

DRAFT

Biological Technical Report

Sky Haven Apartments Project

City of Oceanside, San Diego County, California

JUNE 11th 2026

Prepared for:

BFSA Environmental Services, a Perennial Company

14010 Poway Road, Suite A

Poway, CA 92064

Prepared by:

Klutz Biological Consulting

Carlsbad, California

Summary of Findings

This biological technical report was prepared to document existing conditions within the biological study area and evaluate potential impacts associated with the proposed Sky Haven Apartments Project (project). The biological study area encompasses the approximately 7.78-acre Project Site, a 100-foot buffer surrounding the site, and off-site areas within the existing right-of-way of Sunset Drive and South Emerald Drive where storm drain upgrades will occur, all located in the City of Oceanside, San Diego County, California.

The project proposes development of a 192-unit apartment project that would impact 6.76 acres on-site and will disturb 0.19 acre of existing road surface when upgrading an off-site storm drain. The Project Site is located within the Offsite Mitigation Zone of the City of Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan and is not within the Wildlife Corridor Planning Zone (WCPZ) or Pre-Approved Mitigation Areas (PAMA).

Vegetation communities documented within the Project Site include coastal sage scrub, coastal sage-chaparral transition, non-native grassland, non-native vegetation, eucalyptus woodland, disturbed habitat, and developed land. No wetlands or jurisdictional waters occur on-site.

The 2025 biological survey conducted by Klutz Biological Consulting (KBC) provides an update to previous survey work completed by REC Consultants, Inc. (2015) and Cadre Environmental (2025). One special-status plant species, Engelmann oak (*Quercus engelmannii*), was observed on-site, with one individual documented within the coastal sage-chaparral transition habitat. Previous surveys identified Nuttall's scrub oak (*Quercus dumosa*) on-site; however, subsequent analysis by KBC determined the species keys out best to scrub oak (*Quercus berberidifolia*), which is not a special-status species. No special-status wildlife species were observed during the 2025 survey, and no narrow endemic species designated by the City of Oceanside were observed or are expected to occur on-site.

Project implementation would result in permanent impacts to 1.22 acres of coastal sage-chaparral transition, 0.04 acre of coastal sage scrub, and 0.13 acre of non-native grassland. Mitigation for impacts to coastal sage scrub habitats (1.26 acres total) would be satisfied through the purchase of 2.52 acres of coastal sage scrub from an approved mitigation bank at a 2:1 ratio. Mitigation for impacts to non-native grassland would be satisfied through the purchase of 0.07 acre at a 0.5:1 ratio. Mitigation bank credits shall be located within the City's Wildlife Corridor Planning Zone or Pre-Approved Mitigation Areas.

1 Introduction

1.1 Purpose of the Report

The purpose of this Biological Technical Report (BTR) is to document the results of biological surveys, evaluate potential impacts to biological resources, and provide mitigation recommendations for the proposed Sky Haven Apartments Project in compliance with the California Environmental Quality Act (CEQA). This report has been prepared pursuant to the City of Oceanside's CEQA submittal standards and the City's implementation of the North County Multiple Habitat Conservation Program (MHCP). Although the City has prepared a Draft Subarea Habitat Conservation Plan/Natural Community Conservation Plan, the City has not formally adopted the Subarea Plan and does not have incidental take authorization under the MHCP. The City utilizes the Draft Subarea Plan materials as guidance for evaluating project impacts and establishing mitigation requirements.

1.2 Location and Project Description

The approximately 7.78-acre Sky Haven Apartments Project Site (Site) is located in the City of Oceanside, just south of State Route 78 (S.R. 78) (Figure 1). The Site is bounded by Sunset Drive to the north and Sky Haven Lane to the west. Residential development is adjacent to the south, and a church is to the east. The Project Site is located within Assessor Parcel Numbers (APNs) 168-030-45 and 168-020-064 (Figure 2).

The proposed project consists of development of a multi-family residential apartment complex with 192 rental units within five residential buildings (Buildings A through E) and an amenity clubhouse. The project would provide approximately 315 parking spaces serving the residential units. Site development would include private streets, landscaping, and associated infrastructure improvements. Project implementation would impact approximately 6.76 acres on-site and 0.19 acre off-site for storm drain improvements.

The Site has been subject to past disturbance. The topography is dominated by a flat pad with steep slopes covered with sea-fig (*Carpobrotus chilensis*). Natural slopes are above the pad, which lead to a more level area at the top of the Site. A swale runs from the north to the southeast on the western side of the property. Elevations range from approximately 340 feet Above Mean Sea Level (AMSL) in the northwestern corner of the Site to about 246 feet AMSL near the corner of the intersection of Sky Haven Lane and Sunset Drive.

1.2.1 Project Terms

Project Site. The Project Site refers to the approximately 7.78-acre parcel proposed for development.

On-Site Impact Area. The On-Site Impact Area refers to the 6.76 acres of on-site permanent impacts associated with grading and development of the proposed project.

Off-Site Impact Area. The Off-Site Impact Area refers to the 0.19 acre of off-site improvements associated with storm drain upgrades. The off-site impact area includes the upgrading of an existing storm drain and includes a 10-foot work area.

Biological Study Area (Study Area). The Study Area refers to the Project Site, 100-foot buffer and off-site areas along Sunset Drive and South Emerald Drive.

2 Regulatory Context

2.1 Federal

2.1.1 Federal Endangered Species Act

The federal Endangered Species Act (FESA) of 1973 (16 USC 1531 et seq.), as amended, provides the regulatory framework for the protection of plant and animal species (and their designated critical habitats) that are formally listed as endangered or threatened. Section 9 of FESA prohibits 'take' of endangered wildlife species. Take is defined under Section 3 of FESA as to 'harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.' The U.S. Fish and Wildlife Service (USFWS) has jurisdiction over federally listed species under FESA.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) implements international treaties between the United States and other nations to protect migratory birds, their parts, eggs, and nests from activities such as hunting, pursuing, capturing, killing, selling, and shipping. The MBTA prohibits all activities that result in the intentional or unintentional 'take' of any protected migratory bird unless permitted by regulation.

2.2 State

2.2.1 California Endangered Species Act

The California Endangered Species Act (CESA) (California Fish and Game Code Section 2050 et seq.) prohibits the 'take' of state-listed threatened and endangered species. 'Take' under CESA is defined as 'hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill.' The California Department of Fish and Wildlife (CDFW) administers CESA and authorizes 'take' through Section 2081 agreements, Natural Community Conservation Planning permits, or through consistency determinations with federal incidental take permits.

2.2.2 California Fish and Game Code

Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit the take of birds, nests, and eggs, including raptors and other migratory nongame birds. Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird. Section 3503.5 specifically protects birds of prey (raptors), making it unlawful to take, possess, or destroy any raptor, including its nest or eggs. Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA.

2.2.3 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 to less than significant. CEQA Guidelines Section 15065(a) states that a proposed project may have a significant effect on the environment if the project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal

community, or substantially reduce the number or restrict the range of an endangered, rare, or threatened species.

2.3 Local

2.3.1 North County Multiple Habitat Conservation Program

The Multiple Habitat Conservation Program (MHCP) is a comprehensive regional conservation planning process that addresses the needs of multiple plant and wildlife species and the preservation of natural vegetation communities in northern San Diego County. The MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. The MHCP provides participating jurisdictions with a streamlined permitting process for development projects that comply with the program's requirements. The MHCP Subregional Plan and Final Environmental Impact Statement/Environmental Impact Report were adopted and certified by the SANDAG Board of Directors on March 28, 2003. Each MHCP-participating City must adopt subarea plans and execute implementing agreements with the California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) before incidental take permits can be issued.

2.3.2 City of Oceanside Subarea Plan

The City of Oceanside has prepared a Draft Subarea Habitat Conservation Plan/Natural Community Conservation Plan (Draft Subarea Plan). Due to the prohibitive cost of program management and a lack of adequate implementation funding and staff resources, the City has decided not to pursue formal adoption of the Draft Subarea Plan. As such, the City does not currently have incidental take authorization under the MHCP/NCCP program. However, many of the conservation strategies outlined in the Draft Subarea Plan have been carried forward into City policies and are utilized as guidance in the City's planning and biological conservation programs. The Draft Subarea Plan framework provides the local framework for implementing the MHCP within the City of Oceanside. The Draft Subarea Plan establishes a preserve system and development standards to ensure the long-term conservation of biological resources while allowing for orderly development. The Project Site is located within the Offsite Mitigation Zone, which is outside the Pre-Approved Mitigation Areas (PAMA) and Wildlife Corridor Planning Zone (WCPZ).

