installation Fencing. The project applicant shall temporarily fence (with silt barriers) the limits of project impacts (including construction staging areas and access routes) to prevent additional habitat impacts and prevent the spread of silt from the construction zone into adjacent native habitats to be preserved. Fencing shall be installed in a manner that does not impact habitats to be preserved. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied to the satisfaction of the Wildlife Agencies. Any riparian/wetland or upland habitat impacts that occur beyond the approved fenced shall be mitigated at a minimum 5:1 ratio. Temporary construction fencing shall be removed upon project completion.

MM-BIO-4 Environmental Awareness Training. A Workers Environmental Awareness Training Program shall be implemented with the contractor and all active construction personnel prior to construction to ensure knowledge of sensitive wildlife that may occur on site, including coastal California gnatcatcher (*Polioptila californica californica*) and least Bell's vireo (*Vireo bellii pusillus*) and their habitat, and general compliance with environmental/permit regulations and mitigation measures.

At a minimum, training shall include a discussion of the following topics: (1) the purpose for resource protection; (2) descriptions of coastal California gnatcatcher and least Bell's vireo and their habitat; (3) the mitigation measures outlined in this report that should be implemented during project construction to conserve sensitive resources, including strictly limiting activities, vehicles, equipment, and construction materials to the fenced area to avoid sensitive resource areas in the field (i.e., avoided areas delineated on maps and on the project site by fencing); (4) environmentally responsible construction practices; (5) the protocol to resolve conflicts that may arise at any time during the

construction process; and, (6) the general provisions of the federal Endangered Species Act (ESA), the need to adhere to the provisions of ESA, and the penalties associated with violating ESA.

MM-BIO-5 Work Hours. Project construction shall occur during daylight hours. However, if temporary night work is required, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded, and directed away from natural habitats.

MM-BIO-6 Construction Best Management Practices. The project applicant shall ensure that the following conditions are implemented during project construction to minimize potential impacts to sensitive vegetation and species:

1. Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint.
2. 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.
3. Pets of project personnel shall not be allowed on the project site.
4. Disposal or temporary placement of excess fill, brush or other debris shall not be allowed in waters of the United States or their banks.
5. 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.
6. Impacts from fugitive dust shall be avoided and minimized through watering and other appropriate measures consistent with the Construction General Permit Order 2009-009-DWQ.

MM-BIO-7 Biological Monitor Requirements and Duties. A qualified biologist shall be on site daily during initial clearing/grubbing and weekly during grading activities within 500 feet of preserved habitat to ensure compliance with all project-imposed mitigation measures. The biologist shall be available during pre-construction and construction phases to review grading plans, address protection of sensitive biological resources, monitor ongoing work, and maintain communications with the project’s engineer to ensure that issues relating to coastal California gnatcatcher (Polioptila californica californica), least Bell’s vireo (Vireo bellii pusillus), and their habitat are appropriately and lawfully managed. The biological monitor should flush birds out of habitat areas before they are cleared.

The qualified biological monitor shall also be responsible for the following duties:

1. Oversee installation of and inspect temporary fencing and erosion control measures within or up-slope of avoided and/or preserved areas a minimum of once per week during installation

and daily during all rain events until established to ensure that any breaks in the fence or erosion control measures are repaired immediately.

2. Periodically monitor the work area to ensure that work activities do not generate excessive amounts of dust.
3. Halt work, if necessary, and confer with the U.S. Fish and Wildlife Service (USFWS) and City of Oceanside (City) to ensure the proper implementation of species and habitat protection measures. The biologist shall report any violation to USFWS and the City within 24 hours of its occurrence.
4. Submit weekly letter reports (including photographs of impact areas) via email to the City during clearing/grubbing of potential habitat and/or project construction resulting in ground disturbance within 500 feet of avoided potential habitat. The weekly reports shall document that authorized impacts were not exceeded and general compliance with all conditions. The reports shall also outline the duration of monitoring, the location of construction activities, the type of construction that occurred, and equipment used. These reports shall specify numbers and locations of any coastal California gnatcatchers/least Bell's vireo and nests, sex, observed behavior (especially in relation to construction activities), and remedial measures employed to avoid, minimize, and mitigate impacts to coastal California gnatcatchers/least Bell's vireo and nests.
5. Submit a final report to the City within 60 days of project completion that includes the following: (1) as-built construction drawings for grading with an overlay of any active nests; (2)photographs of habitat areas during pre-construction and post-construction conditions; and (3) other relevant summary information documenting that authorized impacts were not exceeded and that general compliance with the avoidance/minimization provisions and monitoring program as required by USFWS were achieved.

MM-BIO-8 Breeding Season Avoidance**.** The removal of vegetation from the project impact footprint shall occur only during September 1 through February 14 to avoid the bird breeding season. Further, to the maximum extent practicable, grading activities associated with construction of the project shall occur September 1 through February 14 to avoid the breeding season. If project construction must occur during the breeding season, MM-BIO-8 and MM-BIO-9 shall be implemented.

MM-BIO-9 General Pre-construction Surveys**.** Take of birds protected under the Migratory Bird Treaty Act and California Fish and Game Code shall be avoided during the nesting season.

Nesting Bird Survey. 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 (February 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 of Oceanside (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.

MM-BIO-10 California Gnatcatcher Nest Avoidance and Minimization Measures. If an active coastal California gnatcatcher (*Polioptila californica californica*) nest is found on site or within 500 feet of project grading activities, the biologist shall postpone work within 500 feet of the nest and contact the U.S. Fish and Wildlife Service (USFWS) and the City of Oceanside to discuss (1) the best approach to avoid/minimize impacts to nesting coastal California gnatcatchers (e.g., sound walls, noise monitoring); and (2) a nest monitoring program acceptable to USFWS. Subsequent to these discussions, work may be initiated subject to implementation of the agreed-upon avoidance/ minimization approach and monitoring program. If the biologist determines that bird breeding behavior is being disrupted, the project applicant shall stop work and coordinate with USFWS to review the avoidance/minimization approach. Upon agreement as to any necessary revisions to the avoidance/minimization approach, work may resume subject to the revisions and continued monitoring. Success or failure of an active nest shall be established by regular and frequent trips to the site, as determined by the biologist and through a schedule approved by the wildlife agencies. Monitoring of an active nest shall continue until fledglings have dispersed or the nest has been determined to be a failure, as approved by USFWS.

MM-BIO-11 Section 10 Consultation. All terms and conditions developed as part of the Section 10 consultation process with the U.S. Fish and Wildlife Service (USFWS) and provided in the project's Habitat Conservation Plan (HCP) shall be implemented. Terms and conditions shall apply to federally listed species that may be impacted by the project. Ratios for habitat-based mitigation shall be finalized during the Section 10 consultation process. Terms and conditions outlined in the project's HCP shall take precedence over the measures outlined herein to the extent there is conflict between the two. The habitat-based mitigation described in MM-BIO-1 would not be reduced in acreage, but conflicts that require additional habitat mitigation would defer to the terms and conditions of the HCP.

6.5.2 Indirect Impacts

Indirect effects to special-status wildlife species during proposed project construction may include the generation of fugitive dust; changes in hydrology resulting from construction, including sedimentation and erosion; the release of chemical pollutants; and increased human presence. Potential indirect impacts from construction dust, erosion/sedimentation, and the release of chemical pollutants would be avoided and minimized through implementation of industry-standard, construction-related BMPs, including consistency with the Construction General Permit Order 2009-009-DWQ, which would reduce these potential impacts on special-status wildlife species to a level that is less than significant. Although increased human presence during construction may result in avoidance and/or behavioral modification by wildlife in the area, this effect would be short term and is considered less than significant.

Noise generated during construction has the potential to indirectly impact adjacent special-status wildlife species by disrupting their normal activities, particularly breeding and nesting activities associated with special-status bird

species. Special-status bird species, including federally and state-listed species and species protected under the MBTA and CFGC Sections 3503–3513 and 3800–3801, may occur in habitats adjacent to the proposed project site. Nesting birds can be affected by short-term construction-related noise, resulting in decreased reproductive success or abandonment of an area as nesting habitat. Breeding passerine and raptor species likely use the various habitats on site for nest construction and foraging. Indirect impacts from construction-related noise may occur to breeding birds if construction occurs during the breeding season (i.e., February 15 through August 31). Potential impacts, including noise, lighting, increased human presence, and vehicle traffic within the site could affect nesting birds. Pre-construction nesting bird surveys during the breeding season to avoid impacts to nesting birds in accordance with the MBTA and CFGC are a condition of proposed project approval.

6.6 Jurisdictional Aquatic Resources

The proposed project would not result in any impacts to resources regulated by the USACE, RWQCB, or CDFW. Therefore, there are no significant impacts to jurisdictional aquatic resources.

6.7 Wildlife Corridors/Habitat Linkages

The proposed project site is located outside of the Wildlife Corridor Planning Zone designated by the Subarea Plan (City of Oceanside 2010). The site is surrounded by development to the north, west, and south, which limits movement of larger mammals. While relatively isolated from large undeveloped areas and other preserves, the Diegan coastal sage scrub supports coastal California gnatcatcher and likely serves as a stepping stone for dispersing individuals and habitat for the resident pairs. One pair of coastal California gnatcatchers was documented nesting on site during the 2022 surveys. Although the proposed project would result in the loss of the majority of coastal sage scrub habitat on site, the entire riparian corridor to the north of the proposed project would remain in its current state. Therefore, the proposed project would not result in the loss of wildlife corridors or habitat linkages.

6.8 Regional Resource Planning Context

6.8.1 Subarea Plan Buffers

Section 5.8.1 describes the Subarea Plan buffer per Section 5.2.4 of the Subarea Plan (City of Oceanside 2010), which states that a minimum 50-foot biological buffer plus a minimum 50-foot planning buffer (total width of both equals 100 feet) shall be established beginning at the outer edge of riparian vegetation. The proposed project impacts 0.36 acres of the planning buffer (Table 6, Project Overlap with the Subarea Plan Buffers). Although the Subarea Plan is not currently adopted, the City encourages applicants to adhere to the Subarea Plan to the extent feasible, including no-net loss of wetlands and the preservation of adequate buffers. While the proposed project would not provide the full 100-foot buffer, project development has been sited to ensure all direct impacts to wetlands/riparian areas are eliminated.

Table 6. Project Overlap with the Subarea Plan Buffers

Vegetation Community/ Land Cover	Area of Vegetation Community/Land Cover (acres)					
	50-Foot Biological Buffer			50-Foot Planning Buffer		
	Existing	Project Overlap	FMZ	Existing	Project Overlap	FMZ
Coastal sage scrub	0.57	—	—	1.23	0.35	0.17
Non-native grassland	0.06	—	—	0.06	—	—
Riparian forest (disturbed)	0.06	--	--	0.19	—	—
Developed	0.35	—	—	0.55	0.01	0.17
Total[a]	**1.04**	**—**	**—**	**2.03**	**0.36**	**0.17**

Notes: FMZ = fuel modification zone.
[a] Totals may not sum precisely due to rounding.

Of the 0.36 acres of overlapping development, 0.17 acres overlaps with Zone 2 FMZ, which will require the thinning of 0.16 acres of coastal sage scrub vegetation (the remaining 0.01 acres includes developed areas). The FMZ has been revised to include alternative compliance methods in order to eliminate the need to conduct thinning within the disturbed riparian forest and reduce impacts to the biological buffer. The slope in the northwest portion of the site is at an elevation that requires creation of a manufactured slope extending into the planning buffer. Portions of the FMZ overlap this area, however drought-tolerant native species could be provided as part of the landscape as long as they meet the FMZ requirements. Therefore, although FMZ is not an allowed use within this buffer per the Subarea Plan, 0.17 acres of Zone 2 FMZ could still serve to provide the buffer functions established by the Subarea Plan. In addition, fencing will be placed around the perimeter of the development to deter residents from recreating in the avoidance areas. The remaining impacts to the buffers are required for the proposed project to meet its overall goals and objectives. Eliminating all development within the buffers would greatly reduce the developable acreage of the site and render the proposed project infeasible from an economic standpoint.

The existing house located within the Subarea Plan buffer will be demolished as a part of project construction. Per Subarea Plan requirements, all areas of non-native vegetation and developed areas within the buffer will be landscaped with native vegetation (**MM-BIO-2**).

6.8.2 Subarea Plan Designed Preserve

The northern portion of the proposed project site overlaps with a hardline preserve zone as defined within the Subarea Plan (Figure 3). Development of the proposed project would overlap with 0.03 acres of the proposed Subarea Plan preserve because of grading and FMZ. The project proposes to modify the current proposed preserve boundary to conform with the site design, preserving everything to the northeast of the proposed project and existing development as shown on Figure 3. The design of the proposed project would ensure that the general location, acreage, and vegetation originally planned for preservation in the Subarea Plan will remain with implementation of the proposed project. Therefore, the proposed project would not have any impacts to regional resource planning.

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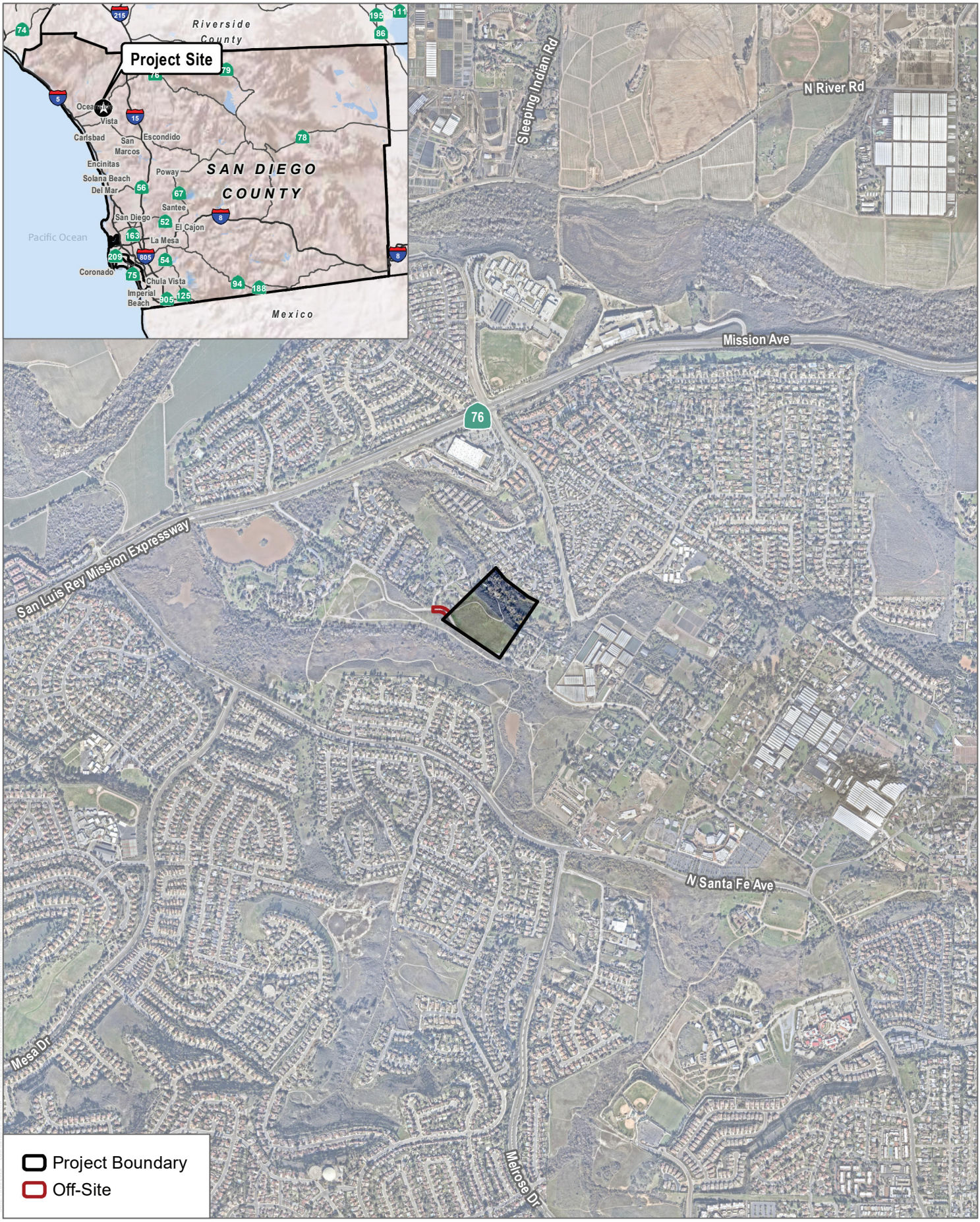

SOURCE: SANGIS 2020, Open Street Maps 2019

DUDEK

0 800 1,600 Feet

FIGURE 1

Project Location

Guajome Crest Project

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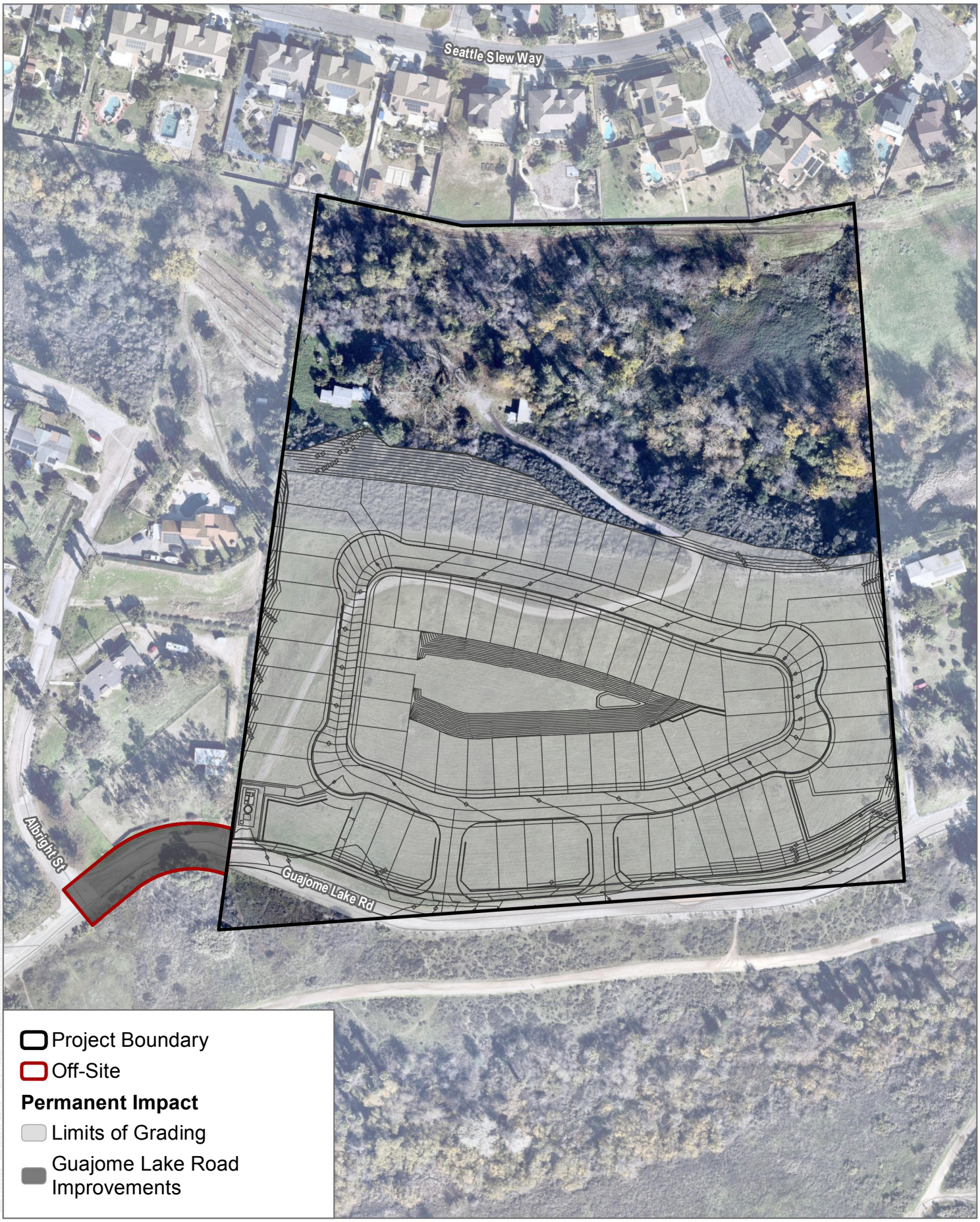

SOURCE: SANGIS 2020, Open Streets Map 2019

DUDEK

0 80 160 Feet

FIGURE 2

Proposed Project

Guajome Crest Project

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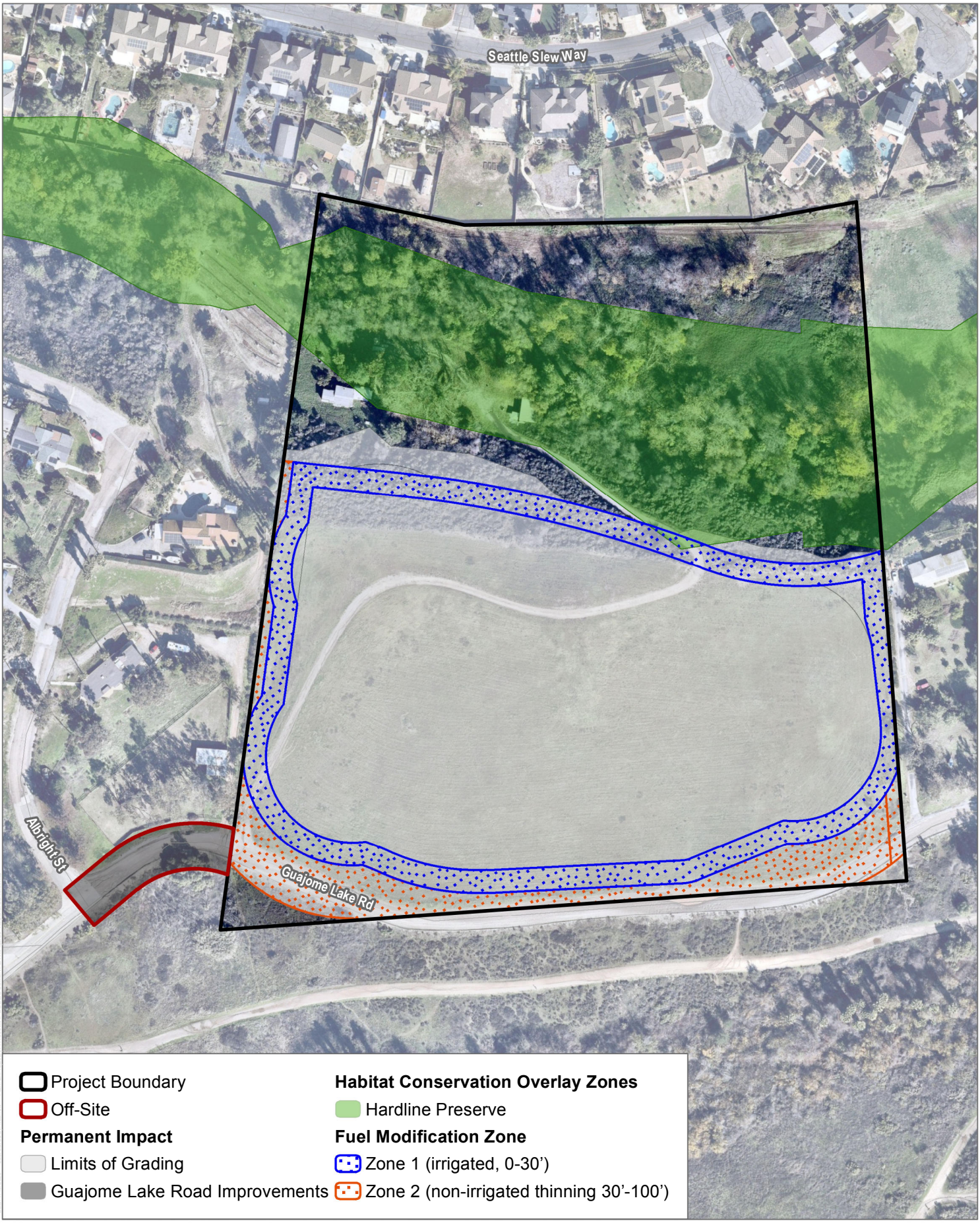

SOURCE: SANGIS 2020, Open Streets Map 2019, City Oceanside 2018

DUDEK

0 75 150 Feet

FIGURE 3

Regional Context

Guajome Crest Project

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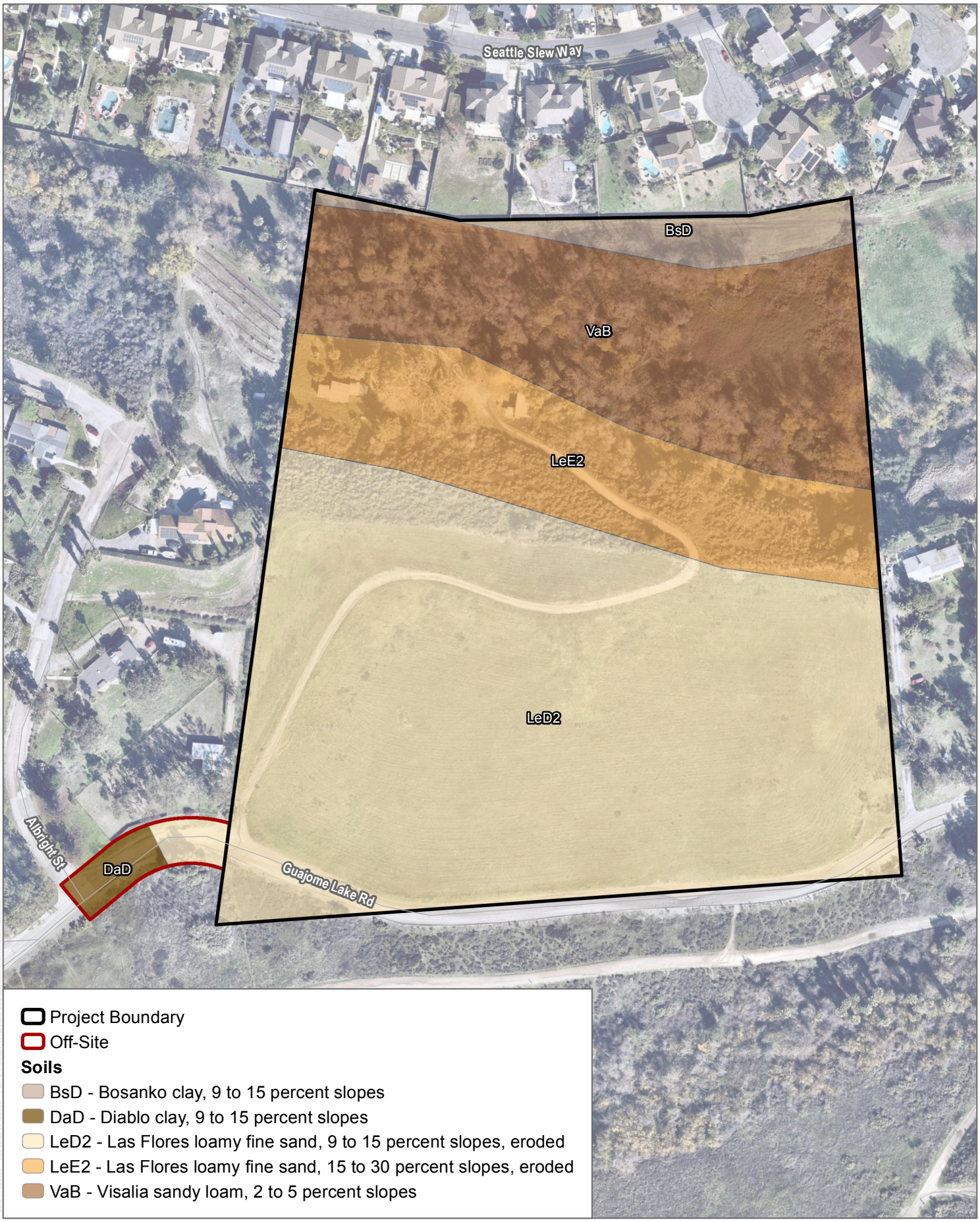