According to the Draft Oceanside Subarea Plan, impacts to coastal sage scrub vegetation in the Offsite Mitigation Zone shall be mitigated at a 2:1 ratio, and impacts to non-native grassland shall be mitigated at a 0.5:1 ratio. Mitigation shall be accomplished through the purchase of habitat credits from an approved mitigation bank within the City's Wildlife Corridor Planning Zone, Pre-Approved Mitigation Areas, or other mitigation area approved by the City of Oceanside and wildlife agencies.

3 Survey Methods

3.1 Literature Review

A literature review was conducted to evaluate the environmental setting of the study area and identify potential special-status biological resources that may be found in the study area. The review included the following sources:

- California Department of Fish and Wildlife California Natural Diversity Database (CNDDB)
- California Native Plant Society Inventory of Rare and Endangered Plants
- U.S. Fish and Wildlife Service Threatened and Endangered Species data
- U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey
- City of Oceanside Subarea Plan mapping references
- Previous biological studies (REC Consultants, Inc. 2015; Cadre Environmental 2025)

3.2 Field Surveys

Field surveys were conducted to document current biological conditions and verify previous habitat mapping. REC Consultants, Inc. conducted the original general biological survey on March 5, 2015. Cadre Environmental conducted a reconnaissance survey on February 10, 2025, as part of an initial due diligence assessment for the updated project.

Klutz Biological Consulting (KBC) conducted additional field surveys in November and December 2025 to verify existing conditions and update vegetation mapping to reflect current site conditions. Survey work included a general biological survey, targeted scrub oak mapping to verify previous species identifications, and a vegetation mapping update to refine habitat boundaries based on the current project footprint. The scrub oak mapping effort confirmed that individuals previously identified as Nuttall's scrub oak (*Quercus dumosa*) key out to scrub oak (*Quercus berberidifolia*), which is not a special-status species. Survey details are presented in Table 1.

Table 1. Survey Details and Conditions

Date	Survey Type	Time	Temp (°F)	Conditions	Personnel
3/5/2015	General Biological Survey	1300-1545	66-67	Clear, 0-3 mph	C. MacGregor, L. BenVau (REC)
2/10/2025	Reconnaissance Survey	—	—	—	R. Ramirez (Cadre)
11/20/2025	General Biological Survey	1300-1500	65	Mostly cloudy, 0-6 mph	K. Klutz (KBC)

12/2/2025	Scrub Oak Mapping	1300-1530	70	Partly cloudy, no wind	K. Klutz (KBC)
12/4/2025	Vegetation Mapping Update	1330-1430	71-72	Clear, 0-2 mph	K. Klutz (KBC)

3.3 Field Survey Methods

Vegetation communities were mapped in the field on recent aerial imagery according to the classification system developed by Holland (1986) and refined by Oberbauer et al. (2008), with habitat group designations assigned pursuant to the City of Oceanside Subarea Plan. All plant and wildlife species observed during field surveys were documented. Plant species that could not be positively identified in the field were collected and keyed to species in the laboratory. Wildlife species were detected through direct observation, vocalizations, and indirect evidence such as scat, tracks, burrows, and nests.

A comprehensive list of plant species observed on-site during KBC and previous surveys is provided in Appendix A. Wildlife species documented within the study area are listed in Appendix B. An analysis of special-status species with potential to occur on-site is presented in Appendix C, and representative site photographs are included in Appendix D.

4 Physical Characteristics

4.1 Site Description

The Project Site is located in the City of Oceanside, just south of S.R. 78, bounded by Sunset Drive to the north and Sky Haven Lane to the west. The Site has been subject to past disturbance. The topography is dominated by a flat pad with steep slopes which are covered with sea-fig (*Carpobrotus chilensis*). Natural slopes are above the pad, which lead to a more level area at the top of the Site. A swale runs from the north to the southeast on the western side of the property. Elevations range from approximately 340 feet Above Mean Sea Level (AMSL) in the northwestern corner of the Site to about 246 feet AMSL near the corner of the intersection of Sky Haven Lane and Sunset Drive.

4.2 Soils

Soils mapped by the U.S. Soil Conservation Service are Las Flores loamy fine sand, 15–30% slopes on the majority of the Site; a small area of Las Flores loamy fine sand, 9–15% slopes is mapped on the upper portion of the property (Bowman 1973).

4.3 Hydrology

A shallow swale extends from south to north through the eastern portion of the Project Site. This feature was evaluated for potential jurisdiction under Section 404 of the Clean Water Act and Section 1602 of the California Fish and Game Code. No indicators of an ordinary high-water mark were observed, including absence of scouring, sediment sorting, shelving, or waterborne debris. The feature lacked hydrophytic vegetation and exhibited no evidence of wetland hydrology such as saturation, surface flow, or drainage patterns. Based on field observations, no wetlands or other jurisdictional waters regulated by the U.S. Army Corps of Engineers, Regional Water Quality Control Board, or California Department of Fish and Wildlife occur within the Project Site.

Buena Vista Creek, a perennial stream supporting wetland and riparian habitat subject to the jurisdiction of the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife, is located off-site to the north. This feature occurs outside the Project Site boundary and outside the limits of the proposed storm drain improvements. No direct or indirect impacts to Buena Vista Creek or its associated riparian corridor would result from project implementation.

5 Results

5.1 Vegetation Communities

Seven vegetation communities and land cover types were documented within the Project Site, as summarized in Table 2 and described below (Figure 3). Vegetation communities are classified into habitat groups (A through F) pursuant to the City of Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan (Oceanside Subarea Plan), which implements the regional Multiple Habitat Conservation Program (MHCP). Habitat groups are assigned based on biological sensitivity, with Group A representing the most sensitive habitats (e.g., wetlands, riparian) requiring the highest mitigation ratios, and Group F representing the least sensitive habitats (e.g., disturbed, developed) that generally do not require mitigation. Coastal sage scrub and chaparral habitats are classified as Group C, non-native grassland as Group E, and non-native vegetation, eucalyptus woodland, disturbed habitat, and developed land as Group F.

Table 2. On-Site Vegetation Communities and Land Cover Types

Vegetation Community / Land Cover	Habitat Group	Acres
Coastal Sage–Chaparral Transition	C	1.22
Coastal Sage Scrub	C	0.04
Non-Native Grassland	E	0.13
Non-Native Vegetation	F	2.35
Eucalyptus Woodland	F	0.5
Disturbed Habitat	F	2.47
Developed Land	F	1.07
Total		7.78

5.1.1 Coastal Sage–Chaparral Transition

Coastal sage–chaparral transition is a mix of sclerophyllous, woody chaparral species and drought-deciduous, malacophyllous sage scrub species. The on-site habitat is dominated by lemonadeberry (*Rhus integrifolia*) and has high cover by coastal sagebrush (*Artemisia californica*), black sage (*Salvia mellifera*) and toyon (*Heteromeles arbutifolia*). Chaparral species such as chamise (*Adenostoma fasciculatum*), scrub oak (*Quercus berberidifolia*), and mission manzanita (*Xylococcus bicolor*) have a limited presence throughout this habitat, and coastal sage scrub species such as monkey flower (*Mimulus aurantiacus*) and black sage (*Salvia mellifera*) occur predominantly around the habitat edge. Wildlife observed includes western scrub-jay (*Aphelocoma californica*), spotted towhee (*Melospiza crissalis*), and Cassin's kingbird (*Tyrannus vociferans*).

5.1.2 Coastal Sage Scrub

Coastal sage scrub is characterized by low, soft-woody subshrubs that are most active in winter and early spring. On-site coastal sage scrub occurs in an isolated patch near the northeastern corner of the parcel and is dominated by lemonade berry, white sage (*Salvia apiana*) and black sage.

5.1.3 Non-Native Grassland

Non-native grassland is dominated by a variety of non-native grasses including slender wild oat (*Avena barbata*), wild oat (*A. fatua*), ripgut grass (*Bromus diandrus*), and red brome (*B. madritensis* subsp. *rubens*). The only native species observed in non-native grassland was nodding needlegrass (*Stipa cernua*).

5.1.4 Non-Native Vegetation

Non-native vegetation occurs primarily on the Site's northeast-facing slope and is singularly dominated by seafig (*Carpobrotus chilensis*). Other species occurring in this habitat include florist's-smilax (*Asparagus asparagoides*), long-beak filaree, prickly lettuce (*Lactuca serriola*), and common sow-thistle (*Sonchus oleraceus*).

5.1.5 Eucalyptus Woodland

Eucalyptus woodland is a naturalized vegetation community consisting of introduced Australian eucalyptus trees. On-site eucalyptus woodland consists of blue gum (*Eucalyptus globulus*) trees.

5.1.6 Disturbed Habitat

Disturbed habitat consists of areas that have been physically disturbed and are no longer recognizable as a native or naturalized vegetation association. This includes areas that have been cleared for fuel management, pipeline easements, or other activities.

5.1.7 Developed Land

Developed land consists of areas that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported.

5.2 Special-Status Plants

One special-status plant species, Engelmann oak (*Quercus engelmannii*; California Rare Plant Rank 4.2), was observed on-site during the 2025 biological survey conducted by Klutz Biological Consulting (KBC). One individual Engelmann oak was documented within the coastal sage-chaparral transition habitat. Engelmann oak is a California endemic species found primarily in the foothills and valleys of southern California, ranging from Los Angeles County south to San Diego County. The species is considered a CRPR 4.2 species, indicating it is of limited distribution with a moderate degree of threat. While not federally or state-listed, Engelmann oak is recognized as a special-status species requiring consideration under CEQA. The on-site individual occurs within an area proposed for development and would be directly impacted by project implementation. A complete analysis of special-status plant species evaluated for potential to occur within the biological study area is provided in Appendix C.

The City of Oceanside has designated 16 plant species as narrow endemics. None of these species were observed or expected to occur on-site.

5.3 Special-Status Wildlife

No special-status wildlife species were detected during reconnaissance surveys conducted in 2025. However, based on an evaluation of regional occurrence data, habitat requirements, and the vegetation communities present within the Project Site, several special-status wildlife species have a moderate potential to occur on-site and are discussed in more detail below.

San Diegan tiger whiptail (*Aspidoscelis tigris steinegeri*), a California Species of Special Concern, has moderate potential to occur within the Project Site. Suitable habitat for this species is present within the coastal sage scrub and coastal sage–chaparral transition communities, where open, sunny areas with sandy soils provide potential foraging and basking habitat. This species is commonly found in arid and semi-arid habitats throughout San Diego County.

Red diamondback rattlesnake (*Crotalus ruber*), a California Species of Special Concern, has moderate potential to occur on-site. Suitable habitat is present within the coastal sage scrub, coastal sage–chaparral transition, and rocky areas of the Project Site. This species may utilize the site for foraging, particularly in areas where small mammal prey is available.

Coast patch-nosed snake (*Salvadora hexalepis virgulata*), a California Species of Special Concern, has moderate potential to occur due to the presence of suitable coastal sage scrub and chaparral transition habitat on-site. This species is typically found in semi-arid brushy areas and rocky outcrops.

Coastal California gnatcatcher (*Poliioptila californica californica*), a federally threatened species and California Species of Special Concern, has a low to moderate potential to occur on-site. Limited coastal sage scrub (0.04 acre) and coastal sage–chaparral transition (1.22 acres) habitat is present; however, the habitat is small, fragmented, and surrounded by existing development, which reduces the likelihood of occupancy by this species. No focused protocol surveys for coastal California gnatcatcher were conducted as part of this assessment. To confirm presence or absence, protocol surveys would be required.

Western monarch (*Danaus plexippus plexippus*), the California overwintering population, is a federal candidate for listing as threatened or endangered. There is a moderate potential for monarch butterflies to forage within the Project Site when nectar sources are present and to pass through the site on occasion. However, the potential for monarchs to overwinter in high densities within the eucalyptus trees on-site is very low. In this region, monarchs typically overwinter in specific well-known locations in eucalyptus trees closer to the coast, and no known overwintering sites occur within or adjacent to the Project Site.

Crotch's bumble bee (*Bombus crotchii*), a California candidate for listing as endangered, has moderate potential to occur within the Project Site. This species is typically associated with open grassland and scrub habitats with abundant floral resources. The coastal sage scrub, coastal sage–chaparral transition, and non-native grassland habitats on-site may provide suitable foraging habitat when flowering plants are present. Crotch's bumble bee nests underground in abandoned rodent burrows, and suitable nesting substrate may be present in undisturbed areas of the Project Site.

The vegetation communities within and adjacent to the Project Site also represent potential nesting habitat for common and sensitive bird and raptor species protected under the Migratory Bird Treaty Act and California Fish and Game Code. A comprehensive evaluation of special-status wildlife species including covered species with potential to occur within the biological study area is provided in Appendix D.

5.4 Jurisdictional Resources

No wetlands or jurisdictional waters occur on-site. While a drainage does run roughly north–south in the northern part of the parcel, no jurisdictional features (mean high water mark, hydric soils, etc.) were observed. No resources regulated by the U.S. Army Corps of Engineers, California Department

of Fish and Wildlife, or Regional Water Quality Control Board were documented within or adjacent to the Project Site.

5.5 Wildlife Corridors

The Project Site is not located within the Wildlife Corridor Planning Zone designated by the Oceanside Subarea Plan. The Site is already surrounded by urban development, which limits regional movement of wildlife through the area.

6 Anticipated Project Impacts and Analysis of Significance

This chapter addresses direct, indirect, and cumulative impacts to biological resources that would result from implementation of the proposed project.

6.1 Direct Impacts

Implementation of the project would directly impact 6.76 acres of land on-site and an additional 0.19 acre off-site. Direct impacts are summarized in Table 3 (Figure 4).

Table 3. On-Site Impacts to Vegetation Communities

Vegetation Community	Existing (Ac)	Impact (Ac)	Mitigation Ratio	Mitigation Required (Ac)
Coastal Sage–Chaparral Transition	1.22	1.22	2:1	2.44
Coastal Sage Scrub	0.04	0.04	2:1	0.08
Non-Native Grassland	0.13	0.13	0.5:1	0.07
Developed Land	1.07	0.43	0:1	0.00
Disturbed Habitat	2.47	2.09	0:1	0.00
Eucalyptus Woodland	0.5	0.5	0:1	0.00
Non-Native Vegetation	2.35	2.35	0:1	0.00
Total	7.78	6.76		2.59

Impacts to coastal sage–chaparral transition, coastal sage scrub, and non-native grassland are considered significant and would require mitigation. Impacts to other on-site habitats are not considered significant and do not require mitigation. Because one Engelmann oak individual was observed on-site, the project would directly impact a special-status species.

6.2 Indirect Impacts

The Site is already subject to substantial indirect impacts from surrounding development, such as encroachment by domestic animals and increased light and noise levels. The development of a site already surrounded by development is unlikely to incur significant indirect impacts to nearby habitats. The project is not expected to cause significant indirect impacts to any special-status plants or animals, or any wildlife corridors, linkages, or wildlife nursery sites.

Water quality and air quality in the project area will be protected from project-related significant indirect impacts by design features that would reduce environmental impacts, such as best management practices that will be included in the Storm Water Pollution Prevention Plan (SWPPP).

6.3 Cumulative Impacts

The project would comply with the relevant provisions of the Oceanside Subarea Plan and would not contribute to any cumulative sensitive species impacts. The project would implement standard best management practices, which would avoid contributions toward a cumulative indirect impact to special-status wildlife species and sensitive habitats. As with all other reasonably foreseeable cumulative projects, the proposed project would be required to comply with the California Fish and

Game Code and MBTA to avoid impacts to nesting birds. Therefore, the project is not anticipated to result in significant cumulative impacts to biological resources.

7 Avoidance, Minimization, and Mitigation Measures

The following mitigation measures shall be implemented to reduce potential direct and indirect impacts to less than significant.

MM-BIO-1: Habitat Mitigation. Project plans, specifications, and construction permitting shall state that to account for impacts to 1.26 acres of coastal sage scrub habitats (coastal sage-chaparral transition and coastal sage scrub), like habitats or equivalent suitable habitat at a ratio of 2:1 (2.52 acres) shall be purchased from an existing offsite approved mitigation bank within the limits of the City's Wildlife Corridor Planning Zone, Pre-Approved Mitigation Areas, or other mitigation area approved by the City of Oceanside and Wildlife Agencies. To account for impacts to 0.13 acre of non-native grassland habitat, like habitat at a ratio of 0.5:1 (0.07 acre) shall be purchased from an existing offsite approved mitigation bank within the limits of the City's Wildlife Corridor Planning Zone, Pre-Approved Mitigation Areas, or other mitigation area approved by the City of Oceanside. Proof of credit purchase shall be submitted to the City of Oceanside and Wildlife Agencies prior to issuance of grading permits.

MM-BIO-2: Temporary Fence Installation. Project plans, specifications, and construction permitting shall state that 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 prior to any ground disturbing activity 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 fence shall be mitigated at a minimum 5:1 ratio. Temporary construction fencing shall be removed upon Project completion following confirmation by the qualified biologist that construction activities within the vicinity of sensitive habitats have concluded.