SOURCE: SANGIS 2020, Open Streets Map 2019, USDA 2022

DUDEK

0 80 160 Feet

FIGURE 4

Soils

Guajome Crest Project

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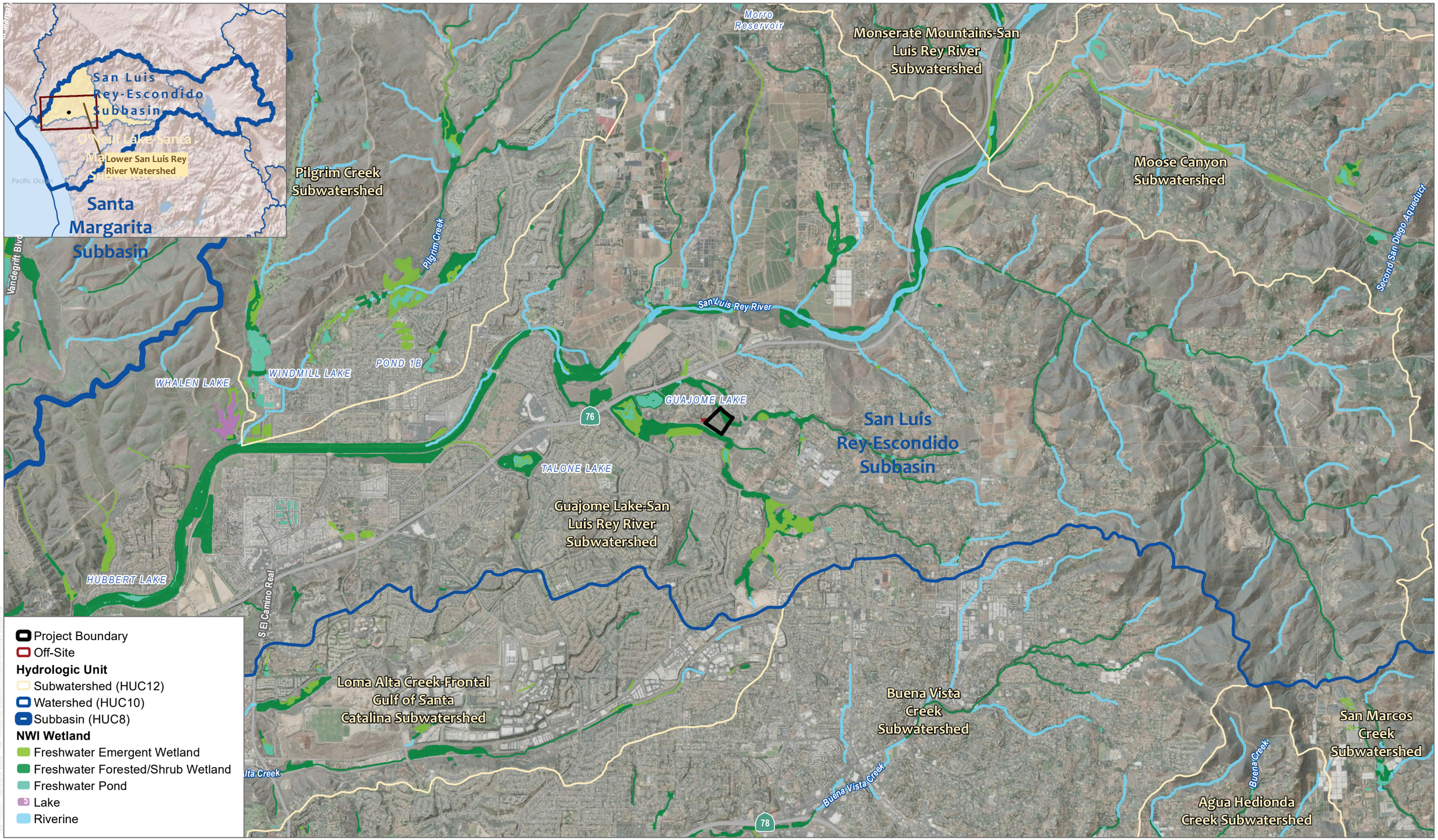

SOURCE: Esri World Imagery 2021, Open Streets Map 2019, USFWS NWI 2021, USGS 2021

DUDEK

0 2,000 4,000 Feet

FIGURE 5

Hydrology

Guajome Crest Project

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SOURCE: SANGIS 2020, Open Streets Map 2019

DUDEK

0 80 160 Feet

FIGURE 6

Existing Biological Resources

Guajome Crest Project

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- Project Boundary
- Off-site

Permanent Impact

- Limits of Grading
- Guajome Lake Road Improvements

Fuel Modification Zone

- Zone 1 (irrigated, 0-30')
- Zone 2 (non-irrigated thinning 30'-100')
- CAGN Nest Location
- CAGN Observed Use
- 50-foot Biological Buffer
- 50-foot Planning Buffer

Potential Jurisdictional Resources

USACE/RWQCB and CDFW

- Non-wetland water/Streambed

CDFW Only

- Top of Bank
- Associated Riparian Habitat

Vegetation Communities and Land Covers

- CSS; Diegan Coastal Sage Scrub
- DEV; Urban/Developed
- DH; Disturbed Habitat
- DRF; Disturbed Riparian Forest
- NNG; Non-Native Grassland
- NNR; Non-Native Riparian
- NVC; Non-Vegetated Channel
- SWRF; Southern Arroyo Willow Riparian Forest

SOURCE: SANGIS 2020, Open Streets Map 2019

DUDEK

0 80 160 Feet

FIGURE 7

Proposed Project Impacts to Biological Resources

Guajome Crest Project

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Appendix A
Plant Compendium

Vascular Species

Eudicots

AIZOACEAE – FIG-MARIGOLD FAMILY

* *Carpobrotus chilensis* – sea fig

ANACARDIACEAE – SUMAC OR CASHEW FAMILY

Malosma laurina – laurel sumac
* *Schinus molle* – Peruvian peppertree
* *Schinus terebinthifolius* – Brazilian peppertree
Toxicodendron diversilobum – poison oak

APIACEAE – CARROT FAMILY

* *Apium graveolens* – wild celery
* *Conium maculatum* – poison hemlock
Daucus pusillus – American wild carrot
* *Foeniculum vulgare* – fennel
Sanicula arguta – sharptooth blacksnakeroot

ARALIACEAE – GINSENG FAMILY

* *Hedera helix* – English ivy

ASTERACEAE – SUNFLOWER FAMILY

* *Ambrosia artemisiifolia* – annual ragweed
Ambrosia psilostachya – western ragweed
Artemisia californica – California sagebrush
Artemisia douglasiana – Douglas' sagewort
Baccharis salicifolia – mulefat
* *Carduus pycnocephalus* – Italian plumeless thistle
* *Centaurea melitensis* – Maltese star-thistle
Corethrogyne filaginifolia – sand-aster
Hazardia squarrosa – sawtooth golden bush
* *Hedypnois rhagadioloides* – crete weed
* *Helminthotheca echioides* – bristly oxtongue
Heterotheca grandiflora – telegraphweed
Isocoma menziesii – Menzies's golden bush
* *Logfia gallica* – narrowleaf cottonrose
Pseudognaphalium biolettii – two-color rabbit-tobacco
Pseudognaphalium californicum – ladies' tobacco

* *Sonchus asper* – spiny sowthistle
* *Sonchus oleraceus* – common sowthistle

BORAGINACEAE – BORAGE FAMILY

Amsinckia intermedia – common fiddleneck
Eucrypta chrysanthemifolia – spotted hideseed
Pholistoma auritum – blue fiestaflower
Plagiobothrys canescens – valley popcornflower

BRASSICACEAE – MUSTARD FAMILY

* *Brassica nigra* – black mustard
* *Brassica rapa* – field mustard
* *Hirschfeldia incana* – shortpod mustard

Nasturtium officinale – watercress

* *Raphanus sativus* – cultivated radish
* *Sisymbrium irio* – London rocket

CACTACEAE – CACTUS FAMILY

Opuntia littoralis – coast prickly pear

CARYOPHYLLACEAE – PINK FAMILY

Cardionema ramosissimum – sandcarpet

* *Stellaria media* – common chickweed

CHENOPODIACEAE – GOOSEFOOT FAMILY

* *Chenopodium album* – lambsquarters
* *Salsola tragus* – prickly Russian thistle

CONVOLVULACEAE – MORNING-GLORY FAMILY

Calystegia macrostegia – island false bindweed

CRASSULACEAE – STONECROP FAMILY

Crassula connata – sand pygmyweed
Dudleya pulverulenta – chalk dudleya

CUCURBITACEAE – GOURD FAMILY

Marah macrocarpa – Cucamonga manroot

EUPHORBIACEAE – SPURGE FAMILY

* *Euphorbia peplus* – petty spurge
* *Ricinus communis* – castorbean

FABACEAE – LEGUME FAMILY

Acmispon glaber – deer weed
Cercis occidentalis – Texas redbud
Lupinus bicolor – miniature lupine
* *Melilotus indicus* – annual yellow sweetclover

FAGACEAE – OAK FAMILY

Quercus agrifolia – coast live oak

GERANIACEAE – GERANIUM FAMILY

* *Erodium botrys* – longbeak stork's bill
* *Erodium cicutarium* – redstem stork's bill

JUGLANDACEAE – WALNUT FAMILY

* *Carya illinoinensis* – pecan

LAMIACEAE – MINT FAMILY

* *Marrubium vulgare* – horehound
Salvia apiana – white sage
Salvia mellifera – black sage

MALVACEAE – MALLOW FAMILY

Sidalcea sparsifolia – dwarf checkerbloom

MONTIACEAE – MONTIA FAMILY

Claytonia perfoliata – miner's lettuce

MORACEAE – MULBERRY FAMILY

* *Ficus carica* – edible fig

MYRTACEAE – MYRTLE FAMILY

* *Eucalyptus camaldulensis* – river redgum

OXALIDACEAE – OXALIS FAMILY

Oxalis californica – California woodsorrel
* *Oxalis pes-caprae* – Bermuda buttercup

PHRYMACEAE – LOPSEED FAMILY

Diplacus puniceus – red bush monkeyflower

PLANTAGINACEAE – PLANTAIN FAMILY

Plantago erecta – dwarf plantain
* *Plantago major* – common plantain

PLATANACEAE – PLANE TREE, SYCAMORE FAMILY

Platanus racemosa – California sycamore

POLYGONACEAE – BUCKWHEAT FAMILY

Eriogonum fasciculatum – California buckwheat

* *Rumex crispus* – curly dock

ROSACEAE – ROSE FAMILY

Aphanes occidentalis – field parsley piert

Heteromeles arbutifolia – toyon

* *Rubus armeniacus* – Himalayan blackberry

RUBIACEAE – MADDER FAMILY

Galium angustifolium – narrowleaf bedstraw

Galium aparine – stickywilly

SALICACEAE – WILLOW FAMILY

Salix laevigata – red willow

Salix lasiolepis – arroyo willow

SAXIFRAGACEAE – SAXIFRAGE FAMILY

Jepsonia parryi – Parry's jepsonia

SOLANACEAE – NIGHTSHADE FAMILY

* *Nicotiana glauca* – tree tobacco

Solanum douglasii – greenspot nightshade

URTICACEAE – NETTLE FAMILY

Urtica dioica – stinging nettle

VIBURNACEAE – MUSKROOT FAMILY

Sambucus mexicana – blue elderberry

VIOLACEAE – VIOLET FAMILY

Viola pedunculata – Johnny-jump-up

Ferns and Fern Allies

PTERIDACEAE – BRAKE FAMILY

Pellaea andromedifolia – coffee cliffbrake

Pentagramma triangularis – goldback fern

Monocots

AGAVACEAE – AGAVE FAMILY

Hooveria parviflora – smallflower soap plant

ARECACEAE – PALM FAMILY

* *Washingtonia robusta* – Washington fan palm

ASPARAGACEAE – ASPARAGUS FAMILY

* *Asparagus asparagoides* – African asparagus fern

ASPHODELACEAE – ASPHODEL FAMILY

* *Aloe maculata* – no common name

CYPERACEAE – SEDGE FAMILY

Carex spissa – San Diego sedge

Cyperus eragrostis – tall flatsedge

POACEAE – GRASS FAMILY

* *Avena fatua* – wild oat
* *Bromus diandrus* – ripgut brome
* *Bromus hordeaceus* – soft brome
* *Bromus rubens* – red brome
* *Cynodon dactylon* – Bermudagrass

Distichlis spicata – salt grass

* *Hordeum murinum* – mouse barley

Melica imperfecta – smallflower melicgrass

* *Schismus barbatus* – common Mediterranean grass

Stipa cernua – nodding needlegrass

THEMIDACEAE – BRODIAEA FAMILY

Bloomeria crocea – common goldenstar

Dipterostemon capitatus – bluedicks

TYPHACEAE – CATTAIL FAMILY

Typha latifolia – broadleaf cattail

* signifies introduced (non-native) species

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Appendix B
Wildlife Compendium

Amphibians

Frogs

HYLIDAE – TREEFROGS

Pseudacris hypochondriaca – Baja California treefrog

Birds

Blackbirds, Orioles and Allies

ICTERIDAE – BLACKBIRDS

Icterus cucullatus – hooded oriole

Bushtits

AEGITHALIDAE – LONG-TAILED TITS AND BUSHTITS

Psaltriparus minimus – bushtit

Cardinals, Grosbeaks and Allies

CARDINALIDAE – CARDINALS AND ALLIES

Pheucticus melanocephalus – black-headed grosbeak

Finches

FRINGILLIDAE – FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus – house finch

Spinus psaltria – lesser goldfinch

Flycatchers

TYRANNIDAE – TYRANT FLYCATCHERS

Empidonax difficilis – Pacific-slope flycatcher

Sayornis nigricans – black phoebe

Sayornis saya – Say's phoebe

Tyrannus vociferans – Cassin's kingbird

Hawks

ACCIPITRIDAE – HAWKS, KITES, EAGLES, AND ALLIES

Accipiter cooperii – Cooper's hawk
Buteo jamaicensis – red-tailed hawk
Buteo lineatus – red-shouldered hawk
Elanus leucurus – white-tailed kite

Hummingbirds

TROCHILIDAE – HUMMINGBIRDS

Calypte anna – Anna's hummingbird
Calypte costae – Costa's hummingbird
Selasphorus sasin – Allen's hummingbird

Jays, Magpies and Crows

CORVIDAE – CROWS AND JAYS

Aphelocoma californica – California scrub-jay
Corvus brachyrhynchos – American crow
Corvus corax – common raven

Mockingbirds and Thrashers

MIMIDAE – MOCKINGBIRDS AND THRASHERS

Mimus polyglottos – northern mockingbird
Toxostoma redivivum – California thrasher

New World Quail

ODONTOPHORIDAE – NEW WORLD QUAIL

Callipepla californica – California quail

Old World Warblers and Gnatcatchers

POLIOPTILIDAE – GNATCATCHERS

Polioptila californica californica – coastal California gnatcatcher

Pigeons and Doves

COLUMBIDAE – PIGEONS AND DOVES

Zenaida macroura – mourning dove

Roadrunners and Cuckoos

CUCULIDAE – CUCKOOS, ROADRUNNERS, AND ANIS

Geococcyx californianus – greater roadrunner

Starlings and Allies

STURNIDAE – STARLINGS

* *Sturnus vulgaris* – European starling

Swallows

HIRUNDINIDAE – SWALLOWS

Stelgidopteryx serripennis – northern rough-winged swallow

Wood Warblers and Allies

PARULIDAE – WOOD-WARBLERS

Geothlypis trichas – common yellowthroat

Setophaga petechia – yellow warbler

Leiothlypis celata – orange-crowned warbler

Woodpeckers

PICIDAE – WOODPECKERS AND ALLIES

Melanerpes formicivorus – acorn woodpecker

Dryobates nuttallii – Nuttall's woodpecker

Wrens

TROGLODYTIDAE – WRENS

Troglodytes aedon – house wren

Thryomanes bewickii – Bewick's wren

New World Sparrows

PASSERELLIDAE – NEW WORLD SPARROWS

Melospiza melodia – song sparrow
Melozone crissalis – California towhee
Pipilo maculatus – spotted towhee
Zonotrichia leucophrys – white-crowned sparrow

Typical Warblers, Parrotbills, Wrentit

SYLVIIDAE – SYLVIID WARBLERS

Chamaea fasciata – wrentit

Invertebrates

Butterflies

RIODINIDAE – METALMARKS

Apodemia mormo virgulti – Behr's metalmark

HESPERIIDAE – SKIPPERS

Erynnis funeralis – funereal duskywing

PIERIDAE – WHITES AND SULFURS

Pieris rapae – cabbage white

Mammals

Canids

CANIDAE – WOLVES AND FOXES

Canis latrans – coyote

Hares and Rabbits

LEPORIDAE – HARES AND RABBITS

Sylvilagus bachmani – brush rabbit

Pocket Gophers

GEOMYIDAE – POCKET GOPHERS

Thomomys bottae – Botta's pocket gopher

Squirrels

SCIURIDAE – SQUIRRELS

Spermophilus (Otospermophilus) beecheyi – California ground squirrel

Reptiles

Lizards

PHRYNOSOMATIDAE – IGUANID LIZARDS

Sceloporus occidentalis – western fence lizard

* signifies introduced (non-native) species

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Appendix C

Special-Status Plant Species Not Expected to Occur within the Project Site

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/ Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Abronia maritima	red sand-verbena	None/None/4.2/None	Coastal dunes/perennial herb/Feb–Nov/0–330	Not expected to occur. No suitable conditions present.
Abronia villosa var. *aurita*	chaparral sand-verbena	None/None/1B.1/None	Chaparral, coastal scrub, desert dunes; sandy/ annual herb/(Jan)Mar–Sep/245–5,250	Not expected to occur. Chaparral sand-verbena is more likely to be found in sandy washes and sandy floodplains and while the proposed project site does contain some sandy substrate, the species was not observed during focused surveys.
Acanthomintha ilicifolia	San Diego thorn-mint	FT/SE/1B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay, openings/annual herb/Apr–June/30–3,150	Not expected to occur. San Diego thorn-mint requires unique cracked or broken clay soils that are not present in the proposed project site, and the species was not observed during focused surveys. The nearest known occurrence of this species is roughly 1 mile south of the proposed project site (CDFW 2023).
Acmispon prostratus	Nuttall's acmispon	None/None/1B.1/Covered	Coastal dunes, coastal scrub (sandy)/annual herb/Mar–June(July)/0–35	Not expected to occur. This species was not detected during focused plant surveys. The proposed project site is outside of the species' known elevation range and the species is known to occur in more coastal settings. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Adolphia californica	California adolphia	None/None/2B.1/None	Chaparral, coastal scrub, valley and foothill grassland; clay/perennial deciduous shrub/ Dec–May/30–2,430	Not expected to occur. There is suitable coastal scrub and grassland present, however, the species was not detected during focused plant surveys.
Agave shawii var. *shawii*	Shaw's agave	None/None/2B.1/None	Coastal bluff scrub, coastal scrub; maritime succulent scrub/perennial leaf succulent/ Sep–May/5–395	Not expected to occur. Shaw's agave has a limited distribution near the U.S./Mexico border and up to Torrey Pines along the bluffs. Shaw's agave is more likely to be found in maritime succulent scrub or coastal bluff scrub, which are not present within the proposed project site. In addition, Shaw's agave would have been observed during initial site visits as it is a large perennial leaf succulent that is observed year-round.
Allium marvinii	Yucaipa onion	None/None/1B.2/None	Chaparral/perennial bulbiferous herb/Apr–May/ 2,490–3,490	Not expected to occur. The species was not observed during focused plant surveys and is known to occur at higher elevations than those of the proposed project site.
Ambrosia pumila	San Diego ambrosia	FE/None/1B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; sandy loam or clay, often in disturbed areas, sometimes alkaline/perennial rhizomatous herb/Apr–Oct/65–1,360	Not expected to occur. There is suitable coastal scrub and grassland present, however, the species was not detected during focused plant surveys. The nearest known occurrence of this species is roughly 1.5 miles northeast of the proposed project site (CDFW 2023).
Aphanisma blitoides	aphanisma	None/None/1B.2/None	Coastal bluff scrub, Coastal dunes, Coastal scrub; Gravelly (sometimes), Sandy (sometimes)/annual herb/Feb–June/5–1,000	Not expected to occur. While there is coastal scrub present, this species was not observed during focused surveys and is typically associated with a more coastal environment.
Arctostaphylos glandulosa ssp. *crassifolia*	Del Mar manzanita	FE/None/1B.1/None	Chaparral (maritime, sandy)/perennial evergreen shrub/Dec–June/0–1,200	Not expected to occur. No suitable vegetation present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Arctostaphylos rainbowensis	Rainbow manzanita	None/None/1B.1/None	Chaparral/perennial evergreen shrub/Dec–Mar/ 670–2,200	Not expected to occur. The site is outside of the species' known elevation range, and there is no suitable vegetation present.
Artemisia palmeri	San Diego sagewort	None/None/4.2/None	Chaparral, coastal scrub, riparian forest, riparian scrub, riparian woodland; sandy, mesic/perennial deciduous shrub/(Feb)May–Sep/45–3,000	Low potential to occur. This species was not detected during focused plant surveys. However, there is suitable riparian vegetation and coastal scrub present in the proposed project site.
Asplenium vespertinum	western spleenwort	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub; rocky/perennial rhizomatous herb/Feb–June/ 590–3,280	Not expected to occur. The site is outside of the species' known elevation range and the species was not detected during focused plant surveys.
Astragalus tener var. *titi*	coastal dunes milk-vetch	FE/SE/1B.1/None	Coastal bluff scrub (sandy), coastal dunes, coastal prairie (mesic); often vernally mesic areas/annual herb/Mar–May/0–165	Not expected to occur. No suitable vegetation or conditions present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).

Scientific Name	Common Name	Status (Federal/State/CRPR/ Oceanside Subarea Plan)	Primary Habitat Associations/ Life Form/Blooming Period/Elevation Range (feet amsl)	Potential to Occur
Atriplex coulteri	Coulter's saltbush	None/None/1B.2/None	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland; alkaline or clay/ perennial herb/Mar–Oct/5–1,510	Not expected to occur. There is suitable coastal scrub and grassland present, however, areas with suitable vegetation do not contain suitable alkaline or clay soils and this species was not detected during focused plant surveys.
Atriplex pacifica	south coast saltscale	None/None/1B.2/None	Coastal bluff scrub, coastal dunes, coastal scrub, playas/annual herb/Mar–Oct/0–460	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present; however, there is no coastal bluff scrub.
Baccharis vanessae	Encinitas baccharis	FT/SE/1B.1/None	Chaparral (maritime), cismontane woodland; sandstone/perennial deciduous shrub/Aug, Oct, Nov/195–2,360	Not expected to occur. No suitable vegetation present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Bloomeria clevelandii	San Diego goldenstar	None/None/1B.1/None	Chaparral, coastal scrub, valley and foothill grassland, vernal pools; clay/perennial bulbiferous herb/Apr–May/160–1.525	Not expected to occur. There is suitable coastal scrub and grassland present, but clay soils are located in a different area of the site. This species was not detected during focused plant surveys.
Brodiaea filifolia	thread-leaved brodiaea	FT/SE/1B.1/Covered	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools; often clay/perennial bulbiferous herb/Mar–June/80–3,675	Low potential to occur. There is suitable coastal scrub and grassland present, but clay soils are located in a different area of the site. This species was not detected during focused plant surveys. The nearest known occurrence of this species is roughly 1 mile south of the proposed project site (CDFW 2023).
Brodiaea orcuttii	Orcutt's brodiaea	None/None/1B.1/None	Closed-cone coniferous forest, chaparral, cismontane woodland, meadows and seeps, valley and foothill grassland, vernal pools; mesic, clay/perennial bulbiferous herb/May–July/ 95–5,550	Not expected to occur. There is suitable grassland present, but clay soils are located in a different area of the site. This species was not detected during focused plant surveys.
Calandrinia breweri	Brewer's calandrinia	None/None/4.2/None	Chaparral, Coastal scrub; Burned areas, Disturbed areas, Loam (sometimes), Sandy (sometimes)/ annual herb/(Jan)Mar–June/35–4,000	Low potential to occur. There is suitable coastal scrub and sandy and loamy soil, but the species was not detected during focused plant surveys.
Calochortus plummerae	Plummer's mariposa-lily	None/None/4.2/None	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland; Granitic, Rocky/perennial bulbiferous herb/May–July/330–5,575	Not expected to occur. The proposed project site is outside of the species' known elevation range and the species was not observed during the focused plant surveys.
Camissoniopsis lewisii	Lewis' evening-primrose	None/None/3/None	Coastal bluff scrub, cismontane woodland, coastal dunes, coastal scrub, valley and foothill grassland; sandy or clay/annual herb/Mar–May(June)/ 0–985	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present.
Caulanthus simulans	Payson's jewelflower	None/None/4.2/None	Chaparral, coastal scrub; sandy, granitic/annual herb/(Feb)Mar–May(June)/295–7,220	Not expected to occur. The site is outside the species' known elevation range and the species was not detected during focused plant surveys.
Ceanothus cyaneus	Lakeside ceanothus	None/None/1B.2/None	Chaparral, Closed-cone coniferous forest/ perennial evergreen shrub/Apr–June/770–2,475	Not expected to occur. The site is outside the species' known elevation range and the species was not detected during focused plant surveys.
Ceanothus verrucosus	wart-stemmed ceanothus	None/None/2B.2/None	Chaparral/perennial evergreen shrub/Dec–May/ 0–1,245	Not expected to occur. This species was not detected during focused plant surveys and there is no chaparral present.
Centromadia parryi ssp. *australis*	southern tarplant	None/None/1B.1/None	Marshes and swamps (margins), valley and foothill grassland (vernally mesic), vernal pools/annual herb/May–Nov/0–1,575	Not expected to occur. Southern tarplant is more likely to be found in foothill grassland that is vernally mesic, which is not present in the proposed project site. In addition, southern tarplant was not observed during focused plant surveys.
Centromadia pungens ssp. *laevis*	smooth tarplant	None/None/1B.1/None	Chenopod scrub, meadows and seeps, playas, riparian woodland, valley and foothill grassland; alkaline/annual herb/Apr–Sep/0–2,100	Not expected to occur. Smooth tarplant occurs in alkaline foothill grasslands and the species was not observed during focused plant surveys.
Chaenactis glabriuscula var. *orcuttiana*	Orcutt's pincushion	None/None/1B.1/None	Coastal bluff scrub (sandy), coastal dunes/annual herb/Jan–Aug/0–330	Not expected to occur. This species occurs in more coastal settings and was not observed during focused surveys.

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Chamaebatia australis	southern mountain misery	None/None/4.2/None	Chaparral (gabbroic or metavolcanic)/perennial evergreen shrub/Nov–May/980–3,345	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present.
Chorizanthe orcuttiana	Orcutt's spineflower	FE/SE/1B.1/None	Closed-cone coniferous forest, chaparral (maritime), coastal scrub; sandy openings/annual herb/Mar–May/5–410	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Chorizanthe polygonoides var. *longispina*	long-spined spineflower	None/None/1B.2/None	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools; often clay/annual herb/Apr–July/95–5,020	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Cistanthe maritima	seaside cistanthe	None/None/4.2/None	Coastal bluff scrub, coastal scrub, valley and foothill grassland; sandy/annual herb/ (Feb)Mar–June(Aug)/15–985	Low potential to occur. This species was not detected during focused plant surveys. There is coastal scrub and grassland present, in addition to sandy soil. The closest known occurrence is approximately west of the proposed project site within Marine Corps Base Camp Pendleton, closer to the coast (CCH 2023).
Comarostaphylis diversifolia ssp. *diversifolia*	summer holly	None/None/1B.2/None	Chaparral, cismontane woodland/perennial evergreen shrub/Apr–June/95–2,590	Not expected to occur. No suitable vegetation is present, and the species was not detected during focused plant surveys.
Convolvulus simulans	small-flowered morning-glory	None/None/4.2/None	Chaparral (openings), coastal scrub, valley and foothill grassland; clay, serpentinite seeps/annual herb/Mar–July/95–2,430	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present; however, clay soils are mapped in a different area of the site. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Corethrogyne filaginifolia var. *linifolia*	Del Mar Mesa sand aster	None/None/1B.1/None	Coastal bluff scrub, chaparral (maritime, openings), coastal scrub; sandy/perennial herb/ May, July, Aug, Sep/45–490	Not expected to occur. San Diego sand aster and Del Mar Mesa sand aster have been lumped back taxonomically to *Corethrogyne filaginifolia.* However, these rare varieties recognized by the California Native Plant Society occur near Del Mar and within Torrey Pines State Preserve. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Cryptantha wigginsii	Wiggins' cryptantha	None/None/1B.2/None	Coastal scrub; often clay/annual herb/Feb–June/ 65–900	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present; however, clay soils are mapped in a different area of the site. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Deinandra paniculata	paniculate tarplant	None/None/4.2/None	Coastal scrub, valley and foothill grassland, vernal pools; usually vernally mesic, sometimes sandy/ annual herb/(Mar)Apr–Nov(Dec)/80–3,085	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023; CCH 2023).
Dichondra occidentalis	western dichondra	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/perennial rhizomatous herb/(Jan)Mar–July/160–1,640	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Dudleya blochmaniae ssp. *blochmaniae*	Blochman's dudleya	None/None/1B.1/Covered	Coastal bluff scrub, chaparral, coastal scrub, valley and foothill grassland; rocky, often clay or serpentinite/perennial herb/Apr–June/15–1,475	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present; however, clay soils are mapped in a different area of the site.
Dudleya multicaulis	many-stemmed dudleya	None/None/1B.2/None	Chaparral, coastal scrub, valley and foothill grassland; often clay/perennial herb/Apr–July/ 45–2,590	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present; however, clay soils are mapped in a different area of the site.
Dudleya variegata	variegated dudleya	None/None/1B.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools; clay/ perennial herb/Apr–June/5–1,905	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present; however, clay soils are mapped in a different area of the site.