MM-BIO-3: Workers Environmental Awareness Training. Project plans, specifications, and construction permitting shall state that a Workers Environmental Awareness Training Program shall be implemented by a City approved qualified biologist with the contractor and all active construction personnel prior to ground disturbance or vegetation removal to ensure knowledge of sensitive wildlife that may occur on site, including coastal California gnatcatcher 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 Crotch's bumble bee 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 (FESA) and California Endangered Species Act (CESA), the need to adhere to the provisions of FESA and CESA, and the penalties associated with violating FESA and CESA. The Workers Environmental Awareness

Training Program shall be submitted to the City Planning Division for review and comment, prior to final approval by the City.

MM-BIO-4: Work Hours. Project plans, specifications, and construction permitting shall state that Project construction shall occur during daylight hours. If work is necessary after the sun sets, night lighting shall be of the lowest illumination necessary for human safety, selectively placed, shielded and directed away from natural habitats.

MM-BIO-5: Construction Best Management Practices. Project plans, specifications, and construction permitting shall state that the following conditions shall be implemented during Project construction, including grading and vegetation removal to minimize potential impacts to sensitive vegetation and species. The qualified biologist shall conduct periodic site inspections during construction to verify compliance with the requirements below and shall have the authority to stop work in the event of non-compliance until corrective actions have been implemented:

- Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced Project footprint.
- 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.
- Pets of Project personnel shall not be allowed on the Project site.
- Disposal or temporary placement of excess fill, brush or other debris shall not be allowed in waters of the United States or their banks.
- 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.
- Impacts from fugitive dust shall be avoided and minimized through watering and other appropriate measures pursuant to the South Coast Air Quality Management District (SCAQMD) Rule 403.

MM-BIO-6: Biological Monitoring. Project plans and permitting shall require that a City approved qualified biological monitor shall be onsite during: a) initial clearing and grubbing of all native habitats; and b) Project construction within 500 feet of preserved habitat to ensure compliance with all conservation measures. The biologist must be knowledgeable of the covered species biology and ecology. The biologist shall be available during pre-construction and construction phases to address protection of sensitive biological resources, monitor ongoing work, and to ensure that issues relating to coastal California gnatcatcher and Crotch’s bumble bee, and their habitats are appropriately and

lawfully managed. The biological monitor shall prepare periodic construction monitoring reports and a post-construction report to be submitted to the City Planning Division to document compliance.

MM-BIO-7: Pre-Construction Nesting Bird Survey. To avoid any direct and indirect impacts to raptors and/or any migratory birds, vegetation removal shall occur outside of the nesting bird season (generally between February 1 and September 15). If removal of habitat and/or construction activities is necessary adjacent to nesting habitat during the breeding season, the applicant shall retain a City-approved biologist to conduct a pre-construction survey to determine the presence or absence of non-listed nesting migratory birds on or within 300 feet of the construction area, and federally- or State-listed birds and raptors on or within 500 feet of the construction area. The pre-construction survey must be conducted within 10 calendar days prior to the start of construction, the results of which must be submitted to the City Planning Division 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-8: California Gnatcatcher Nest Avoidance and Minimization Measures. If during preconstruction nesting bird surveys, an active coastal California gnatcatcher nest is found on site or within 500 feet of Project construction activities, the biologist shall postpone work within 500 feet of the nest until all nesting (or breeding/nesting behavior) has ceased or until a nest monitoring program has been developed in coordination with USFWS and the City. Subsequently, work may be initiated based upon implementation of the avoidance/minimization approach identified within the nest monitoring program. If the biologist determines that bird breeding behavior is being disrupted, the Project applicant shall stop work and coordinate with USFWS and the City 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. Any impacts to this species would require take authorization from the USFWS.

MM-BIO-9: Crotch's Bumble Bee Pre-Construction Survey. Project plans and permitting shall require that a pre-construction survey for Crotch's bumble bee shall be conducted by a City and/or CDFW qualified biologist within the construction footprint prior to the start of ground-disturbing construction activities occurring during the Crotch's bumble bee nesting period (February 1 through October 31). The survey shall ensure that no nests for Crotch's bumble bee are within the construction area. The pre-construction survey shall include a habitat assessment and focused surveys, both of which shall be based on recommendations described in the Survey Considerations for California

Endangered Species Act (CESA) Candidate Bumble Bee Species, released by the California Department of Fish and Wildlife (CDFW) on June 6, 2023, or the most current version at the time of construction.

If Crotch's bumble bee nests are not detected, no further mitigation would be required. If nest resources occupied by Crotch's bumble bee are detected within the construction area, no construction activities shall occur within 100 feet of the nest, or as determined by a qualified biologist through evaluation of topographic features or distribution of floral resources. The nest resources shall be avoided for the duration of the Crotch's bumble bee nesting period (February 1 through October 31).

If Crotch's bumble bee is detected within the project area and avoidance is infeasible, the Project applicant shall consult with CDFW regarding the need to obtain an Incidental Take Permit. Any measures determined to be necessary through the Incidental Take Permit process to offset impacts to Crotch's bumble bee may supersede measures provided in this document and shall be incorporated into the habitat mitigation and monitoring plan.

In the event that an Incidental Take Permit is needed, mitigation for direct impacts to Crotch's bumble bee shall be fulfilled through compensatory mitigation at a minimum 1:1 nesting habitat replacement of equal or better functions and values to those impacted by the project, or as otherwise determined through the Incidental Take Permit process.

MM-BIO-10: Landscaping. The Project plans and permitting shall require 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's (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 web site 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 biological conservation easement area and contained and/or treated within the development footprint. Project plans and permitting shall require that development lighting adjacent to all on- or offsite habitat shall be directed away from and/or shielded so as not to illuminate native habitats.

8 References

Bowman, R.H. 1973. Soil Survey of San Diego Area, California. U.S. Department of Agriculture, Soil Conservation Service.

Cadre Environmental. 2025. Sky Haven Apartments Tentative Map T15-00009 Due Diligence Assessment. February 2025.

California Department of Fish and Wildlife (CDFW). 2025. California Natural Diversity Database (CNDDB). Sacramento, California.

California Native Plant Society (CNPS). 2025. Inventory of Rare and Endangered Plants of California (online edition). Sacramento, California.

City of Oceanside. 2010. Draft Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan.

GMP Landscape Architecture & Planning. 2025. Conceptual Landscape Plan for Sky Haven, Oceanside, California. Job No. 25-029. San Diego, California.

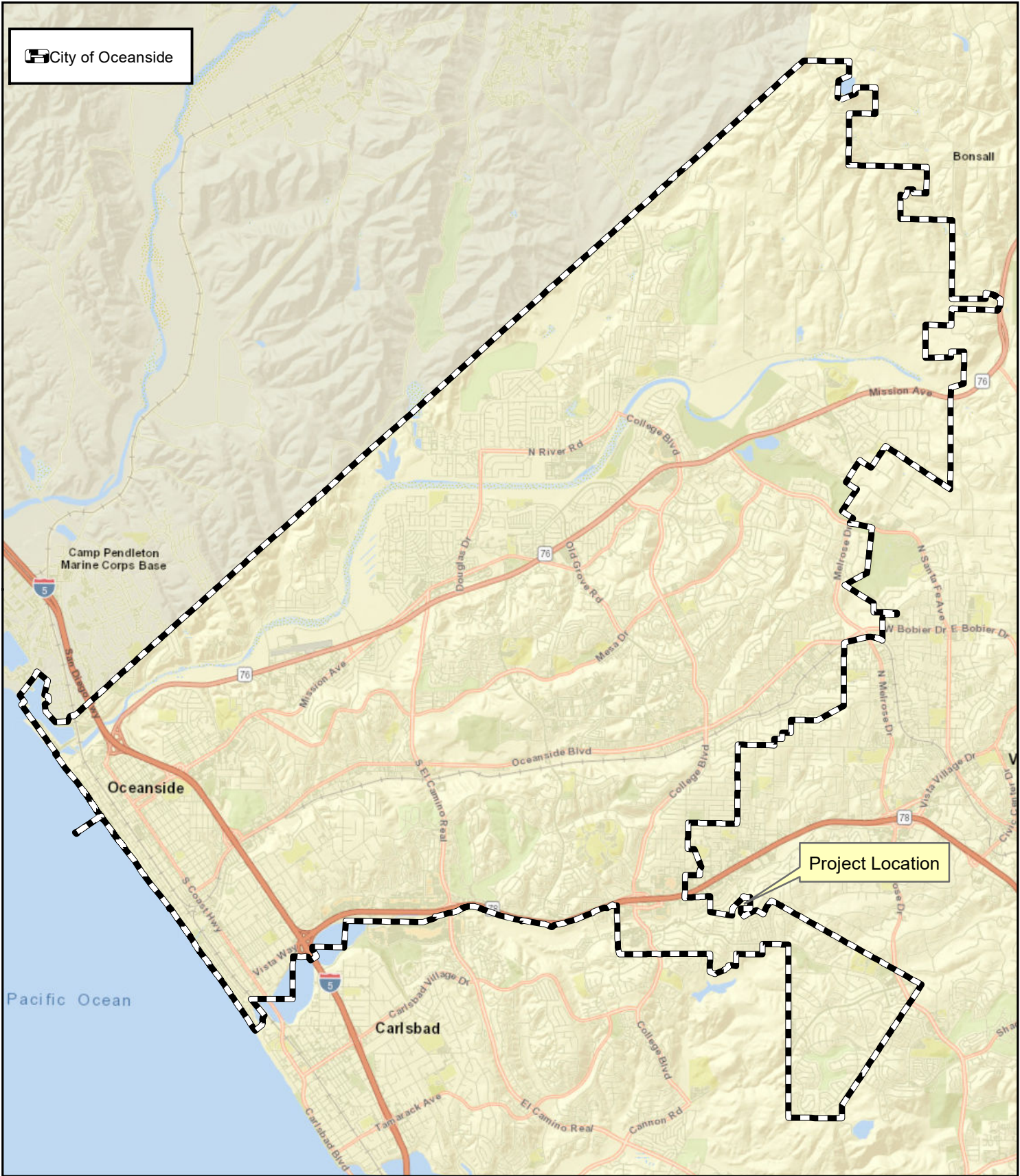
Holland, R.F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. California Department of Fish and Game, Sacramento.