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Dudleya viscida	sticky dudleya	None/None/1B.2/Covered	Coastal bluff scrub, chaparral, cismontane woodland, coastal scrub; rocky/perennial herb/ May–June/30–1,805	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present, but the site lacks rocky soils and there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Ericameria palmeri var. *palmeri*	Palmer's goldenbush	None/None/1B.1/None	Chaparral, coastal scrub; mesic/perennial evergreen shrub/(July)Sep–Nov/95–1,970	Not expected to occur. There is suitable coastal scrub present, however this species was not detected during focused plant surveys.
Eryngium aristulatum var. *parishii*	San Diego button-celery	FE/SE/1B.1/None	Coastal scrub, valley and foothill grassland, vernal pools; mesic/annual/perennial herb/Apr–June/ 65–2,035	Not expected to occur. San Diego button-celery occurs in areas of with native grasslands and many times mesic meadows or vernal pools, none of which are present on the proposed project site. Typical habitat is the coastal grassland areas of Marine Corps Base Camp Pendleton. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Eryngium pendletonense	Pendleton button-celery	None/None/1B.1/None	Coastal bluff scrub, valley and foothill grassland, vernal pools; clay, vernally mesic/perennial herb/ Apr–June(July)/45–360	Not expected to occur. Pendleton button-celery is known to occur only on Marine Corps Base Camp Pendleton. Pendleton button-celery occurs in vernally mesic native grasslands. The proposed project site does not consist of native grasslands. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Erysimum ammophilum	sand-loving wallflower	None/None/1B.2/None	Chaparral (maritime), coastal dunes, coastal scrub; sandy, openings/perennial herb/Feb–June/ 0–195	Not expected to occur. There is coastal scrub present, however, this species was not detected during focused plant surveys and there are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Erythranthe diffusa	Palomar monkeyflower	None/None/4.3/None	Chaparral, lower montane coniferous forest; sandy or gravelly/annual herb/Apr–June/4,000–6,005	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present.
Euphorbia misera	cliff spurge	None/None/2B.2/None	Coastal bluff scrub, coastal scrub, Mojavean desert scrub; rocky/perennial shrub/ Dec–Aug(Oct)/30–1,640	Not expected to occur. Cliff spurge was not observed during focused surveys and would have been observed during surveys if present.
Ferocactus viridescens	San Diego barrel cactus	None/None/2B.1/Covered	Chaparral, coastal scrub, valley and foothill grassland, vernal pools/perennial stem succulent/ May–June/5–1,475	Not expected to occur. There is suitable coastal scrub present. However, this species was not detected during focused plant surveys. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Githopsis diffusa ssp. filicaulis	Mission Canyon bluecup	None/None/3.1/None	Chaparral/annual herb/Apr–June/1,475–2,295	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present.
Harpagonella palmeri	Palmer's grapplinghook	None/None/4.2/None	Chaparral, coastal scrub, valley and foothill grassland; clay; open grassy areas within shrubland/annual herb/Mar–May/65–3,135	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present; however, clay soil is mapped in a different area of the site.
Hazardia orcuttii	Orcutt's hazardia	None/ST/1B.1/Covered	Chaparral (maritime), coastal scrub; often clay/perennial evergreen shrub/Aug–Oct/ 260–280	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present; however, clay soil is mapped in a different area of the site. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Heterotheca sessiliflora ssp. *sessiliflora*	beach goldenaster	None/None/1B.1/None	Chaparral (coastal), coastal dunes, coastal scrub/perennial herb/Mar–Dec/0–4,020	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Holocarpha virgata ssp. *elongata*	graceful tarplant	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland/annual herb/ May–Nov/195–3,610	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Hordeum intercedens	vernal barley	None/None/3.2/None	Coastal dunes, coastal scrub, valley and foothill grassland (saline flats and depressions), vernal pools/annual herb/Mar–June/15–3,280	Not expected to occur. Vernal barley is found in vernal pools, vernal depressions, and less disturbed vernal grasslands. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).

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Horkelia truncata	Ramona horkelia	None/None/1B.3/None	Chaparral, cismontane woodland; clay, gabbroic/ perennial herb/May–June/1,310–4,265	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Isocoma menziesii var. *decumbens*	decumbent goldenbush	None/None/1B.2/None	Chaparral, coastal scrub (sandy, often in disturbed areas)/perennial shrub/Apr–Nov/30–445	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present. The closest known CNDDB occurrence is approximately 3.5 miles southeast of the proposed project site (CDFW 2023).
Iva hayesiana	San Diego marsh-elder	None/None/2B.2/Covered	Marshes and swamps, playas/perennial herb/ Apr–Oct/30–1,640	Low potential to occur. Potentially suitable vegetation is present within the creek area. However, this species was not detected during focused plant surveys. The closest known CNDDB occurrence is approximately 4.8 miles south of the proposed project site (CDFW 2023).
Juncus acutus ssp. *leopoldii*	southwestern spiny rush	None/None/4.2/None	Coastal dunes (mesic), meadows and seeps (alkaline seeps), marshes and swamps (coastal salt)/perennial rhizomatous herb/(Mar)May–June/ 5–2,955	Not expected to occur. No suitable vegetation is present, and the species was not detected during focused surveys.
Lasthenia glabrata ssp. *coulteri*	Coulter's goldfields	None/None/1B.1/None	Marshes and swamps (coastal salt), playas, vernal pools/annual herb/Feb–June/0–4,005	Not expected to occur. No suitable vegetation is present and there are no known occurrences of the species within 5 miles of the proposed project site (CDFW 2023).
Lepidium virginicum var. *robinsonii*	Robinson's pepper-grass	None/None/4.3/None	Chaparral, coastal scrub/annual herb/Jan–July/ 0–2,905	Low potential to occur. There is suitable coastal scrub present However, this species was not detected during focused plant surveys. The closest known CNDDB occurrence is roughly 5 miles west of the proposed project site, and this is the only known occurrence that overlaps a 5-mile radius of the site (CDFW 2023).
Leptosyne maritima	sea dahlia	None/None/2B.2/None	Coastal bluff scrub, coastal scrub/perennial herb/ Mar–May/15–490	Not expected to occur. There is suitable coastal scrub present. However, this species was not detected during focused plant surveys. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Lycium californicum	California box-thorn	None/None/4.2/None	Coastal bluff scrub, coastal scrub/perennial shrub/(Dec)Mar, June, July, Aug/15–490	Not expected to occur. There is suitable coastal scrub present, but this species was not detected during focused plant surveys.
Microseris douglasii ssp. *platycarpha*	small-flowered microseris	None/None/4.2/None	Cismontane woodland, coastal scrub, valley and foothill grassland, vernal pools; clay/annual herb/ Mar–May/45–3,510	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub and grassland present. However, clay soil is mapped in a different area of the site. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Monardella hypoleuca ssp. *lanata*	felt-leaved monardella	None/None/1B.2/None	Chaparral, cismontane woodland/perennial rhizomatous herb/June–Aug/980–5,165	Not expected to occur. The site is outside the species' known elevation range, and there is no suitable vegetation present. The species was not observed during focused plant surveys.
Myosurus minimus ssp. *apus*	little mousetail	None/None/3.1/None	Valley and foothill grassland, vernal pools (alkaline)/annual herb/Mar–June/65–2,100	Not expected to occur. Little mousetail occurs within vernal grasslands and vernal pools. The proposed project site does not consist of suitable grassland habitat for little mousetail, and no vernal pools are present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Nama stenocarpa	mud nama	None/None/2B.2/None	Marshes and swamps (lake margins, riverbanks)/ annual/perennial herb/Jan–July/15–1,640	Low potential to occur. Potentially suitable vegetation is present within the creek area. However, this species was not detected during focused plant surveys.
Navarretia fossalis	spreading navarretia	FT/None/1B.1/None	Chenopod scrub, marshes and swamps (assorted shallow freshwater), playas, vernal pools/annual herb/Apr–June/95–2,150	Not expected to occur. Some shallow freshwater is present, but no playas or vernal pools are present. The species was not observed during focused surveys. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Nemacaulis denudata var. *denudata*	coast woolly-heads	None/None/1B.2/None	Coastal dunes/annual herb/Apr–Sep/0–330	Not expected to occur. No suitable vegetation is present in the proposed project site, and the species was not detected during focused plant surveys.

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Nemacaulis denudata var. *gracilis*	slender cottonheads	None/None/2B.2/None	Coastal dunes, desert dunes, Sonoran desert scrub/annual herb/(Mar)Apr–May/-160–1,310	Not expected to occur. No suitable vegetation is present in the proposed project site, and the species was not detected during focused plant surveys.
Nolina cismontana	chaparral nolina	None/None/1B.2/None	Chaparral, coastal scrub; sandstone or gabbro/ perennial evergreen shrub/(Mar)May–July/ 455–4,185	Not expected to occur. The site is outside the species' known elevation range and the species was not observed during focused plant surveys.
Orcuttia californica	California Orcutt grass	FE/SE/1B.1/None	Vernal pools/annual herb/Apr–Aug/45–2,165	Not expected to occur. No suitable vernal pools are present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Orobanche parishii ssp. *brachyloba*	short-lobed broomrape	None/None/4.2/None	Coastal bluff scrub, coastal dunes, coastal scrub; sandy/perennial herb (parasitic)/Apr–Oct/ 5–1,000	Not expected to occur. There is suitable coastal scrub present, however this species was not detected during focused plant surveys and there are no known occurrences within 5 miles of the proposed project site (CDFW 2023; CCH 2023).
Pentachaeta aurea ssp. *aurea*	golden-rayed pentachaeta	None/None/4.2/None	Chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, riparian woodland, valley and foothill grassland/annual herb/Mar–July/260–6,070	Not expected to occur. The Project site is outside of the species' known elevation range, and this species was not detected during focused plant surveys.
Phacelia stellaris	Brand's star phacelia	None/None/1B.1/None	Coastal dunes, coastal scrub/annual herb/ Mar–June/0–1,310	Not expected to occur. There is suitable coastal scrub present, but this species was not detected during focused plant surveys.
Pinus torreyana ssp. *torreyana*	Torrey pine	None/None/1B.2/None	Closed-cone coniferous forest, chaparral; sandstone/perennial evergreen tree/N.A./95–525	Not expected to occur. No suitable vegetation is present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Pogogyne abramsii	San Diego mesa mint	FE/SE/1B.1/None	Vernal pools/annual herb/Mar–July/295–655	Not expected to occur. The site is outside the species' known elevation range, and there are no vernal pools present. There are no known occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Polygala cornuta var. *fishiae*	Fish's milkwort	None/None/4.3/None	Chaparral, cismontane woodland, riparian woodland/perennial deciduous shrub/ May–Aug/325–3,280	Not expected to occur. While there is riparian vegetation present, the site is outside the species' known elevation range and the species was not observed during focused plant surveys.
Pseudognaphalium leucocephalum	white rabbit-tobacco	None/None/2B.2/None	Chaparral, cismontane woodland, coastal scrub, riparian woodland; sandy, gravelly/perennial herb/(July)Aug–Nov(Dec)/0–6,890	Low potential to occur. There is suitable coastal scrub and riparian habitat present, with sandy soil. However, this species was not detected during focused plant surveys.
Psilocarphus brevissimus var. *multiflorus*	Delta woolly-marbles	None/None/4.2/None	Vernal pools/annual herb/May–June/30–1,640	Not expected to occur. No vernal pools are present in the proposed project site and the species was not observed during focused surveys.
Quercus dumosa	Nuttall's scrub oak	None/None/1B.1/Covered	Closed-cone coniferous forest, chaparral, coastal scrub; sandy, clay loam/perennial evergreen shrub/Feb–Apr(May–Aug)/45–1,310	Low potential to occur. There is suitable coastal scrub present and suitable soils, but this species was not detected during focused plant surveys. There are no known occurrences within 5 miles of the site (CDFW 2023).
Quercus engelmannii	Engelmann oak	None/None/4.2/None	Chaparral, Cismontane woodland, Riparian woodland, Valley and foothill grassland/perennial deciduous tree/Mar–June/160–4,265	Absent. Engelmann oak is a tree species that would have been observed during the site visits if present.
Salvia munzii	Munz's sage	None/None/2B.2/None	Chaparral, Coastal scrub/perennial evergreen shrub/Feb–Apr/375–3,495	Not expected to occur. There is coastal scrub present, however the site is outside the species' known elevation range.
Selaginella cinerascens	ashy spike-moss	None/None/4.1/None	Chaparral, coastal scrub/perennial rhizomatous herb/N.A./65–2,100	Low potential to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present. There are no known occurrences within 5 miles of the site (CDFW 2023).
Senecio aphanactis	chaparral ragwort	None/None/2B.2/None	Chaparral, cismontane woodland, coastal scrub; sometimes alkaline/annual herb/Jan–Apr(May)/ 45–2,625	Not expected to occur. There is suitable coastal scrub present, however this species was not detected during focused plant surveys and there are no known occurrences within 5 miles of the site (CDFW 2023).

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Sidalcea neomexicana	salt spring checkerbloom	None/None/2B.2/None	Chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, playas; alkaline, mesic/perennial herb/Mar–June/ 45–5,020	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present; however, there are no alkaline soils present.
Sphaerocarpos drewiae	bottle liverwort	None/None/1B.1/None	Chaparral, Coastal scrub; Openings/ephemeral liverwort//295–1,965	Not expected to occur. There is coastal scrub present, however the site is outside the species' known elevation range. The species was not detected during focused surveys.
Sphenopholis interrupta ssp. californica	prairie false oat	None/None/1B.1/None	Chaparral; Clay/annual herb/Apr/50–50	Not expected to occur. This species was recently rediscovered in the region after previously being thought extinct. The species was not detected during focused surveys.
Stemodia durantifolia	purple stemodia	None/None/2B.1/None	Sonoran desert scrub (often mesic, sandy)/ perennial herb/(Jan)Apr, June, Aug–Oct, Dec/ 590–985	Not expected to occur. The site is outside the species' known elevation range and there is no suitable vegetation present.
Stipa diegoensis	San Diego County needle grass	None/None/4.2/None	Chaparral, coastal scrub; rocky, often mesic/ perennial herb/Feb–June/30–2,625	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present, but it is not mesic or rocky. There are no known occurrences within 5 miles of the proposed project site (CDFW 2023; CCH 2023).
Suaeda esteroa	estuary seablite	None/None/1B.2/None	Marshes and swamps (coastal salt)/perennial herb/(May)July–Oct(Jan)/0–15	Not expected to occur. No suitable coastal salt swamp or marsh is present, and the site is outside of the species' known elevation range.
Suaeda taxifolia	Woolly seablite	None/None/4.2/None	Coastal bluff scrub, Coastal dunes, Marshes and swamps/perennial evergreen shrub/Jan–Dec/ 0–165	Not expected to occur. No suitable vegetation is present, and the species was not detected during focused rare plant surveys.
Tetracoccus dioicus	Parry's tetracoccus	None/None/1B.2/None	Chaparral, coastal scrub/perennial deciduous shrub/Apr–May/540–3,280	Not expected to occur. While there is coastal scrub present, the site is outside the species' known elevation range and the species was not observed during focused plant surveys.
Bahiopsis laciniata	San Diego County viguiera	None/None/4.3/None	Chaparral, coastal scrub/perennial shrub/ Feb–June(Aug)/195–2,460	Not expected to occur. This species was not detected during focused plant surveys. There is suitable coastal scrub present.

Status Legend
Federal
FE: Federally listed as endangered
FT: Federally listed as threatened
State
SE: State listed as endangered
ST: State listed as threatened
CRPR: 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 – a watch list
Threat Rank
0.1: Seriously threatened in California (over 80% of occurrences threatened/high degree and immediacy of threat)
0.2: Moderately threatened in California (20%–80% occurrences threatened/moderate degree and immediacy of threat)
0.3: Not very threatened in California (less than 20% of occurrences threatened/low degree and immediacy of threat or no current threats known)
Oceanside Subarea Plan
Covered: Species covered under the Subarea Plan
Notes: CRPR = California Rare Plant Rank; amsl = above mean sea level; CNDDB: California Natural Diversity Database; N.A. = not applicable.

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References

CCH (California Consortium of Herbaria). 2023. Data provided by the participants of the Consortium of California Herbaria. Accessed January 2023. https://www.ucjeps.berkeley.edu/consortium/.

CDFW (California Department of Fish and Wildlife). 2023. California Natural Diversity Database (CNDDB). RareFind, Version 5. (Commercial Subscription). Sacramento, California: CDFW, Biogeographic Data Branch. Accessed January 2023. https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data.

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Appendix D-1

Special-Status Wildlife Species Detected or Potentially Occurring within the Project Site

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Amphibians				
Spea hammondii	Western spadefoot	None/SSC/Covered	Primarily grassland and vernal pools, but also in ephemeral wetlands that persist at least 3 weeks in chaparral, coastal scrub, valley–foothill woodlands, pastures, and other agriculture.	Moderate potential to occur. Breeding sites include vernal pools and other temporary rain pools, cattle tanks, and occasionally in pools of intermittent streams. The stream within the proposed project site could provide suitable breeding habitat for western spadefoot. There are two known CNDDB occurrences of this species within 5 miles of the site (CDFW 2023).
Reptiles				
Anniella stebbinsi	Southern California legless lizard	None/SSC/None	Coastal dunes, stabilized dunes, beaches, dry washes, valley–foothill, chaparral, and scrubs; pine, oak, and riparian woodlands; associated with sparse vegetation and moist sandy or loose, loamy soils.	High potential to occur. There is suitable riparian woodland habitat present with sandy soil. The closest known CNDDB occurrence is approximately 4.2 miles west of the proposed project site (CDFW 2023).
Aspidoscelis hyperythra	orange-throated whiptail	None/WL/Covered	Low-elevation coastal scrub, chaparral, and valley–foothill hardwood.	Moderate potential to occur. There is suitable, though fragmented coastal scrub habitat present. The closest known CNDDB occurrence is roughly 1.2 miles northeast of the proposed project site near the San Luis Rey River (CDFW 2023).
Aspidoscelis tigris stejnegeri	San Diegan tiger whiptail	None/SSC/None	Hot and dry areas with sparse foliage, including chaparral, woodland, and riparian areas.	High potential to occur in coastal scrub or riparian habitat. The closest known CNDDB occurrence is roughly 1.3 miles northeast of the proposed project site (CDFW 2023).
Salvadora hexalepis virgultea	coast patch-nosed snake	None/SSC/None	Brushy or shrubby vegetation; requires small mammal burrows for refuge and overwintering sites.	Moderate potential to occur. There is suitable shrubby vegetation present. However, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Birds				
Accipiter cooperii (nesting)	Cooper's hawk	None/WL/Covered	Nests and forages in dense stands of live oak, riparian woodlands, or other woodland habitats often near water.	This species was observed within the proposed project site and has a potential to nest in the riparian habitat. Potential to forage over the entire site.
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	None/WL/Covered	Nests and forages in open coastal scrub and chaparral with low cover of scattered scrub interspersed with rocky and grassy patches.	Moderate potential to occur. There is suitable coastal scrub habitat present, though fragmented, and the species was not observed during surveys of the site. The closest known CNDDB occurrence is approximately 1 mile east of the proposed project site (CDFW 2023).
Elanus leucurus (nesting)	white-tailed kite	None/FP/None	Nests in woodland, riparian, and individual trees near open lands; forages opportunistically in grassland, meadows, scrubs, agriculture, emergent wetland, savanna, and disturbed lands.	This species was observed within the proposed project site and has a potential to nest in the riparian habitat. Potential to forage over the entire site.
Polioptila californica californica	coastal California gnatcatcher	FT/SSC/Covered	Nests and forages in various sage scrub communities, often dominated by California sagebrush and buckwheat; generally avoids nesting in areas with a slope of greater than 40%; majority of nesting at less than 1,000 feet above mean sea level.	Present within the study area in 2022. One pair of coastal California gnatcatcher was observed during the breeding season (i.e., February 15–August 30) and bred successfully within the coastal sage scrub habitat in the proposed project site.
Sialia mexicana	western bluebird	None/None/Covered	Nests in old-growth red fir, mixed-conifer, and lodegpole pine habitats near wet meadows used for foraging	High potential to forage on the proposed project site. Dudek biologist Olivia Koziel has observed this species at Guajome Regional Park, within 0.5 miles of the proposed project site. Moderate potential to forage and nest within the study area as the species will also nest in oaks and other trees.
Setophaga petechia (nesting)	yellow warbler	BCC/SSC/None	Nests and forages in riparian and oak woodlands, montane chaparral, open ponderosa pine, and mixed-conifer habitats.	This species was observed within the proposed project site and has a potential to nest in the riparian habitat. Potential to forage over the entire site.
Vireo bellii pusillus (nesting)	least Bell's vireo	FE/SE/Covered	Nests and forages in low, dense riparian thickets along water or along dry parts of intermittent streams; forages in riparian and adjacent shrubland late in nesting season.	This species has a high potential to utilize the the riparian areas of the proposed project site for nesting and foraging. This species was observed within habitat adjacent to the site.

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Mammals				
Antrozous pallidus	pallid bat	None/SSC/None	Grasslands, shrublands, woodlands, forests; most common in open, dry habitats with rocky outcrops for roosting, but also roosts in man-made structures and trees.	Moderate potential to roost on site. Structures and vegetation present could support this species. The closest known CNDDB occurrence is approximately 3.3 miles west of the proposed project site (CDFW 2023).
Chaetodipus californicus femoralis	Dulzura pocket mouse	None/SSC/None	Open habitat, coastal scrub, chaparral, oak woodland, chamise chaparral, mixed-conifer habitats; disturbance specialist; 0 to 3,000 feet above mean sea level.	Moderate potential to occur in the coastal sage scrub, grassland, and any open disturbed areas with small mammal burrows. This species is more commonly found in chaparral, which does not occur on the proposed project site. Additionally, there are no known CNDDB occurrences within 5 miles of the proposed project site (CDFW 2023).
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	None/SSC/Covered	Coastal scrub, mixed chaparral, sagebrush, desert wash, desert scrub, desert succulent shrub, pinyon–juniper, and annual grassland.	Moderate potential to occur in non-native grassland and coastal sage scrub in the proposed project site; however, the site lacks rocky areas preferred by this species. The closest known CNDDB occurrence is approximately 5 miles southwest of the proposed project site within Eternal Hills Memorial Park (CDFW 2023).
Eumops perotis californicus	western mastiff bat	None/SSC/None	Chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland; roosts in crevices in rocky canyons and cliffs where the canyon or cliff is vertical or nearly vertical, trees, and tunnels.	Moderate potential to roost and forage in the study area. The study area contains suitable habitat that would support this species. Trees provide suitable roosting habitat, while coastal sage scrub and grassland provide foraging habitat. There are no known occurrences of this species within 5 miles of the site (CDFW 2023).

Status Legend
Federal
FE: Federally listed as endangered
FT: Federally threatened
BCC: U.S. Fish and Wildlife Service birds of conservation concern
State
FP: CDFW Fully Protected species
SSC: California species of special concern
SE: State listed as endangered
WL: California Department of Fish and Wildlife watch list species
Oceanside Subarea Plan
Covered: Species covered under the Subarea Plan.
Notes: CNDDB = California Natural Diversity Database.

References

CDFW (California Department of Fish and Wildlife). 2023. California Natural Diversity Database (CNDDB). RareFind, Versions 5. (Commercial Subscription). Sacramento, California: CDFW, Biogeographic Data Branch. Accessed January 2023. https://www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data.

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Appendix D-2

Special-Status Wildlife Species with Low Potential and Not Expected to Occur within the Project Site

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Amphibians				
Anaxyrus californicus	arroyo toad	FE/SSC/Covered	Semi-arid areas near washes, sandy riverbanks, riparian areas, palm oasis, Joshua tree, mixed chaparral, and sagebrush; stream channels for breeding (typically third order); adjacent stream terraces and uplands for foraging and wintering.	Low potential to occur. There is only a small amount of sandy bank habitat present on the proposed project site, and the small amount of sandy habitat within the riparian area is fairly isolated due to the surrounding disturbance and development. The species is typically associated with larger streams. The nearest known occurrence of this species is approximately 6.4 miles northeast of the proposed project site (CDFW 2023).
Reptiles				
Emys marmorata	western pond turtle	None/SSC/Covered	Slow-moving permanent or intermittent streams, ponds, small lakes, and reservoirs with emergent basking sites; adjacent uplands used for nesting and during winter.	Not expected to occur. The proposed project site does not contain suitable ponded areas with basking sites for this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Arizona elegans occidentalis	California glossy snake	None/SSC/None	Commonly occurs in desert regions throughout Southern California. Prefers open sandy areas with scattered brush. Also found in rocky areas.	Low potential to occur. This species is more common in sandy desert areas and areas with rocky outcrops. Additionally, the latest known occurrence of this species within 5 miles of the proposed project site is from 1967 (CDFW 2023).
Crotalus ruber	red diamond rattlesnake	None/SSC/None	Coastal scrub, chaparral, oak and pine woodlands, rocky grasslands, cultivated areas, and desert flats.	Low potential to occur. The proposed project site is in a highly urbanized area and there is an active residence on the site, which can often lead to people removing rattlesnakes from the area. There is suitable coastal scrub present, but it is isolated from the more extensive and higher quality coastal scrub within Guajome Regional Park. The species was not observed during focused surveys that covered all of the coastal sage scrub habitat on site. There are no CNDDB occurrences within 5 miles of the proposed project site (CDFW 2023).
Phrynosoma blainvillii	Blainville's horned lizard	None/SSC/None	Open areas of sandy soil in valleys, foothills, and semi-arid mountains including coastal scrub, chaparral, valley–foothill hardwood, conifer, riparian, pine–cypress, juniper, and annual grassland habitats	Low potential to occur. While there is coastal scrub habitat present, the area is likely too urbanized and the habitat too isolated for the species to occur, with a history of clearing and grading disturbance throughout the area. The nearest known occurrence of this species is approximately 3.3 miles southeast of the proposed project site, but the occurrence is from 1931 (CDFW 2023).
Plestiodon skiltonianus interparietalis	Coronado skink	None/WL/None	Woodlands, grasslands, pine forests, and chaparral; rocky areas near water	Low potential to occur. There is riparian habitat with nearby sunny and more open habitat on the proposed project site. However, this subspecies is expected to occur in more southern San Diego County and there are no known occurrences of the species within 5 miles of the proposed project site (CDFW 2023).
Thamnophis hammondii	two-striped gartersnake	None/SSC/None	Streams, creeks, pools, streams with rocky beds, ponds, lakes, vernal pools.	Not expected to occur. The quality of aquatic and riparian habitat present in the proposed project site is not suitable for this species, as it forages in open water and prefers more extensive and denser riparian vegetation. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Thamnophis sirtalis pop.1	south coast garter snake	None/SSC/None	Marsh and upland habitats near permanent water and riparian vegetation. (Southern California coastal plain from Ventura County to San Diego County, and from sea level to about 850 meters above mean sea level.)	Not expected to occur. The quality of aquatic and riparian habitat present in the proposed project site is not suitable for this species, as it forages in open water and prefers more extensive and denser riparian vegetation. There is one known occurrence of *Thamnophis sirtalis* pop. 1 within 5 miles of the proposed project site (CDFW 2023).

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Birds				
Agelaius tricolor (nesting colony)	tricolored blackbird	BCC/SSC, ST/None	Nests near freshwater, emergent wetland with cattails or tules, but also in Himalayan blackberry (*Rubus armeniacus*); forages in grasslands, woodland, and agriculture.	Low potential to occur. There is a blackberry patch located on the proposed project site near the riparian area, however the amount of habitat present is relatively limited/small to be able to support a nesting colony of this species. The closest known CNDDB occurrence is approximately 2 miles west of the proposed project site along the San Luis Rey River (CDFW 2023).
Aquila chrysaetos (nesting and wintering)	golden eagle	BCC/FP, WL/Covered	Nests and winters in hilly, open/semi-open areas, including shrublands, grasslands, pastures, riparian areas, mountainous canyon land, open desert rimrock terrain; nests in large trees and on cliffs in open areas and forages in open habitats.	Not expected to occur. No suitable habitat is present. The proposed project site is located in too urbanized of an area for this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Artemisiospiza belli belli	Bell's sage sparrow	None/WL/Covered	Nests and forages in coastal scrub and dry chaparral; typically in large, unfragmented patches dominated by chamise; nests in denser patches but uses more open habitat in winter.	Low potential to occur. There is suitable coastal scrub habitat present; however, the habitat is fragmented and there is no chamise present. The species was not observed during surveys of the site. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Buteo swainsoni (nesting)	Swainson's hawk	None/ST/None	Nests in open woodland and savanna, riparian, and in isolated large trees; forages in nearby grasslands and agricultural areas such as wheat and alfalfa fields and pasture.	Not expected to occur. Not expected to nest or forage. The study area contains riparian habitat that would support this species; however, the species only migrates through San Diego and generally east of the mountains. The most recent known occurrence of this species within 5 miles of the proposed project site is from 1933 (CDFW 2023).
Campylorhynchus brunneicapillus sandiegensis (San Diego and Orange Counties only)	coastal cactus wren	None/SSC/None	Southern cactus scrub patches.	Not expected to occur. While there are known occurrences within 5 miles of the site, this species it closely associated with cactus scrub habitat (CDFW 2023). No cactus scrub habitat is present on the proposed project site.
Charadrius nivosus nivosus (nesting)	western snowy plover	FT, BCC/SSC/Covered	On coasts, nests on sandy marine and estuarine shores; in the interior, nests on sandy, barren, or sparsely vegetated flats near saline or alkaline lakes, reservoirs, and ponds.	Not expected to occur. No suitable habitat is present to support nesting of this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Circus hudsonius (nesting)	northern harrier	BCC/SSC/None	Nests in open wetlands (marshy meadows, wet lightly grazed pastures, old fields, freshwater and brackish marshes); also in drier habitats (grassland and grain fields); forages in grassland, scrubs, rangelands, emergent wetlands, and other open habitats.	Not expected to nest on site due to the proximity to urban areas. Potential to forage on site over grassland or scrub habitat. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Coccyzus americanus occidentalis (nesting)	western yellow-billed cuckoo	FT/SE/None	Nests in dense, wide riparian woodlands and forest with well-developed understories.	Not expected to occur. The site is outside of the species' known current geographic range. Habitat is not large or dense enough to support this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Empidonax traillii extimus (nesting)	southwestern willow flycatcher	FE/SE/Covered	Nests in dense riparian habitats along streams, reservoirs, or wetlands; uses variety of riparian and shrubland habitats during migration.	Low potential to occur. The species is typically found in denser and more extensive riparian habitat than is present on the proposed project site. There is an occurrence of the species recorded just upstream of the proposed project site, however, the species was not observed during any of the focused bird surveys conducted (CDFW 2023).
Eremophila alpestris actia	California horned lark	None/WL/None	This subspecies of horned lark occurs on the state's southern and central coastal slope and in the San Joaquin Valley. Nests and forages in grasslands, disturbed lands, agriculture, and beaches.	Low potential to occur. The proposed project site contains suitable grassland and disturbed open areas to support this species. However, the species was not observed during any surveys of the site, and there are no known occurrences within 5 miles (CDFW 2023).
Falco peregrinus anatum (nesting)	American peregrine falcon	FD/FP, SD/Covered	Nests on cliffs, buildings, and bridges; forages in wetlands, riparian, meadows, croplands, especially where waterfowl are present.	Not expected to nest on site due to lack of suitable nesting habitat. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Icteria virens (nesting)	yellow-breasted chat	None/SSC/Covered	Nests and forages in dense, relatively wide riparian woodlands and thickets of willows, vine tangles, and dense brush.	Low potential to occur. The species is typically found in denser and more extensive riparian habitat than is present on the proposed project site. There is an occurrence of the species recorded just upstream of the proposed project site, however, the species was not observed during any of the focused bird surveys conducted (CDFW 2023).
Ixobrychus exilis (nesting)	least bittern	None/SSC/None	Nests in freshwater and brackish marshes with dense, tall growth of aquatic and semi-aquatic vegetation.	Not expected to nest, and low potential to forage. The study area contains marginal habitat that would support this species.
Laterallus jamaicensis coturniculus	California black rail	FP, ST/None	Tidal marshes, shallow freshwater margins, wet meadows, and flooded grassy vegetation; suitable habitats are often supplied by canal leakage in Sierra Nevada foothill populations.	Not expected to occur. The site is outside of the species' known geographic range. Extirpated.
Pandion haliaetus (nesting)	osprey	None/WL/Covered	Large waters (lakes, reservoirs, rivers) supporting fish; usually near forest habitats, but widely observed along the coast.	Not expected to nest on site due to lack of suitable nesting and foraging habitat. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Passerculus sandwichensis beldingi	Belding's savannah sparrow	BCC/SE/Covered	Nests and forages in coastal saltmarsh dominated by pickleweed (*Salicornia* spp.).	Not expected to occur. No suitable coastal saltmarsh vegetation is present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Passerculus sandwichensis rostratus (wintering)	large-billed savannah sparrow	None/SSC/Covered	Nests and forages in open, low saltmarsh vegetation, including low halophytic scrub.	Not expected to occur. No suitable habitat is present to support this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Pelecanus occidentalis californicus (nesting colonies and communal roosts)	California brown pelican	FD/FP, SD/Covered	Forages in warm coastal marine and estuarine environments; in California, nests on dry, rocky offshore islands.	Not expected to occur. No suitable habitat is present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Plegadis chihi (nesting colony)	white-faced ibis	None/WL/Covered	Nests in shallow marshes with areas of emergent vegetation; winter foraging in shallow lacustrine waters, flooded agricultural fields, muddy ground of wet meadows, marshes, ponds, lakes, rivers, flooded fields, and estuaries.	Not expected to occur. No suitable habitat is present to support nesting of this species. Low potential to forage on the site. There are no CNDDB occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Rallus obsoletus levipes	Ridgway's rail	FE/FP, SE/Covered	Coastal wetlands, brackish areas, coastal saline emergent wetlands.	Not expected to occur. No suitable habitat is present on the proposed project site to support this species. There is one historical occurrence of this species within 5 miles of the proposed project site, and that is within the marsh habitat at Guajome Regional Park.
Riparia riparia (nesting)	bank swallow	None/ST/None	Nests in riparian, lacustrine, and coastal areas with vertical banks, bluffs, and cliffs with sandy soils; open country and water during migration.	Not expected to nest on site due to lack of suitable nesting habitat. There are no CNDDB occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Sternula antillarum browni (nesting colony)	California least tern	FE/FP, SE/Covered	Forages in shallow estuaries and lagoons; nests on sandy beaches or exposed tidal flats.	Not expected to occur. No suitable habitat is present to support this species. There is one historical occurrence of this species within 5 miles of the proposed project site, at Guajome Lake approximately 0.5 miles west of the site, from 1975 (CDFW 2023).
Thalasseus elegans (nesting colony)	elegant tern	BCC/WL/Covered	Inshore coastal waters, bays, estuaries, and harbors; forages over open water.	Not expected to occur. No suitable habitat is present to support this species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Fishes				
Eucyclogobius newberryi	tidewater goby	FE/None/None	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County, to the mouth of the Smith River.	Not expected to occur. The aquatic habitat present is not suitable for this species and the species typically occurs closer to the coast. There are no known specific occurrences of this species within 5 miles of the site (CDFW 2023).