Oberbauer, T., M. Kelly, and J. Buegge. 2008. Draft Vegetation Communities of San Diego County. Based on 'Preliminary Descriptions of the Terrestrial Natural Communities of California' by Robert F. Holland, Ph.D., October 1986.

REC Consultants, Inc. 2015. Biological Letter Report Update for the Emerald Ridge Site, City of Oceanside, California. April 2015.

The Lightfoot Planning Group. 2016. Conceptual Landscape Plan for Emerald Ridge, Oceanside, California.

U.S. Fish and Wildlife Service (USFWS). 2025. Information for Planning and Consultation (IPaC). Carlsbad Fish and Wildlife Office.



 City of Oceanside

KLUTZ BIOLOGICAL
CONSULTING 

Date Printed: 12/19/2025	Author: klutch
--------------------------	----------------

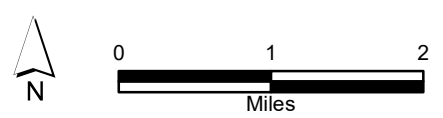
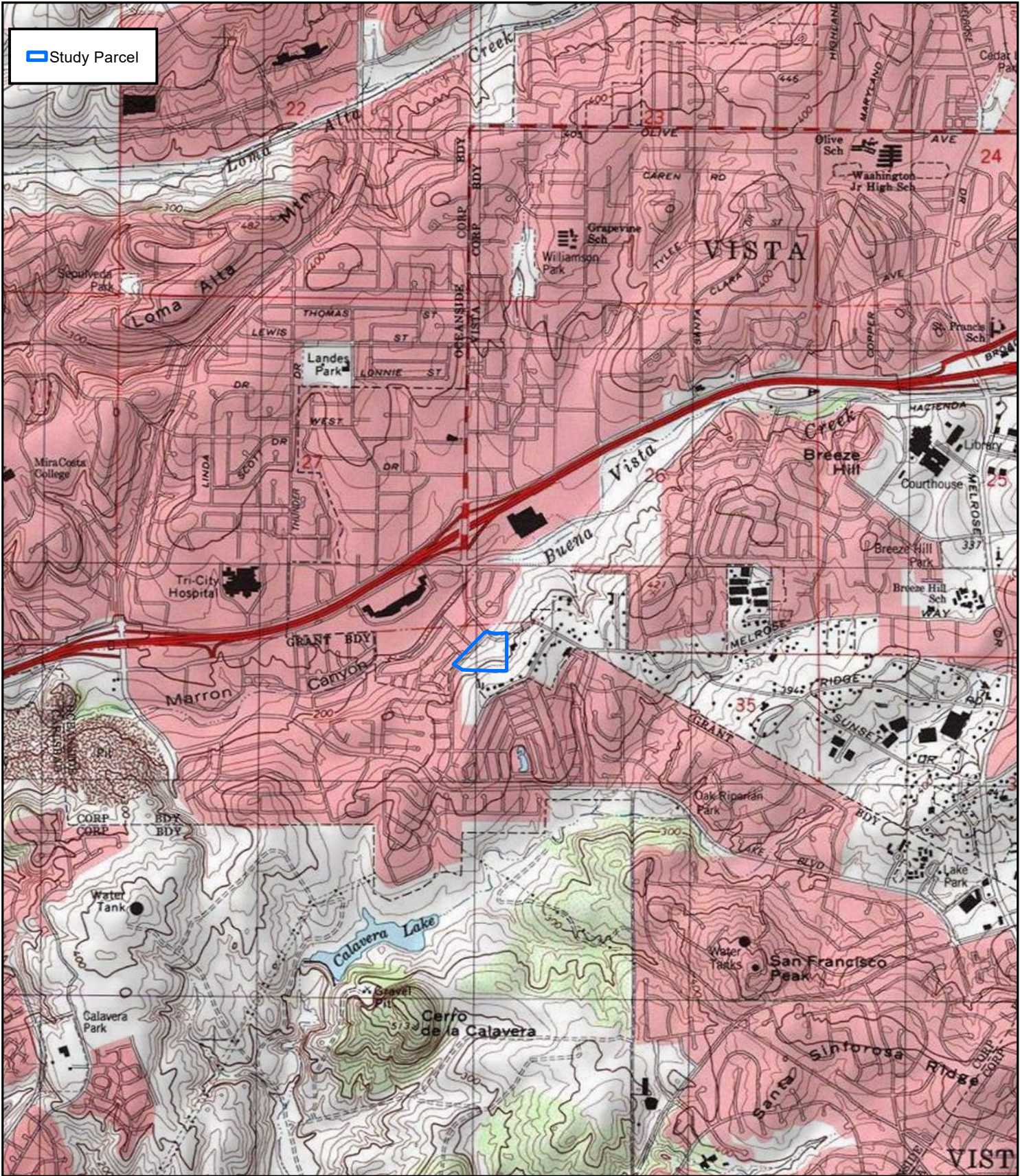


Figure 1
Regional Vicinity



Date Printed: 12/19/2025	Author: klutz
--------------------------	---------------