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
Gila orcuttii	arroyo chub	None/SSC/None	Warm, fluctuating streams with slow-moving or backwater sections of warm to cool streams at depths greater than 40 centimeters (16 inches); substrates of sand or mud.	Not expected to occur. The site is outside the species' known geographic range, and the stream habitat present is not suitable for the species. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Mammals				
Choeronycteris mexicana	Mexican long-tongued bat	None/SSC/None	Desert and montane riparian, desert succulent scrub, desert scrub, and pinyon–juniper woodland; roosts in caves, mines, and buildings.	Not expected to occur. The site is outside of the species' known geographic range. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Corynorhinus townsendii	Townsend's big-eared bat	None/SSC/None	Mesic habitats characterized by coniferous and deciduous forests and riparian habitat, but also xeric areas; roosts in limestone caves and lava tubes, man-made structures, and tunnels.	Not expected to roost on site due to lack of roosting habitat. This species is presumed absent from coastal San Diego (Tremor et al. 2017). Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Dipodomys stephensi	Stephens' kangaroo rat	FT/ST/Covered	Annual and perennial grassland habitats, coastal scrub or sagebrush with sparse canopy cover, or in disturbed areas.	Not expected to occur. The relatively flat open portion of the site, which would normally provide the most suitable area for the species, has been periodically disturbed for many years, including likely disking and mowing in the past that would have extirpated any populations on the site. Additionally, most of the records in Oceanside are from along the San Luis Rey River, however, there is an occurrence located just south of the proposed project site from 1988 (CDFW 2023). Stephens' kangaroo rat in the region is now limited to Marine Corps Base Camp Pendleton and some areas of Fallbrook associated with the Naval Weapons Station adjacent to Camp Pendleton (Tremor et al. 2017).
Leptonycteris yerbabuenae	lesser long-nosed bat	FD/SSC/None	Sonoran desert scrub, semi-desert grasslands, lower oak woodlands.	Not expected to occur on site. The single occurrence of this species in San Diego County is from Oceanside in 1996; it likely occurs only as a rare visitor to the area (Tremor et al. 2017). There are no known occurrences of this species within 5 miles of the site (CDFW 2023).
Lepus californicus bennettii	San Diego black-tailed jackrabbit	None/None/Covered	Arid habitats with open ground; grasslands, coastal scrub, agriculture, disturbed areas, and rangelands.	Low potential to occur due to the urbanized environment. This conspicuous species was not observed during any 2022 surveys of the proposed project site. There are no known occurrences of this species within 5 miles of the site (CDFW 2023).
Neotoma lepida intermedia	San Diego desert woodrat	None/SSC/None	Coastal scrub, desert scrub, chaparral, cacti, rocky areas.	Low potential to occur in coastal sage scrub habitat. Although coastal sage scrub is present, this species typically occurs in rockier habitat, and no desert woodrat middens were observed during site visits. There are no known occurrences of this species within 5 miles of the site (CDFW 2023).
Nyctinomops femorosaccus	pocketed free-tailed bat	None/SSC/None	Pinyon–juniper woodlands, desert scrub, desert succulent shrub, desert riparian, desert wash, alkali desert scrub, Joshua tree, and palm oases; roosts in high cliffs or rock outcrops with drop-offs, caverns, and buildings.	Not expected to occur due to lack of suitable roosting habitat. There are no known occurrences of this species within 5 miles of the site (CDFW 2023).
Odocoileus hemionus	mule deer	None/None/Covered	Coastal sage scrub, chaparral, riparian, woodlands, and forest; often browses in open area adjacent to cover throughout California, except deserts and intensely farmed areas	Low potential to occur due to high levels of human activity and development in the area. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Perognathus longimembris pacificus	Pacific pocket mouse	FE/SSC/None	Fine-grained sandy substrates in open coastal strand, coastal dunes, and river alluvium.	Not expected to occur. The site is outside the species' known extant geographic range, and there is no suitable habitat present. There appears to be only one historical confirmed record for Pacific pocket mouse in Oceanside near the mouth of the San Luis Rey River, and the only two known extant populations in San Diego County are on Marine Corps Base Camp Pendleton, well to the north of the proposed project site. The proposed project site is completely isolated from known

Scientific Name	Common Name	Status (Federal/State/ Oceanside Subarea Plan)	Habitat	Potential to Occur
				populations of the species on Camp Pendleton, so there is no chance of immigration to the site, even if suitable habitat was present. There are no known occurrences of this species within 5 miles of the site (CDFW 2023).
Puma concolor	puma	None/SC/Covered	Scrubs, chaparral, riparian, woodland, and forest; rests in rocky areas and on cliffs and ledges that provide cover; most abundant in riparian areas and brushy stages of most habitats throughout California, except deserts.	Low potential to occur due to high levels of human activity and development in the area. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Taxidea taxus	American badger	None/SSC/None	Dry, open, treeless areas; grasslands, coastal scrub, agriculture, and pastures, especially with friable soils.	Low potential to occur due to high levels of human activity and development in the area. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).
Invertebrates				
Branchinecta lynchi	vernal pool fairy shrimp	FT/None/None	Vernal pools, seasonally ponded areas within vernal swales, and ephemeral freshwater habitats.	Not expected to occur. The site does not contain vernal pools or non-vegetated ephemeral pools. There are no CNDDB occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Branchinecta sandiegonensis	San Diego fairy shrimp	FE/None/None	Vernal pools, non-vegetated ephemeral pools.	Not expected to occur. The site does not contain vernal pools or non-vegetated ephemeral pools. The closest known occurrence of this species is approximately 3.5 miles northwest of the proposed project site (CDFW 2023).
Danaus plexippus pop. 1	monarch	FC/None/None	Wind-protected tree groves with nectar sources and nearby water sources.	High potential to pass through the proposed project site and to forage on nectar sources when present and blooming. Not expected to overwinter within the proposed project site, as this species typically returns to the same known wintering sites year after year.
Streptocephalus woottoni	Riverside fairy shrimp	FE/None/None	Vernal pools, non-vegetated ephemeral pools.	Not expected to occur. The site does not contain vernal pools or non-vegetated ephemeral pools. There are no CNDDB occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Euphydryas editha quino	Quino checkerspot butterfly	FE/None/None	Annual forblands, grassland, open coastal scrub and chaparral; often soils with cryptogamic crusts and fine-textured clay; host plants include *Plantago erecta*, *Antirrhinum coulterianum*, and *Plantago patagonica* (Silverado Occurrence Complex).	Not expected to occur. The site is outside the USFWS study area and outside critical habitat, and no host plant species were observed during focused plant surveys. There are no CNDDB occurrences of this species within 5 miles of the proposed project site (CDFW 2023).
Panoquina errans	wandering skipper	None/None/Covered	Saltmarsh.	Not expected to occur. No suitable saltmarsh habitat is present. Additionally, there are no known occurrences within 5 miles of the proposed project site (CDFW 2023).

Status Legend
Federal
BCC: U.S. Fish and Wildlife Service birds of conservation concern
FC: Candidate for federal listing as threatened or endangered
FD: Federally delisted; monitored for 5 years
FE: Federally listed as endangered
FT: Federally listed as threatened
State
FP: California Department of Fish and Wildlife fully protected species
SD: State delisted
SE: State listed as endangered
ST: State listed as threatened
SSC: California species of special concern
WL: California Department of Fish and Wildlife watch list species
Oceanside Subarea Plan
Covered: Species covered under the Subarea Plan
Notes: CNDDB; California Natural Diversity Database; USFWS: U.S. Fish and Wildlife Service.

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Appendix E

2022 Focused Coastal California Gnatcatcher Survey Report for the Proposed Guajome Crest Project Site

DUDEK
MAIN OFFICE
605 THIRD STREET
ENCINITAS, CALIFORNIA 92024
T 800.450.1818 F 760.632.0164

June 17, 2022 13930

U.S. Fish and Wildlife Service
Attention: Recovery Permit Coordinator
2177 Salk Avenue, Suite 250
Carlsbad, California 92008

Subject: Focused California Gnatcatcher Survey Report for the Guajome Crest Project, City of Oceanside, California

Dear Recovery Permit Coordinator:

This report documents the results of a protocol-level presence/absence survey for the coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher). The focused survey was conducted in suitable habitat within and immediately surrounding the proposed Guajome Crest Project (Project), City of Oceanside, California (Figure 1).

The gnatcatcher is a federally listed threatened species and a California Department of Fish and Wildlife (CDFW) Species of Special Concern. It is closely associated with coastal sage scrub habitat and typically occurs below elevations of 950 feet above mean sea level (AMSL) and on slopes less than 40%, but gnatcatchers have been observed at elevations greater than 2,000 feet AMSL. The species is threatened primarily by loss, degradation, and fragmentation of coastal sage scrub habitat and is also impacted by brown-headed cowbird (*Molothrus ater*) nest parasitism.

Location and Existing Conditions

The approximately 16.47-acre Project site is located in the eastern section of the City of Oceanside, California (Figures 1 and 2). The Project site is located to the east of Albright Street and to the southwest of Seattle Slew Way. Residential development is present to the northwest, northeast, and southeast of the site. The majority of the Project site (aside from the small westernmost segment) is located to the northeast of Guajome Lake Road, and south of that is Guajome Regional Park separating the site from additional residential development. Highway 76 is located less than a half mile north of the site. A stream runs through the northeastern portion of the Project site which ultimately empties into Guajome Lake which is roughly a half mile northwest of the site within Guajome Regional Park

Topography on site is gently sloped and ranges from approximately 188 feet above mean sea level (AMSL) to 136 feet AMSL. The study area is comprised of native and non-native upland and riparian habitats, as well as developed residential areas, non-native grasslands, and disturbed habitat.

Vegetation Communities

The vegetation type that potentially supports gnatcatchers within the study area includes Diegan coastal sage scrub. Within the Guajome Crest project boundary, there is a total of approximately 4.79 acres of these three vegetation communities, which are described in further detail below.

Diegan Coastal Sage Scrub (Including Disturbed Forms)

According to Holland (1986), Diegan coastal sage scrub is composed of a variety of soft, low shrubs, characteristically dominated by drought-deciduous species such as California sagebrush (*Artemisia californica*), flat-top buckwheat (*Eriogonum fasciculatum*), and sages (*Salvia* spp.), with scattered evergreen shrubs, including lemonadeberry (*Rhus integrifolia*) and laurel sumac (*Malosma laurina*). It typically develops on xeric (dry) slopes.

Diegan coastal sage scrub vegetation within the Guajome Crest project site totals 2.2 acres and is dominated by California sagebrush.

Methods

Because the City of Oceanside is not signatory to the State of California Natural Communities Conservation Planning (NCCP) Act, the protocol for conducting a focused California gnatcatcher survey must follow the methods for areas not enrolled in an active NCCP. Therefore, six focused gnatcatcher surveys were conducted during the breeding season a minimum of 7-day intervals during the breeding season. All potentially suitable habitat was surveyed by Dudek wildlife biologist Paul Lemons (Recovery Permit No TE051248), including suitable habitat within 500 feet of the proposed project boundary. Details and conditions for each survey visit are summarized in Table 1.