Figure 2
Project Vicinity

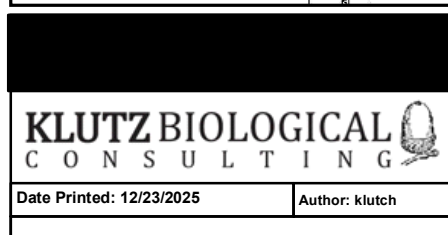


Figure 4
Project Impacts to
Biological Resources

Appendix A

Plant Species Observed on the Sky Haven Apartments Project Site

Scientific Name	Common Name	Family	Habitat
<i>Acmispon americanus</i>	American bird's-foot trefoil	Fabaceae	CSCT
<i>Adenostoma fasciculatum</i>	chamise	Rosaceae	CSCT
<i>Ambrosia psilostachya</i>	Cuman ragweed	Asteraceae	CSS, CSCT
<i>Artemisia californica</i>	California sagebrush	Asteraceae	CSS, CSCT
<i>Avena fatua</i> *	wild oat	Poaceae	DIS, NNG
<i>Baccharis pilularis</i>	coyote brush	Asteraceae	CSS, CSCT
<i>Brassica nigra</i> *	black mustard	Brassicaceae	DIS, NNG
<i>Bromus diandrus</i> *	ripgut brome	Poaceae	DIS, NNG
<i>Bromus madritensis</i> *	foxtail brome	Poaceae	DIS, NNG
<i>Carpobrotus chilensis</i> *	sea-fig	Aizoaceae	DIS
<i>Centaurea melitensis</i> *	tocalote	Asteraceae	DIS, NNG
<i>Cirsium vulgare</i> *	bull thistle	Asteraceae	DIS
<i>Cneoridium dumosum</i>	bush rue	Rutaceae	CSCT
<i>Corethrogyne filaginifolia</i>	California aster	Asteraceae	CSS, CSCT
<i>Croton californicus</i>	California croton	Euphorbiaceae	CSS, CSCT
<i>Deinandra fasciculata</i>	clustered tarweed	Asteraceae	CSCT, NNG
<i>Encelia californica</i>	California bush sunflower	Asteraceae	CSS, CSCT
<i>Eriogonum fasciculatum</i>	California buckwheat	Polygonaceae	CSS, CSCT
<i>Eucalyptus sp.</i> *	eucalyptus	Myrtaceae	EW
<i>Hazardia squarrosa</i>	sawtooth goldenbush	Asteraceae	CSS, CSCT
<i>Heteromeles arbutifolia</i>	toyon	Rosaceae	CSCT
<i>Hirschfeldia incana</i> *	shortpod mustard	Brassicaceae	DIS, NNG
<i>Isocoma menziesii</i>	Menzies' goldenbush	Asteraceae	CSS, CSCT
<i>Lactuca serriola</i> *	prickly lettuce	Asteraceae	DIS
<i>Lepidospartum squamatum</i>	scalegroom	Asteraceae	CSCT
<i>Lotus scoparius</i>	deerweed	Fabaceae	CSS, CSCT
<i>Malosma laurina</i>	laurel sumac	Anacardiaceae	CSCT
<i>Marah macrocarpa</i>	wild cucumber	Cucurbitaceae	CSCT
<i>Mimulus aurantiacus</i>	sticky monkey flower	Phrymaceae	CSCT
<i>Opuntia littoralis</i>	coastal prickly pear	Cactaceae	CSS, CSCT
<i>Pennisetum setaceum</i> *	crimson fountaingrass	Poaceae	DIS
<i>Quercus berberidifolia</i>	scrub oak	Fagaceae	CSCT
<i>Quercus engelmannii</i> !	Engelmann oak	Fagaceae	CSCT
<i>Rhus integrifolia</i>	lemonade berry	Anacardiaceae	CSCT
<i>Ricinus communis</i> *	castor bean	Euphorbiaceae	DIS
<i>Salvia apiana</i>	white sage	Lamiaceae	CSS, CSCT
<i>Salvia mellifera</i>	black sage	Lamiaceae	CSS, CSCT
<i>Sanicula bipinnatifida</i>	purple sanicle	Apiaceae	CSCT
<i>Silybum marianum</i> *	milk thistle	Asteraceae	DIS
<i>Sonchus oleraceus</i> *	common sow-thistle	Asteraceae	DIS, EW
<i>Stipa miliacea</i> var. <i>miliacea</i> *	smilo grass	Poaceae	DIS
<i>Xylococcus bicolor</i>	mission manzanita	Ericaceae	CSCT

* Non-native species

! State or Federal special-status species (CRPR 1-4)

Habitat Codes: CSS = Coastal Sage Scrub; CSCT = Coastal Sage-Chaparral Transition; DEV = Developed Land; DIS = Disturbed Habitat; EW = Eucalyptus Woodland; NNG = Non-Native Grassland; NNV = Non-Native Vegetation

Appendix B

Wildlife Species Observed on the SkyHaven Apartments Project Site

Scientific Name	Common Name	Habitat
<i>Adalia bipunctata</i>	two-spotted lady beetle	EW
<i>Apis mellifera</i> *	western honey bee	DEV, DIS
<i>Bombus californicus</i>	California bumble bee	DIS
<i>Helix aspersa</i> *	brown garden snail	DEV
<i>Linepithema humile</i> *	Argentine ant	DEV
<i>Philotiella speciosa</i>	small blue	NNV
<i>Vanessa sp.</i>	lady butterfly	DEV, NNV
<i>Sceloporus occidentalis</i>	western fence lizard	DEV, DIS
<i>Aphelocoma californica</i>	western scrub-jay	CSCT, EW
<i>Buteo jamaicensis</i>	red-tailed hawk	FO
<i>Calypte anna</i>	Anna's hummingbird	EW, NNV
<i>Haemorhous mexicanus</i>	house finch	EW
<i>Melospiza crissalis</i>	California towhee	EW, DIS
<i>Pipilo maculatus</i>	spotted towhee	CSCT
<i>Thryomanes bewickii</i>	Bewick's wren	CSCT
<i>Troglodytes aedon</i>	house wren	CSCT, DIS, EW
<i>Tyrannus vociferans</i>	Cassin's kingbird	CSCT, EW
<i>Zenaidura macroura</i>	mourning dove	CSCT
<i>Sylvilagus audubonii</i>	desert cottontail	DIS
<i>Thomomys bottae</i>	Botta's pocket gopher	DIS

* Non-native species

Habitat Codes: CSCT = Coastal Sage-Chaparral Transition; DEV = Developed Land; DIS = Disturbed Habitat; EW = Eucalyptus Woodland; FO = Flyover; NNV = Non-Native Vegetation

Appendix C

Sensitive Plant Species Observed or With Potential to Occur on the Project Site

Scientific Name	Common Name	Status (Fed/State/CRPR)	Subarea Plan	Observed	Rationale to Expect or Not Expect On-site
<i>Quercus engelmannii</i>	Engelmann oak	None/None/4.2	Covered	Yes	Present. One individual observed within coastal sage-chaparral transition habitat during 2025 surveys.
<i>Acanthomintha ilicifolia</i>	San Diego thorn-mint	FT/SE/1B.1	Covered	No	Not expected. Requires clay soils with cracked/broken surface; Las Flores loamy fine sand on-site is not suitable. Site too disturbed to support this species.
<i>Ambrosia pumila</i>	San Diego ambrosia	FE/None/1B.1	Covered	No	Not expected. Although marginally suitable habitat present, site is highly disturbed with frequent human activity. Not observed during surveys.
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	FT/SE/1B.1	Covered	No	Not expected. Requires clay soils and mesic conditions associated with vernal pools; suitable soils and hydrology not present on-site.
<i>Arctostaphylos glandulosa ssp. crassifolia</i>	Del Mar manzanita	FE/None/1B.1	None	No	Not expected. Typically found in sandy maritime chaparral; this perennial shrub would have been detected during surveys if present.
<i>Baccharis vanessae</i>	Encinitas baccharis	FT/SE/1B.1	None	No	Not expected. No suitable maritime chaparral or sandstone substrates present. No known occurrences within 5 miles of study area.
<i>Astragalus tener var. titi</i>	coastal dunes milk-vetch	FE/SE/1B.1	None	No	Not expected. Requires coastal dune or bluff scrub habitat which is absent from the site. No known occurrences within 5 miles.
<i>Chorizanthe orcuttiana</i>	Orcutt's spineflower	FE/SE/1B.1	None	No	Not expected. Requires sandy maritime chaparral or coastal scrub with openings. Site lacks suitable sandy substrate and is too disturbed.
<i>Eryngium aristulatum var. parishii</i>	San Diego button-celery	FE/SE/1B.1	None	No	Not expected. Associated with vernal pools and mesic conditions; no vernal pools or suitable hydrology present on-site.
<i>Pogogyne abramsii</i>	San Diego mesa mint	FE/SE/1B.1	None	No	Not expected. Vernal pool obligate species; no vernal pools occur on-site.
<i>Orcuttia californica</i>	California Orcutt grass	FE/SE/1B.1	None	No	Not expected. Vernal pool obligate species; no vernal pools occur on-site. No known occurrences within 5 miles.
<i>Acmispon prostratus</i>	Nuttall's acmispon	None/None/1B.1	Covered	No	Not expected. Site elevation (246-340 ft) exceeds species' known range (0-35 ft). Species occurs closer to coast.
<i>Abronia villosa var. aurita</i>	chaparral sand-verbena	None/None/1B.1	None	No	Not expected. Typically found in sandy washes and floodplains which are not present on-site.
<i>Aphanisma blitoides</i>	aphanisma	None/None/1B.2	None	No	Not expected. Typically found in coastal habitats (bluff scrub, dunes) unlike what is present on-site.
<i>Arctostaphylos rainbowensis</i>	Rainbow manzanita	None/None/1B.1	None	No	Not expected. Site elevation (246-340 ft) below species' known range (675-2,200 ft).
<i>Atriplex coulteri</i>	Coulter's saltbush	None/None/1B.2	None	No	Not expected. Suitable coastal scrub present but this perennial shrub was not detected during surveys.
<i>Atriplex pacifica</i>	south coast saltscale	None/None/1B.2	None	No	Not expected. No coastal bluff scrub or playa habitat present on-site.
<i>Bloomeria clevelandii</i>	San Diego goldenstar	None/None/1B.1	None	No	Not expected. Requires clay soils; site disturbance and foot traffic limit potential. Nearest occurrence approximately 5 miles from study area.
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	None/None/1B.1	None	No	Not expected. Associated with wetlands and vernal pools with clay soil which are not present on-site.
<i>Centromadia parryi ssp. australis</i>	southern tarplant	None/None/1B.1	None	No	Not expected. More likely in vernal mesic foothill grassland; no suitable mesic conditions present. No known occurrences within 5 miles.
<i>Centromadia pungens ssp. laevis</i>	smooth tarplant	None/None/1B.1	None	No	Not expected. Typically occurs in alkaline foothill grasslands; no suitable alkaline conditions present on-site.
<i>Chaenactis glabriuscula var. orcuttiana</i>	Orcutt's pincushion	None/None/1B.1	None	No	Not expected. Requires coastal bluff scrub or dune habitat which is absent from the site.