Table 1. Survey Details and Conditions

Date	Biologist	Time	Survey Conditions (temp., skies, wind)
3/18/2022	P. Lemons	0830-1200	55-75 Degrees Fahrenheit (°F), 0% cloud cover (cc), 0-7 mile per hour (mph) winds
3/25/2022	P. Lemons	0800-1200	64-72 °F, 60-40%cc, 0-6 mph winds
4/8/2022	P. Lemons	0700-1100	65-86 °F, 10-0%cc, 0-4 mph winds
4/16/2022	P. Lemons	0700-1000	56-65 °F, 80-40%cc, 1-6 mph winds
4/23/2022	P. Lemons	0700-1030	57-65 °F, 20-0%cc, 0-7 mph winds
5/4/2022	P. Lemons	0700-1000	55-64 °F, 100-50%cc, 1-4 mph winds

All suitable habitat within the study area was covered on-foot during each survey visit for 100% visual and audible coverage of the site; routes of the survey are illustrated on Figure 2. Survey visits were conducted at minimum one week intervals (i.e., 7-day) and were performed in conformance with the currently accepted protocol of the USFWS *Coastal California Gnatcatcher (Polioptila californica californica) Presence/Absence Survey Protocol* (USFWS 1997).

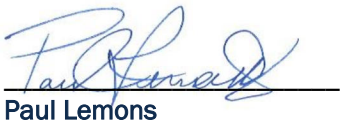
A tape of recorded gnatcatcher vocalizations was played approximately every 75-100 feet to induce responses from potentially present gnatcatchers. Tape-playback would have been terminated immediately upon detection of any gnatcatchers to minimize the potential for harassment. A 200-scale (1 inch = 200 feet) digital aerial photograph of the site and a vegetation map was used to identify suitable habitats and map any gnatcatchers detected. Binoculars (10x50 magnification) were used to aid in detecting and identifying bird species. Weather conditions, time of day, and season were appropriate for the detection of gnatcatchers.

Results

One gnatcatcher pair was observed during all visits of this survey effort. This pair successfully nested within the diegan coastal sage scrub on site, with three fledglings observed with the adult pair during the final two visits. A total of 45 species of wildlife were detected during the surveys, which is provided in Appendix A. No brown-headed cowbirds were detected within the study area during this survey effort. Please feel free to contact me at plemons@dudek.com with questions or if you require additional information.

I certify that the information in this survey report and attached exhibits fully and accurately represents my work.

Sincerely,



Paul Lemons
Permit # TE051248

Att: *Figure 1, Vicinity Map*
Figure 2, Biological Resources
Appendix A, List of Wildlife Species Observed or Detected

Literature Cited

Holland, R.F. 1986. Preliminary descriptions of the terrestrial natural communities of California. Nongame-Heritage Program, California Department of Fish and Game.

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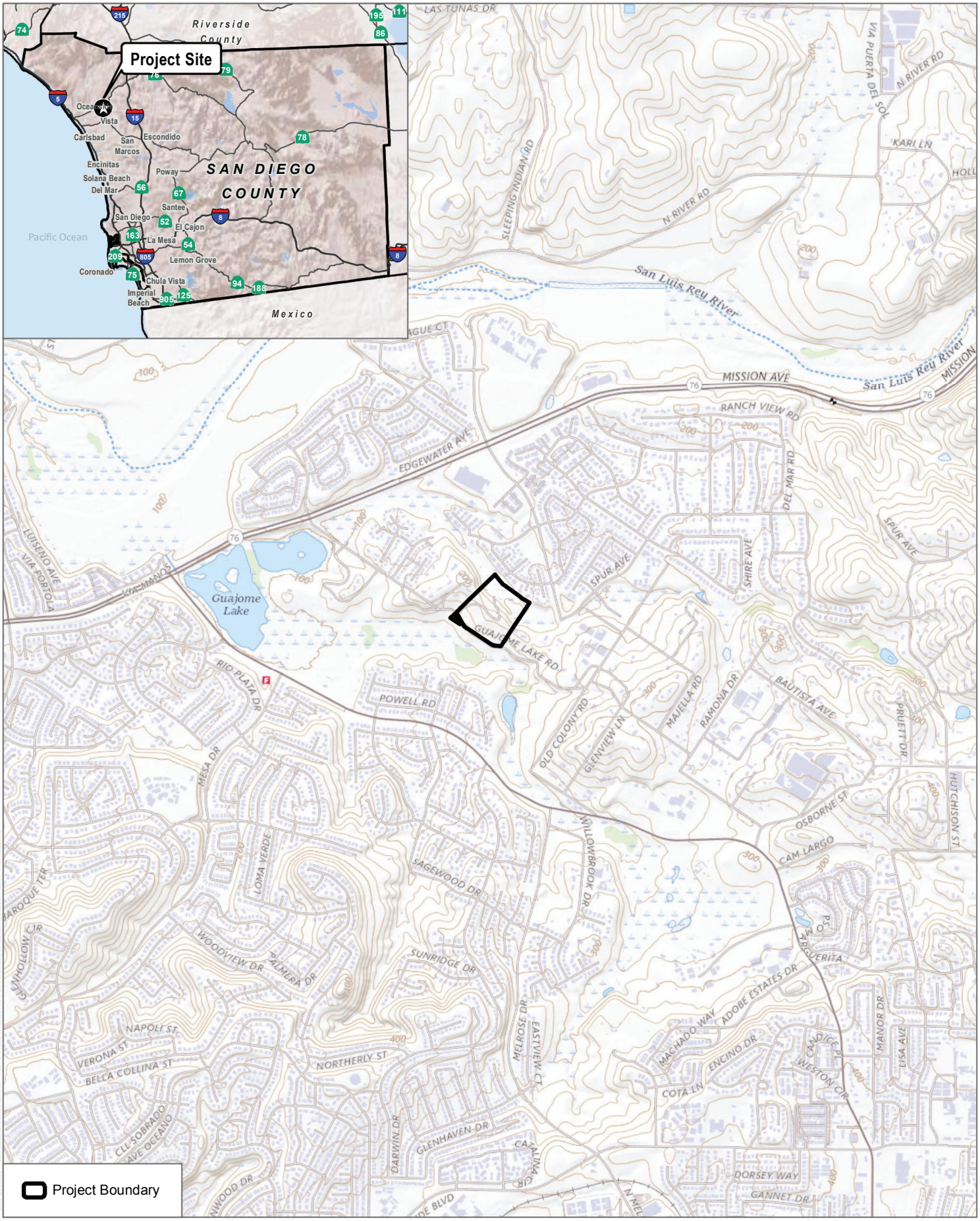


SOURCE: USGS 7.5-Minute San Luis Rey Quadrangle
Township 11S / Range 4W / Section 02

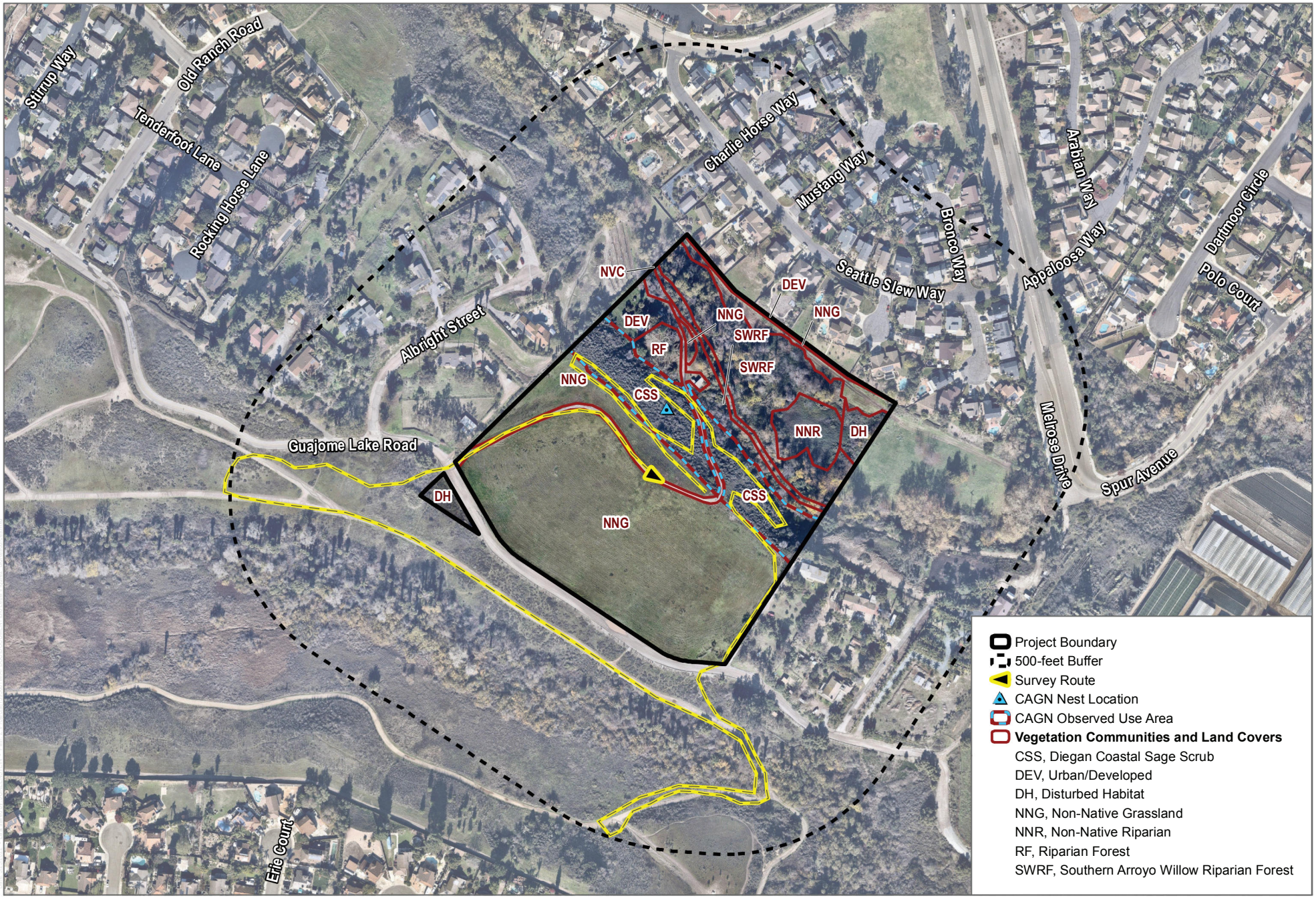
DUDEK

0 1,000 2,000 Feet

FIGURE 1

Vicinity Map

2022 Focused California Gnatcatcher Survey Report for the Guajome Crest Project, City of Oceanside, California



SOURCE: SanGIS 2019

DUDEK

0 170 340 Feet

FIGURE 2

Biological Resources

2022 Focused California Gnatcatcher Survey Report for the Guajome Crest Project, City of Oceanside, California

Appendix A

List of Wildlife Species Observed or Detected

Amphibians

Frogs

HYLIDAE – TREEFROGS

Pseudacris hypochondriaca – Baja California treefrog

Birds

Blackbirds, Orioles and Allies

ICTERIDAE – BLACKBIRDS

Icterus cucullatus – hooded oriole

Bushtits

AEGITHALIDAE – LONG-TAILED TITS AND BUSHTITS

Psaltriparus minimus – bushtit

Cardinals, Grosbeaks and Allies

CARDINALIDAE – CARDINALS AND ALLIES

Pheucticus melanocephalus – black-headed grosbeak

Finches

FRINGILLIDAE – FRINGILLINE AND CARDUELINE FINCHES AND ALLIES

Haemorhous mexicanus – house finch

Spinus psaltria – lesser goldfinch

Flycatchers

TYRANNIDAE – TYRANT FLYCATCHERS

Empidonax difficilis – Pacific-slope flycatcher

Tyrannus vociferans – Cassin's kingbird

Hawks

ACCIPITRIDAE – HAWKS, KITES, EAGLES, AND ALLIES

Accipiter cooperii – Cooper's hawk
Buteo jamaicensis – red-tailed hawk
Buteo lineatus – red-shouldered hawk
Elanus leucurus – white-tailed kite

Hummingbirds

TROCHILIDAE – HUMMINGBIRDS

Calypte anna – Anna's hummingbird
Calypte costae – Costa's hummingbird
Selasphorus sasin – Allen's hummingbird

Jays, Magpies and Crows

CORVIDAE – CROWS AND JAYS

Aphelocoma californica – California scrub-jay
Corvus corax – common raven

Mockingbirds and Thrashers

MIMIDAE – MOCKINGBIRDS AND THRASHERS

Mimus polyglottos – northern mockingbird
Toxostoma redivivum – California thrasher

New World Quail

ODONTOPHORIDAE – NEW WORLD QUAIL

Callipepla californica – California quail

Old World Warblers and Gnatcatchers

POLIOPTILIDAE – GNATCATCHERS

Polioptila californica californica – coastal California gnatcatcher

Pigeons and Doves

COLUMBIDAE – PIGEONS AND DOVES

Zenaida macroura – mourning dove

Roadrunners and Cuckoos

CUCULIDAE – CUCKOOS, ROADRUNNERS, AND ANIS

Geococcyx californianus – greater roadrunner

Starlings and Allies

STURNIDAE – STARLINGS

* *Sturnus vulgaris* – European starling

Swallows

HIRUNDINIDAE – SWALLOWS

Stelgidopteryx serripennis – northern rough-winged swallow

Wood Warblers and Allies

PARULIDAE – WOOD-WARBLERS

Geothlypis trichas – common yellowthroat
Setophaga petechia – yellow warbler
Leiothlypis celata – orange-crowned warbler

Woodpeckers

PICIDAE – WOODPECKERS AND ALLIES

Melanerpes formicivorus – acorn woodpecker
Dryobates nuttallii – Nuttall's woodpecker

Wrens

TROGLODYTIDAE – WRENS

Troglodytes aedon – house wren
Thryomanes bewickii – Bewick's wren

New World Sparrows

PASSERELLIDAE – NEW WORLD SPARROWS

Melospiza melodia – song sparrow
Melozone crissalis – California towhee
Pipilo maculatus – spotted towhee
Zonotrichia leucophrys – white-crowned sparrow

Typical Warblers, Parrotbills, Wrentit

SYLVIIDAE – SYLVIID WARBLERS

Chamaea fasciata – wrentit

Invertebrates

Butterflies

RIODINIDAE – METALMARKS

Apodemia mormo virgulti – Behr's metalmark

HESPERIIDAE – SKIPPERS

Erynnis funeralis – funereal duskywing

PIERIDAE – WHITES AND SULFURS

Pieris rapae – cabbage white

Mammals

Canids

CANIDAE – WOLVES AND FOXES

Canis latrans – coyote

Hares and Rabbits

LEPORIDAE – HARES AND RABBITS

Sylvilagus bachmani – brush rabbit

Pocket Gophers

GEOMYIDAE – POCKET GOPHERS

Thomomys bottae – Botta's pocket gopher

Squirrels

SCIURIDAE – SQUIRRELS

Spermophilus (Otospermophilus) beecheyi – California ground squirrel

Reptiles

Lizards

PHRYNOSOMATIDAE – IGUANID LIZARDS

Sceloporus occidentalis – western fence lizard

* signifies introduced (non-native) species