Sky Haven Apartments Project – Biological Technical Report

Scientific Name	Common Name	Status (Fed/State/CRPR)	Subarea Plan	Observed	Rationale to Expect or Not Expect On-site
<i>Chorizanthe polygonoides</i> var. <i>longispina</i>	long-spined spineflower	None/None/1B.2	None	No	Not expected. Requires clay soils in chaparral openings; suitable substrate not present.
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	summer holly	None/None/1B.2	None	No	Not expected. This perennial evergreen shrub was not detected during surveys.
<i>Dudleya blochmaniae</i> ssp. <i>blochmaniae</i>	Blochman's dudleya	None/None/1B.1	Covered	No	Not expected. Requires clay or rocky substrates; site is too disturbed. Not observed during surveys.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	None/None/1B.2	None	No	Not expected. Requires clay soils; site disturbance limits potential. No known occurrences within 5 miles.
<i>Dudleya variegata</i>	variegated dudleya	None/None/1B.2	None	No	Not expected. Requires clay soils; site disturbance limits potential. No known occurrences within 5 miles.
<i>Dudleya viscida</i>	sticky dudleya	None/None/1B.2	Covered	No	Not expected. Requires rocky substrate which is absent from the site.
<i>Ericameria palmeri</i> var. <i>palmeri</i>	Palmer's goldenbush	None/None/1B.1	None	No	Not expected. This perennial shrub occurs in mesic coastal scrub and was not detected during surveys. No known occurrences within 5 miles.
<i>Eryngium pendletonense</i>	Pendleton button-celery	None/None/1B.1	None	No	Not expected. Site is outside of species' known geographic range; no vernal pools present.
<i>Erysimum ammophilum</i>	sand-loving wallflower	None/None/1B.2	None	No	Not expected. Requires sandy openings in maritime chaparral; not detected during surveys.
<i>Ferocactus viridescens</i>	San Diego barrel cactus	None/None/2B.1	None	No	Not expected. This conspicuous perennial would have been observed if present; not detected during surveys.
<i>Hazardia orcuttii</i>	Orcutt's hazardia	None/None/1B.1	None	No	Not expected. Requires clay soils which do not occur on-site. Would have been easily recognizable during the surveys.
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	None/None/1B.2	None	No	Not expected. Often associated with sandy, disturbed areas near coast; not detected during surveys. Would have been easily recognizable during the surveys.
<i>Iva hayesiana</i>	San Diego marsh-elder	None/None/2B.2	Covered	No	Not expected. Requires marshes, swamps, or playas; no suitable wetland habitat present on-site. Would have been easily recognizable during the surveys.
<i>Lepidium virginicum</i> var. <i>robinsonii</i>	Robinson's pepper-grass	None/None/4.3	None	No	Low potential to occur. Typically found in chaparral openings; not detected during surveys.
<i>Muilla clevelandii</i>	San Diego goldenstar	None/None/1B.1	None	No	Not expected. Associated with vernal pools and clay soils which are not present on-site.
<i>Myosurus minimus</i> ssp. <i>apus</i>	little mousetail	None/None/3.1	None	No	Not expected. Vernal pool associated species; no vernal pools occur on-site.
<i>Navarretia fossalis</i>	spreading navarretia	FT/None/1B.1	None	No	Not expected. Vernal pool obligate; no vernal pools occur on-site.
<i>Nolina cismontana</i>	chaparral nolina	None/None/1B.2	None	No	Not expected. This perennial shrub was not detected during surveys. No known occurrences within 5 miles.
<i>Phacelia stellaris</i>	Brand's star phacelia	None/None/1B.1	None	No	Not expected. Occurs in coastal dunes near beach; no known occurrences within 5 miles.
<i>Pinus torreyana</i> ssp. <i>torreyana</i>	Torrey pine	None/None/1B.2	None	No	Not expected. Site is outside of species' known geographic range. This tree would have been observed if present.
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	None/None/2B.2	None	No	Not expected. This perennial herb was not detected during surveys. No known occurrences within 5 miles.
<i>Quercus dumosa</i>	Nuttall's scrub oak	None/None/1B.1	None	No	Not expected. Previously identified on-site by REC. Scrub oak on-site keyed to <i>Quercus berberidifolia</i> during 2025 surveys; <i>Q. dumosa</i> not present.
<i>Selaginella cinerascens</i>	ashy spike-moss	None/None/4.1	None	No	Low potential. Suitable chaparral and coastal scrub habitat present; however, not detected during surveys.
<i>Tetracoccus dioicus</i>	Parry's tetracoccus	None/None/1B.2	None	No	Not expected. This perennial shrub was not detected during surveys.
<i>Corethrogyne filaginifolia</i> var. <i>linifolia</i>	Del Mar Mesa sand aster	None/None/1B.1	None	No	Not expected. Not known to occur in Project quad; site is too disturbed.
<i>Dudleya blochmaniae</i> var. <i>brevifolia</i>	short-leaved dudleya	FE/SE/1B.1	None	No	Not expected. Not known to occur in Project quad; suitable soil does not occur on-site.
<i>Adolphia californica</i>	California adolphia	None/None/2B.1	None	No	Not expected. Requires clay soils; areas with suitable soils have been heavily disturbed. Not detected during surveys.
<i>Agave shawii</i> var. <i>shawii</i>	Shaw's agave	None/None/2B.1	None	No	Not expected. Limited distribution near U.S./Mexico border and coastal bluffs; site lacks suitable habitat.

Sky Haven Apartments Project – Biological Technical Report

Scientific Name	Common Name	Status (Fed/State/CRPR)	Subarea Plan	Observed	Rationale to Expect or Not Expect On-site
<i>Ceanothus verrucosus</i>	wart-stemmed ceanothus	None/None/2B.2	None	No	Not expected. This perennial shrub was not detected during surveys. Multiple occurrences within 5 miles but not on-site.
<i>Euphorbia misera</i>	cliff spurge	None/None/2B.2	None	No	Not expected. Requires rocky substrate in coastal scrub; this perennial shrub was not detected during surveys.
<i>Camissoniopsis lewisii</i>	Lewis' evening-primrose	None/None/3	None	No	Not expected. No known CNDDDB occurrences within 5 miles; not detected during surveys.
<i>Ceanothus cyaneus</i>	Lakeside ceanothus	None/None/1B.2	None	No	Not expected. Site elevation (246-340 ft) is below species' known range (770-2,475 ft).
<i>Sphenopholis obtusata</i> var. <i>californica</i>	prairie false oat	None/None/1B.1	None	No	Not expected. Site elevation outside of species' known range (approximately 50 ft).
<i>Stemodia durantifolia</i>	purple stemodia	None/None/2B.1	None	No	Not expected. Site elevation (246-340 ft) is below species' known range (590-985 ft).
<i>Suaeda esteroa</i>	estuary seablite	None/None/1B.2	None	No	Not expected. Site elevation exceeds species' range (0-15 ft); no suitable salt marsh habitat present.

Status Legend:

Federal: FE = Federally Endangered; FT = Federally Threatened; FC = Federal Candidate

State: SE = State Endangered; ST = State Threatened; CE = Candidate Endangered

CRPR: 1B = Rare, threatened, or endangered in CA and elsewhere; 2B = Rare in CA, more common elsewhere; 3 = Review list; 4 = Watch list

Subarea Plan: Covered = Species covered under the Oceanside Subarea Habitat Conservation Plan

Appendix D

Sensitive Wildlife Species Observed or With Potential to Occur on the Project Site

Scientific Name	Common Name	Status (Fed/State/Other)	Subarea Plan	Observed	Rationale to Expect or Not Expect On-site
<i>Bombus crotchii</i>	Crotch's bumble bee	None/CE/None	None	No	Moderate potential. Suitable floral resources present in coastal sage scrub and coastal sage-chaparral transition habitats for foraging. However, ground disturbance and compaction with limited small mammal burrows reduces nesting potential.
<i>Danaus plexippus plexippus</i>	western monarch	FC/None/None	None	No	Moderate potential to overwinter in low densities. Eucalyptus woodland present on-site but isolated and not near known overwintering aggregation sites. May occasionally forage or pass through site when nectar sources are present.
<i>Branchinecta sandiegonensis</i>	San Diego fairy shrimp	FE/None/None	Covered	No	Not expected. Vernal pool obligate; no vernal pools or suitable seasonal ponding occur on-site.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	FE/None/None	None	No	Not expected. Vernal pool obligate; no vernal pools occur on-site.
<i>Euphydryas editha quino</i>	Quino checkerspot butterfly	FE/None/None	None	No	Not expected. Site lacks suitable host plants (<i>Plantago erecta</i> , <i>Castilleja exserta</i>) and is outside species' current range.
<i>Euphyes vestris harbisoni</i>	Harbison's dun skipper	None/None/None	Covered	No	Not expected. Host plant (<i>Carex spissa</i>) not observed on-site; no suitable riparian habitat present.
<i>Lycaena hermes</i>	Hermes copper butterfly	FT/None/None	None	No	Not expected. Host plant (<i>Rhamnus crocea</i>) not observed during surveys; site is north of species' primary range.
<i>Cicindela latesignata obliuosa</i>	oblivious tiger beetle	None/None/None	Covered	No	Not expected. Not known to occur in Project quad or surrounding quads; site too disturbed.
<i>Aspidoscelis tigris stejnegeri</i>	San Diegan tiger whiptail	None/SSC/None	None	No	Moderate potential. Suitable habitat present in coastal sage scrub and coastal sage-chaparral transition. Open, sunny areas with sandy soils provide potential foraging and basking habitat.
<i>Crotalus ruber</i>	red diamondback rattlesnake	None/SSC/None	None	No	Moderate potential. Suitable habitat present in coastal sage scrub, chaparral transition, and rocky areas. May use site for foraging, particularly where small mammal prey is available.
<i>Salvadora hexalepis virgulata</i>	coast patch-nosed snake	None/SSC/None	None	No	Moderate potential. Suitable coastal scrub and chaparral habitat present. This diurnal species may forage on-site for lizard prey.
<i>Anniella stebbinsi</i>	Southern California legless lizard	None/SSC/None	None	No	Low potential. Requires loose, sandy soils with leaf litter; limited suitable microhabitat present. More likely to occur in less disturbed areas with deeper sandy soils.
<i>Thamnophis sirtalis ssp.</i>	south coast garter snake	None/SSC/None	None	No	Not expected. Associated with permanent or semi-permanent water sources and riparian habitat which are absent from the site.
<i>Phrynosoma blainvillii</i>	coast horned lizard	None/SSC/None	Covered	No	Low potential. Suitable coastal sage scrub habitat present; however, requires native harvester ants (<i>Pogonomyrmex</i> spp.) which are often displaced by Argentine ants in urban areas.
<i>Arizona elegans occidentalis</i>	California glossy snake	None/SSC/None	None	No	Low potential. Suitable scrub habitat present but requires loose, sandy soils for burrowing. Site disturbance limits potential.
<i>Diadophis punctatus modestus</i>	San Bernardino ringneck snake	None/None/None	None	No	Low potential. May occur in moist microhabitats under rocks or debris within chaparral transition areas.
<i>Polioptila californica californica</i>	coastal California gnatcatcher	FT/SSC/None	Covered	No	Low to moderate potential. Limited coastal sage scrub (0.04 ac) and coastal sage-chaparral transition (1.31 ac) present but habitat is small, fragmented, and surrounded by development. No focused surveys conducted; protocol surveys would be required to confirm absence.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE/SE/None	Covered	No	Not expected. Requires dense riparian woodland habitat which is absent from the site. No suitable willow-dominated habitat present.

Sky Haven Apartments Project – Biological Technical Report

Scientific Name	Common Name	Status (Fed/State/Other)	Subarea Plan	Observed	Rationale to Expect or Not Expect On-site
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE/SE/None	Covered	No	Not expected. Requires dense riparian habitat for nesting which is absent from the site.
<i>Setophaga petechia</i>	yellow warbler	None/SSC/None	None	No	Not expected. Breeding habitat (riparian woodland) absent from site. May occur as migrant but no suitable nesting habitat present.
<i>Icteria virens</i>	yellow-breasted chat	None/SSC/None	None	No	Not expected. Requires dense riparian thickets which are absent from the site.
<i>Accipiter cooperii</i>	Cooper's hawk	None/WL/None	None	No	Moderate potential. May forage on-site; eucalyptus woodland provides potential nesting and perching habitat. Urban-adapted species known to nest in residential areas.
<i>Aquila chrysaetos</i>	golden eagle	None/FP/WL	None	No	Not expected. Site is too small and urbanized to support this species. No suitable nesting or primary foraging habitat present.
<i>Athene cunicularia</i>	burrowing owl	None/SSC/None	Covered	No	Low potential. Open disturbed habitat and non-native grassland present but limited (0.13 ac grassland). No burrows or owl sign observed during surveys. Site is surrounded by urban development limiting connectivity.
<i>Buteo swainsoni</i>	Swainson's hawk	None/ST/None	None	No	Not expected. Site lacks suitable nesting and primary foraging habitat. May occasionally fly over during migration.
<i>Circus hudsonius</i>	northern harrier	None/SSC/None	None	No	Not expected. No suitable open marshland or extensive grassland for nesting. May occasionally fly over.
<i>Elanus leucurus</i>	white-tailed kite	None/FP/None	None	No	Low potential. Limited open foraging habitat; may use eucalyptus trees for roosting. No large grassland areas to support regular use.
<i>Falco mexicanus</i>	prairie falcon	None/WL/None	None	No	Not expected. No suitable nesting habitat (cliffs) present; site too small for regular foraging.
<i>Campylorhynchus brunneicapillus sandiegensis</i>	coastal cactus wren	None/SSC/None	Covered	No	Not expected. No cholla (<i>Cylindropuntia</i> spp.) thickets present on-site to support nesting.
<i>Agelaius tricolor</i>	tricolored blackbird	None/ST/SSC	None	No	Not expected. No suitable freshwater marsh or wetland nesting habitat present on-site.
<i>Eremophila alpestris actia</i>	California horned lark	None/WL/None	None	No	Not expected. Requires extensive open, sparsely vegetated terrain. Limited suitable habitat on-site.
<i>Lanius ludovicianus</i>	loggerhead shrike	None/SSC/None	None	No	Low potential. Open scrub habitat present; may forage or nest in thorny vegetation on-site.
<i>Passerculus sandwichensis beldingi</i>	Belding's savannah sparrow	None/SE/None	None	No	Not expected. Requires coastal salt marsh habitat which is absent from the site.
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	FE/SSC/None	Covered	No	Not expected. Site is too far inland and too disturbed for this coastal species. Not known to occur in Project quad.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None/SSC/None	None	No	Low potential. Suitable coastal sage scrub habitat present but limited. Site disturbance and urbanization limit potential.
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None/SSC/None	None	No	Low potential. Suitable scrub habitat present; may construct middens in chaparral transition areas. No middens observed during surveys.
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None/SSC/None	None	No	Low potential. Suitable open scrub habitat present but site is small and surrounded by development.
<i>Taxidea taxus</i>	American badger	None/SSC/None	None	No	Not expected. Requires large open areas with abundant prey. Site too small and urbanized.
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None/SSC/None	None	No	Low potential. May forage over site; no suitable roosting habitat (rocky outcrops, crevices) present.
<i>Eumops perotis californicus</i>	western mastiff bat	None/SSC/None	None	No	Low potential. May forage over site; no suitable cliff roosting habitat present.
<i>Lasiurus blossevillei</i>	western red bat	None/SSC/None	None	No	Low potential. May roost in eucalyptus woodland foliage. Solitary species that roosts in tree canopy.
<i>Lasiurus xanthinus</i>	western yellow bat	None/SSC/None	None	No	Low potential. May forage over site; typically roosts in palm trees which are not present.
<i>Antrozous pallidus</i>	pallid bat	None/SSC/None	None	No	Low potential. May forage over site; requires rock crevices or structures for roosting.

Status Legend:

Sky Haven Apartments Project – Biological Technical Report

Federal: FE = Federally Endangered; FT = Federally Threatened; FC = Federal Candidate

State: SE = State Endangered; ST = State Threatened; CE = Candidate Endangered; SSC = Species of Special Concern; FP = Fully Protected; WL = Watch List

Subarea Plan: Covered = Species covered under the Oceanside Subarea Habitat Conservation Plan

Sources: CDFW 2025; CNDDB 2025; CNPS 2025; USFWS 2025; City of Oceanside Subarea Plan 2010